



Bay City, Oregon Watt Family Park Master Plan 2012

An appendix to the Bay City Park Master Plan

Title: Bay City, Oregon *Watt Family Park Master Plan 2012*
An Appendix to the Bay City Park Master Plan

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The local government grant program was created by initiative petition filed on March 11, 1998, and adopted by the citizens of Oregon on November 3, 1998. The Oregon Parks and Recreation Department budget includes a local government grant program that was approved by the 1999 Legislature. The Oregon Parks & Recreation Commission adopted administrative rules for the distribution of state lottery funds to eligible local governments and the process for establishing the priority order in which projects are funded. In January 2008 the rules were amended and approved by the Oregon Parks Commission (OAR 736-006-0100 – OAR 736-006-0150). The Oregon Lottery Funds for Natural Resources Amendment was adopted on November 2, 2010 which continued the lottery funding. The funds are to be distributed for outdoor park and recreation areas and facilities, acquisition of property for park purposes, trails, bicycle recreation opportunities, and non-motorized water-based recreation.



Nature

HISTORY

Discovery

The mission of the Oregon Parks and Recreation Department is to provide and protect outstanding natural, scenic, cultural, historic and recreational sites for the enjoyment and education of present and future generations.

OREGON PARKS AND RECREATION DEPARTMENT

Local Government Grant Program

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Acknowledgements

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Bay City Planning Commission
Bay City Hazard Mitigation Planning Committee
Bay City Fire Department

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The Planning Team conducted research into the products available to accomplish the goals requested by the participants of the Watt Family Park Master Plan. The contributors referenced in this section provided design consultation with no request for financial compensation and with no promise of future financial compensation. The products designs shown in this report are consistent with the recommendations developed after the meetings held with project advisory team participants. Many of these products were reviewed during the writing of the Watt Family Park Master Plan. They are only a small representation of the products available on the market. The Planning Team thanks the contributors for their assistance. Every effort has been made to identify the contributor and their contact information adjacent to each design. Acknowledgements will be updated when necessary to acknowledge contribution. This plan may be amended as information shapes the development of Watt Family Park.

East Multnomah Soil and Water Conservation District

NOAA

Oregon Department of Fish and Wildlife

Oregon Department of Environmental Quality

Oregon Department of Land Conservation and Development

Oregon Department of State Lands

Oregon Department of Transportation

Oregon Department of Environmental Quality

Oregon Parks and Recreation Department

Oregon State University Extension Center, Oregon Sea Grant & Master Gardeners

Oregon Watershed Enhancement Board

Tillamook Estuaries Partnership

Tillamook Bay Watershed Council

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Rockcraft

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Sport Court

Tuff Shed

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I. INTRODUCTION

Introduction

This preliminary study was undertaken to determine and document the viability of Watt Family Park. The results will be used to make decisions whether to proceed with the project, its public need and benefit, how many, locations, activities and likely users, etc. It is an analysis of possible alternative solutions and a recommendation on the best alternative.

Project Sponsor

The City of Bay City will sponsor the acquisition, management, maintenance and development of Watt Family Park. The Bay City Public Works Department will continuously maintain the site. The Public Works Superintendent and Park Committee will coordinate volunteer contributions toward park maintenance and management and will coordinate sports field management with sports field users. Bay City will seek cash funding from coordinating grants and in-kind match provided by volunteer labor and donations of materials, supplies and equipment to fund the development of the park.

Bay City has a history of commitment toward implementing the Bay City Park Master Plan. The Park Committee has completed projects with funds provided by the Oregon Parks and Recreation Department and match provided by local business and residents. The Bay City Public Works Department manages the maintenance of the park system. Between 2000 and 2007, Bay City completed improvements to the “Al Griffin Memorial Park”, a 3.05-acre park on the North side of Bay City with a skate park, tennis court, picnic area, pavilion, a small playground and a public recreation vehicle park.

Central Location

The Bay City Park Master Plan identifies a need to acquire and develop this site as a park on the south side of Bay City. The site offers scenic views of the Pacific Ocean, Tillamook Bay and Bay Ocean Spit. Centrally positioned in Tillamook County, the park is easily reached by driving US Highway 101 to Bay City. Vehicular access to the site is available from Tillamook Avenue, about 1000 feet from US Highway 101. Pedestrian access is also available from McCoy Street, a level access 600 feet from US Highway 101. Signage will direct vehicles to the parking on the right side of Tillamook Avenue.

Project Need

The outdoor recreation activities described in the *Watt Family Park Master Plan* meet identified outdoor recreation needs not available in the region. Innovative design makes Watt Family Park a recreation destination. This is the only public sports field, public running track, public basketball court, or large group day use pavilion or nature play area planned in the region. Sustainable conservation techniques manage stormwater and teach community about natural resources. This unique place inspires extended community gatherings with outdoor recreation opportunities that meet the needs of all ages, interests and abilities.

History

Until 1959, the 5.73-acre Watt Family Park site contained schools of the Bay City School District #31. In 1959 in a government mandated school district consolidation, all school district property was transferred to Neah-Kah-Nie School District #56 (formerly Rockaway School District #56). In 1972 the students were transferred and the site was never again used as a school. The gym was dismantled for liability reasons and the wood was recycled for use in buildings throughout Bay City. The community continued to use the grassy fields of the site to play sports and hold outdoor gatherings. The neighbors maintained the site and mowed the grass. The community wished they could acquire the property, but the cost seemed out of reach.

In the year 2000, the Bay City Park Committee prepared an update to the Bay City Park Master Plan to determine viable locations where outdoor recreation facilities could be provided. The master plan identified that the south portion of Bay City was underserved recreationally. The plan identified that the existing 3.05 acre park on the north side of the City was not large enough to serve the city recreation needs. The City wanted a sports field to provide a location for non-school sports programs. In a search of the City, the Park Committee determined that Watt Family Park could best suit the City recreation needs. On February 14, 2000, Bay City formally adopted the acquisition of the Watt Family Park site as a goal of the *Bay City Park Master Plan*.

In 2004 Bay City wrote a Natural Hazard Mitigation Plan and identified ways to address vulnerability to natural and manmade disasters. In October 2006, the Bay City Hazard Mitigation Planning Committee identified the Watt Family Park site as a site for disaster response. The installation of the recreation features of a park would not prevent the use of the sports field as helicopter landing site in a natural disaster. BMCM Mike Saindon US Coast Guard member and community resident joined the Hazard Committee and the Park Committee. On January 12, 2012, the Coast Guard identified the Watt Family Park sports field as suitable for the landing of two helicopters. The day use pavilion with outdoor fire place will provide shelter and warmth.

After attending an Oregon Parks and Recreation Department (OPRD) grant workshop In February 2011, with the permission of the owner Neah-Kah-Nie School District #56, Bay City conducted an appraisal of the site and offered to purchase the property for the appraised value. Neah-Kah-Nie School District agreed to the price with the condition that Bay City complete the purchase within one year. In April 2011, Bay City applied to OPRD for a Local Government Grant for 80% of the money to acquire the site and funding to involve the community in writing the *Watt Family Park Master Plan*. In July 2011 OPRD awarded the grants to acquire the site and write the plan to Bay City. The YMCA began to use the site for their sports programs. With the completion of the acquisition of the site and the adoption of the *Watt Family Park Master Plan* on April 4, 2012, Watt Family Park is officially open for use by the public. While it awaits development consistent with the Master Plan, it serves as a natural area in the middle of the city and a public sports field in Tillamook County.

Writing the Watt Family Park Master Plan

Watt Family Park was undertaken as a preliminary study to determine and document the viability of Watt Family Park. The results will be used to make decisions whether to proceed with the project, its public need and benefit, how many, locations, activities and likely users, etc. It is an analysis of possible alternative solutions and a recommendation on the best alternative.

Bay City held a series of public meetings designed to identify public needs and benefits, activities and likely users for Watt Family Park. Meeting times and dates were designed to reach out to the neighbors and future users of the site, the public, community groups, citizens, experts and agency representatives responding to participant availability. Meetings were advertised in the Tillamook County Shopper, a regional advertisement mailed free countywide and the Headlight Herald, a weekly newspaper and on the local radio station KTIL. The Bay City Park Committee on Wednesdays at 3 pm, the Watt Family Park Project Advisory Committee on Fridays at 6 pm and a Public Participation Meeting on Saturdays at 10 am. Neighbors, community groups, environmental agencies and educators were contacted directly and their participation in the planning process requested. The Bay City Park Committee continued to meet at noticed meetings Wednesdays through February and March 2012 to review final recommendations.

At each meeting, City Planner Sabrina Pearson and Public Works Superintendent Dave Pace presented and distributed color aerial photographs, site plans, example recreation facility designs donated by qualified professionals and volunteer sign-up sheets. After each meeting site plans and facility designs were adjusted and the new plans presented at the next meeting. Meeting attendees analyzed recreation facility options and recommended the best alternatives. Participants expressed their intention to volunteer equipment, equipment operation, skilled and unskilled labor, materials and supplies to the development of Watt Family Park. Many participants explained that they represented other people who were also supportive of the project. Representatives from the community offered to continue maintaining the site.

Among many others citizens who offered support to the process, YMCA athletic director Andy Christopherson indicated that the athletic groups the YMCA represents plan to volunteer. Tillamook Estuaries Partnership director Lisa Phipps offered professional guidance to the project. Registered Landscape Architect Tracy Johnson joined the Park Committee. Local carpenters offered skilled labor to build the day use pavilion. Local mason Terry Griffin offered skilled labor to build the restrooms and outdoor fireplace. The Master Gardeners offered the opportunity to request skilled landscaping services. Over the 12 meeting series, 44 participants attended for a total of 192 volunteer participation hours.

Throughout the planning process, David Pace, Public Works Superintendent coordinated analysis of the park design recommendations with the SHN Consulting Engineers the firm that provides engineering, geology and surveying services. SHN Consulting Engineers provided analysis that the park design provides viable recommendations. City Planner Sabrina Pearson prepared the *Watt Family Park Master Plan* to guide the process of park development implementation.

Watt Family Park Plan Adoption

In Bay City, the development of a park is a Conditional Use that requires Planning Commission approval. Before embarking on a plan to acquire and develop the site as a park, the City Planner and Public Works Superintendent presented “Watt Park” to the Bay City Planning Commission at an advertised public hearing on March 16, 2011. Neighbors of the park property attended the hearing and expressed support for the proposed park. They committed their time to help plan and develop the recreation facilities. The Planning Commission approved the concept of “Watt Park” with the condition that an update of the park development is provided to the Planning Commission each year.

On January 25, 2012, Bay City released the first draft of the *Watt Family Park Master Plan* and scheduled it for an advertised public hearing. On February 15, 2012 the Bay City Planning Commission again approved the Conditional Use permit to build “Watt Family Park” with conditions requiring that City Staff provide an update about Watt Family Park to the Planning Commission each year. The Planning Commission forwarded a recommendation for adoption of the *Watt Family Park Master Plan* to the City Council.

Throughout the planning process, City Planner Sabrina Pearson, Park Committee Chair Pat Vining and David Pace, Public Works Superintendent continued to keep the Planning Commission, the City Council and Mayor Shaena Peterson informed of the process.

On March 14, 2012, the City Council opened and continued their advertised public for the review of the Watt Family Park Master Plan to March 21, 2012 due to a snow storm. On March 21, 2012, the City Council opened the public hearing and adopted the *Watt Family Park Master Plan* as an appendix to the *Bay City Park Master Plan*. The Council also authorized the Mayor to sign a resolution approving the City Planner and Public Works Superintendent’s request to file a Local Government Grant Application with the Oregon Parks and Recreation Department for the development of Watt Family Park consistent with the Bay City Park Master Plan.

Park Development Schedule

With the support of the City Council, the development described in the *Watt Family Park Master Plan* will be implemented at the pace that funding is obtained. Multiple funding opportunities as well as community donations of labor, materials, supplies and equipment are available to fund the development of recommended park facilities. If anticipated funding applications are successful, Bay City could achieve substantial completion of the recreation facilities described in the *Watt Family Park Master Plan* by the summer of 2014 and the installation of a sidewalk to the site from US Highway 101 by summer 2015-2016. This plan serves as a guide to the future development as soon as it can occur.

The Recreation Facilities of Watt Family Park

The Watt Family Park site is uniquely suited to provide for multiple outdoor activities and uses to serve the recreational and education needs of all ages. Gentle slopes connect level plateaus providing a natural separation of uses. Access to all site facilities will be designed and installed consistent with the criteria of the Americans with Disabilities Act Accessibility Guidelines.

Vehicular access will be provided from Tillamook Avenue. Pedestrian access will be provided from Tillamook Avenue and McCoy Street. A gated private drive from McCoy Street will provide access for emergency vehicles and park maintenance.

An upper level plateau provides room for a basketball court, a spectator space overlooking the sports field and a spacious parking lot that will be landscaped with native vegetation. Its topography slopes gently downward from north to south to beautifully level sports field.

A mid-level plateau provides area for a day use area picnic tables, benches, a large log pavilion and outdoor fireplace and an innovative playground with a poured-in-place rubber fall surface made of recycled rubber tires. A restroom, outdoor sink and drinking fountain will serve the day use area. Recycling cans will be provided to collect glass, metal, paper, cardboard, plastic and organic materials.

At the lower level of the park, there is room for a two lane sports track made of recycled rubber around the sports field. A restroom and drinking fountain and storage building will serve the sports field needs. Below the sports field the City will develop an innovative “nature play” natural playground above a wetland restoration. A rain garden along the eastern boundary of the property will naturally filter stormwater toward the estuary. The stormwater techniques will reduce localized flooding and repair riparian habitat. Signage will provide users an ecosystem education about sustainability, conservation, and environmental protection.

Hedge fences along the eastern and western boundaries of the park will buffer noise and provide a privacy screen from adjacent property. All neighboring property owners participated in the planning process and offered their support for the project. Lighting necessary for safety and to deter nefarious activity shall be the minimum lumens necessary and shielded and directed in design to avoid casting glare into the night sky.

A looped trail following the natural topography are suitable for walking, biking, and skating and designed to meet the Americans with Disabilities Act Accessibility Act Guidelines will connect the features of the park. Benches, picnic tables, play equipment and fitness stations will be positioned along the trails to provide numerous opportunities for public convening, relaxation, recreation and fitness.

Watt Family Park will provide innovative, interesting, sustainable and educational outdoor recreation opportunities for users of all ages. Through the extensive public participation process, the site has been designed to ensure the enjoyment families, community groups, sports enthusiasts and environmental educators.

Dedicated Facility Users

These user groups vocalized their need the outdoor recreation facilities proposed for Watt Family Park.

YMCA Athletic programs

The YMCA, a Tillamook County presence since 1933, offers organized sports programs for youth age 3 to adult. They need a public sports field to operate their program. While the public school systems have sufficient fields to support their athletic programs, the sports programs of the YMCA do not yet have dedicated field facilities. The public school systems allow the YMCA to use their fields outside of school hours when they don't need them. This is helpful, but a limited opportunity. When Bay City entered into a purchase agreement with Neah-Kah-Nie School District, both Bay City and Neah-Kah-Nie supported the use of the Watt Family Park field for the YMCA programs. During the planning process, CEO and Director Don Schmidt and Athletic Director Andy Christopherson attended multiple meetings. With the support of the YMCA, Andy joined the Bay City Park Committee and is a regular member at meetings.

YMCA "Y Stars" Education Programs

The YMCA offers educations program for preschool through kindergarten called the "Y Stars". Through a cooperative agreement with the Neah-Kah-Nie School Districts, the "Y Stars" offers after school programs to grades K – 5 at Nehalem and Garibaldi Grade Schools and 6 – 8 Neah-Kah-Nie Middle School. The Y Stars need an outdoor recreation site to bring the children.

Neah-Kah-Nie High School

The Neah-Kah-Nie High School environmental science program, winner of national science competitions, is enthusiastic about the opportunity to use a local facility to educate students about ecosystem management. Bay City will offer annual opportunities to evaluate the progress of the wetland restoration, the rain garden function, and to participate in and report on the ecosystem management.

Tillamook High School

The Tillamook High School environmental science program, winner of national science competitions, is enthusiastic about the opportunity to use a local facility to educate students about ecosystem management. Bay City will offer annual opportunities to evaluate the progress of the wetland restoration, the rain garden function, and to participate in and report on the ecosystem management. Students need a reliable place to learn about sustainable natural resources.

Oregon State University Master Gardeners Program

The Oregon State University Master Gardeners program offers master gardeners that volunteer through community opportunities. With an approved written request, program volunteers assist with design and provide guidance for the installation of the "Rain Garden" techniques that the park will utilize for stormwater management. Master Gardeners teach their techniques to community and new master gardener program students. The natural environment needs to encourage participation in sustainable natural resources.

Natural Recreation Opportunity Partnerships

Community, regional and state partners support the viability of the natural recreation opportunities of Watt Family Park, have participated in its design, and offer assistance toward its development.

1. Bay City Booster Club
2. Bay City Beautification Committee
3. Tillamook Estuaries Partnership
4. Tillamook Bay Watershed Council
5. Tillamook County Master Gardeners
6. Tillamook County YMCA Athletic Program
7. Tillamook County YMCA Y Stars Youth Education Program
8. Tillamook School District
9. Neah-Kah-Nie School District
10. Oregon Watershed Enhancement Board
11. Oregon Parks and Recreation Department
12. Oregon Department of State Lands
13. Oregon Department of Environmental Quality
14. Oregon Environmental Protection Agency
15. Oregon Department of Land Conservation and Development
16. Oregon Department of Fish and Wildlife
17. Oregon State University Extension Service
18. East Multnomah County Soil and Water Conservation District
19. Oregon Sea Grant
20. Ford Family Foundation

Funding Resources

Many funding resources are available to support the development of Watt Family Park including:

Oregon Park and Recreation Department (OPRD): www.oregon.gov/oprd,

Through the Local Government Grant Program, Recreation Trails Program and Land and Water Conservation Fund, this program funds 80% of qualifying facilities with a 20% in-kind match.

Qualifying Facilities include: Playground, Basketball Court, Sports Field, Sports Track, Nature Play Park, Benches, Vehicular and Pedestrian Access, Drinking Fountains, Restrooms, Pavilion, Walking / biking / skating paths, Fitness Equipment, and the Parking Lot

Oregon Park and Recreation Department (OPRD): www.oregon.gov/oprd,

Land and Water Conservation Fund: Contact: Marilyn Lippincott

Through the Local Government Grant Program, Recreation Trails Program and Land and Water Conservation Fund, this program funds 80% of qualifying facilities with a 20% in-kind match.

Qualifying Facilities include: Nature Play Park, Wetland Restoration, Signage, and Walking Paths

Ford Family Foundation: www.tfff.org

The Ford Family Foundation will pay for up to 50% funding of qualifying facilities.

Qualifying Facilities include: Day Use Pavilion, Public Convening Spaces, Educational Opportunities, Restrooms and Drinking Fountains

Oregon Watershed Enhancement Board

The Oregon Watershed Enhancement Board, through the Tillamook Bay Watershed Council offers a low competition \$10,000 quick response grant, \$0 match required for qualifying projects. The Oregon Watershed Enhancement Board through a federally competitive process funds 50% of qualifying facilities. Qualifying Facilities include: Nature Play Park, "Rain Gardens" and Educational Signage

Oregon Department of State Lands: www.oregon.gov/dsl

The Oregon Department of State Lands, through the wetland mitigation bank offers a \$0 match 3:1 value for wetland restoration projects. One acre of wetland on the site qualifies for approximately \$20,000. Qualifying Facilities include: Wetland Restoration

Oregon Department of Transportation:

The Oregon Department of Transportation, Transportation Enhancements Program (TE) and Pedestrian and Bicycle Program offer 90% funding for qualifying facilities, with a 10% in-kind match required. Qualifying Facilities include: Sidewalks to US 101 and Access Enhancements

In-Kind Contributions

Project Advisory Committee

Volunteer Skilled and Unskilled Labor, Equipment, Materials and Supplies

Bay City Park Committee

Volunteer Skilled and Unskilled Labor, Equipment, Materials and Supplies

Bay City Beautification Committee

Volunteer Skilled, Unskilled Labor, Equipment, Materials and Supplies

Bay City Arts Center

Meeting Facility Donation, Project Advisory Committee

Bay City Booster Club

Project Advisory Committee, Fund-raising

Tillamook Estuaries Partnership

Skilled Labor, Project and Labor Management, Materials and Supplies

Tillamook Bay Watershed Council

Skilled Labor, Project and Labor Management, Materials and Supplies

Oregon State University: Master Gardeners

Project Management, Project Advisory Committee

Tillamook County YMCA

Volunteer Skilled and Unskilled Labor, Project Advisory Committee

Averill Landscaping Supply

Equipment Donation, Materials and Supplies

Game Time

Playground Design, Fitness and Recreation Opportunities Design, Natural Play Area Design, Funding toward cost of Playground Equipment, Donation of Skilled Labor for installation

Native Landscape Design

Donation of Rain Garden Design

East Multnomah County Soil and Water Conservation District

Use of rain garden design, written material, and ecosystem education sign program

Robert Emanuel, PhD, Oregon State University Extension Service

Donation of skilled consulting services for natural play area, rain garden design, wetland restoration

Tracy Johnson, Registered Landscape Architect

Donation of skilled consulting services for natural play area, rain garden design, wetland restoration

II. OUTDOOR RECREATION FACILITIES

Recommendations and alternatives discussions regarding: vehicle access and parking, pedestrian access, basketball court, playground, day use area, sports field and sports track, “natural recreation park”, “rain gardens”, benches, looped walking paths, signage, lighting, fencing, drinking fountains, and restrooms.

Outdoor Recreation Facilities

These are the recommendations developed during the preparation of the *Watt Family Park Master Plan*.

Vehicular Access and Parking

Watt Family Park has frontage property on McCoy Street, Short Street and Tillamook Avenue. During the analysis, staff identified that public vehicular access from McCoy Street would require the construction of a new street. A new street from McCoy Street would put cars in close to the sports field and the playground increasing the potential for conflict. Neighbors were concerned that Short Street is a narrow width gravel street with challenging access to US Highway 101. Access from Short Street would put cars in close proximity to the sports field and playground increasing the potential for conflict. Three driveways provide existing access to the site from Tillamook Avenue; however, it is not reasonably viable to access the sports field from Tillamook Avenue.

After an analysis of access options, providing public access from Tillamook Avenue is the option recommended and determined viable by the City Engineer. Gated emergency vehicle and sports field maintenance access will be provided to the sports field from McCoy Street. With minor engineered improvements, access to the parking lot can be expanded to provide safe vehicular access for cars and school busses. Working with ODOT, the City will post a "City Park" sign at the intersection of Tillamook Avenue and Highway 101. Since vehicle access cannot viably access the sports field Tillamook Avenue from it is prudent to improve a private gated emergency vehicle and sports field maintenance access from McCoy Street. A safety barrier will be installed along the sports field / nature play park side of the private access from McCoy Street to prevent conflict. Access from Short Street will be prevented with the installation of a solid barrier, either a hedge fence or cedar type fence to prevent visitors from parking on Short Street to enter the park. Signs posted at the entrance of Short Street will state "No Parking on Either Side of the Street" "Dead End" and "No Park Access". Engineered impact guard rails will be installed where necessary for safety.

Standards for driveway access and parking lot design are defined by the Bay City Public Works Street Design Standards and the Bay City Development Ordinance. The parking lot will be enlarged and is anticipated to accommodate 40-60 vehicles and 2-4 buses. The surface will be repaired with an all weather "asphalt" surface. Parking spaces will be signed, installed and designated consistent with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Consistent with City Standards, landscaping be distributed at intervals of five parking spaces and at the end of bays. Landscaping will be used to accommodate stormwater. The parking lot will connect to the pedestrian trail system consistent with the ADAAG. The parking lot overlooks the park and sports field. During inclement weather, users can view sports events from their vehicles parked to overlook the field. Parents looking for their children or community members looking for their friends can overlook the park and see them at any of the recreation facilities.

Pedestrian Access

The City analyzed opportunities for pedestrian access. Public pedestrian access could be available to the site from Short Street, Tillamook Avenue and McCoy Street. Without a fence, pedestrians also have uncontrolled access to adjacent private property. Park planners recommend that a 6' wide concrete or asphaltic material walkway be installed throughout the site connecting all park activities. Pedestrian access to park will be installed consistent with the Americans with Disabilities Act Accessibility Guidelines.

Short Street is a narrow width gravel street with no off-street parking. It was determined that pedestrian access at Short Street could encourage parking on Short Street. Access to Short Street will be prevented through the installation of a fence, likely a hedge fence with rip rap barrier to impede the potential for vehicular trespass.

Pedestrian access to the site from Tillamook Avenue will be provided by a sidewalk that winds starting at the eastern border of the parking lot. Pedestrian access will be installed to the site from McCoy Street; the McCoy Street access grade is virtually level with the grade of the nearby arterial US Highway 101.

Bay City completed a transportation system plan in 2009. The City is planning to work with the Oregon Department of Transportation Bicycle and Pedestrian program or Transportation Enhancements program to install sidewalks to the site from US Highway 101. Currently a sidewalk runs from Tillamook Avenue into Downtown Bay City. Bay City wants to install a one block extension of sidewalk from the US Highway 101 sidewalk termination at Tillamook Avenue to McCoy Street and at minimum from US Highway 101 for the 600 feet along McCoy Street to the park site.

Basketball Court

As participants evaluated the site design, one question was asked: "Will you have a basketball court?" The answer: "The City will provide for basketball inside the tennis court at Bay City's Al Griffin Memorial Park." was met with the response: "Oh." As the city planner and public works superintendent evaluated the information gathered from the process, they realized that they had an area available for a basketball court just above the playground and day use area, to the west of the parking lot. A basketball court can be installed at Watt Family Park at an official regulation size outdoor basketball court 94' x 50'.

Playground

The park site plan provides for a 10,000 square foot playground to be placed along a looped pedestrian trail system that follows the natural topography and is suitable for walking, biking, and skating. The City plans to use natural feature designs and imaginative equipment not available elsewhere in the region. Participants analyzed the design alternatives for fall surface. Participants analyzed the design alternatives for play equipment. The final designs will incorporate the history and natural features of the region. Play equipment will provide activities for all ages, sizes and abilities.

For fall surface, participants reviewed multiple safe ADA compatible fall surfaces including turf, poured in place rubber, rubber tiles, rubber chips and engineered wood fiber. Poured-in-place recycled rubberized fall surface is great for the highest level of safe accessibility for the retiring population and disabled and is a surface type not available anywhere else in the region. Engineered wood fiber is a natural material. In the design recommendations, participants recommended a playground that combines both engineered wood fiber and poured in place playground surfaces.

The materials will be weather and corrosion resistant suitable for the coastal environment. Access to and design of the playground will be consistent with the Americans with Disabilities Act Accessibility Guidelines. Play equipment for multiple ages will provide an opportunity for creative play. There are numerous options for play equipment. Play equipment can be designed to resemble natural features habitat through the use of fiberglass, concrete, and plastic materials. Slides can be installed in a giant tree. A sailing ship can sail to islands of play. Durable play equipment throughout the park will encourage active participation and diminish boredom that might be experienced by users when playgrounds are a one location design.

Day Use Area

The site plan provides a 10,000 square foot area for the installation of a day use area. The goal of the site is to provide an area convenient for large extended family gatherings, community functions, and educators instructing their students.

The pavilion will be designed so that during a light summer rain, the pavilion will provide suitable shelter that could avoid the need to go back indoors. Participants supported the installation of an outdoor natural stone fireplace when a local professional stone mason volunteered to build the fire place if the city purchased the materials.

In an analysis of alternatives, participants recommended a square-shaped log style pavilion. Options include the purchase of a kit or the use of local contractors who have offered to work with a structural engineer to design a building specifically designed to serve the needs of the site. Consistent with building height standards, the peak of the roof will not exceed 24 feet. To meet design requests, a hip roof design with an 8' overhang has been recommended. Additional picnic pods with tables and benches will be placed around the pavilion. Access to and design of the day use area will be consistent with the Americans with Disabilities Act Accessibility Guidelines.

Sports Field

Since the time the site was used as a school for the Bay City School District, a sports field has been available for use by the community. With the recent acquisition, this sports field has been dedicated to the public and is currently the only non-school affiliated sports field in the region. The sports field currently encompasses an area 225' x 311' approximately 1.6-acres. The sports field is used by and maintained by the community as a sports field. The community maintenance is so dedicated that the public works department has not yet had the opportunity to mow the field. Along the eastern boundary of the park, at the north end of the sports field, access will be installed to the sports field consistent with the Americans with Disabilities Act Accessibility Guidelines.

During the planning process, the city met with sports field users to discuss the design. While the site is functional and adequate, the city plans to improve the vegetation quality of the field and to restore field lost to the growth of nuisance non-native vegetation. Blackberries and other nuisance vegetation located between the sports field and wetland restoration have destroyed the southern boundary of the field. The City plans to remove the nuisance vegetation and to install a nature play park and restore a wetland habitat along the southern boundary of the site. The restoration work should repair approximately 50 feet of field. Restored field size less the area required for the two lane sports track is anticipated to be approximately 300' x 270' or 100 yards x 90 yards. This size is particularly suitable for non-professional adult league and organized youth sports including t-ball, baseball, soccer, and football and for any age "pick-up games".

Bay City plans to build a small storage building in which to store and protect goals. The YMCA athletic director and the Tillamook Soccer Club coach have offered guidance in the acquisition of sports field equipment. The YMCA offered to work with the city to identify match cost through by using programs for which they are eligible. Sports equipment available for community use will include portable football goal posts, soccer goals, soccer corner flags, football down markers, baseball plates, nets, and chalk markers.

An upper-level plateau overlooks the northern edge of the sports field. Participants discussed the alternatives for the installation of spectator benches. While city staff offered to install benches along the grassy slope between the upper level and sports field, participants explained that this area provides "picnic" blanket or portable chair seating. The final recommendation is to install one row and two sections of spectator benches on the level area above the north end of the sports field consistent with the Americans with Disabilities Act Accessibility Guidelines.

Sports Track

Participants expressed interest in the installation of a sports track at the site. There are no non-school affiliated sports track facilities available in the region and no reasonably safe place to walk or run without potential vehicular conflict. There is sufficient room to install a two-lane sports track with a high quality rubberized recycled materials surface in a width suitable for walking and running exercise around the sports field perimeter. The track surface will be of suitable quality to provide an opportunity for training and

exercise. The width and length of the sports track will be designed to fit the available area. Along the eastern boundary of the park, at the north end of the sports field, access will be installed to the sports track consistent with the Americans with Disabilities Act Accessibility Guidelines.

“Natural Recreation Park” and Habitat Restoration

At the southern edge of the site, along McCoy Avenue, is a 1.25 acre area that is a mosaic of riparian area, wetland and upland. The area is overgrown with non-native and nuisance plant species that are concealing native plants and natural habitat. A broken culvert is tangled in the small vital drainage that runs through the area. In evaluating alternatives for utilizing and restoring the area, qualified professionals advised the City that the area would be suitable for the installation of a Nature Play Park into the upland areas around the wetland. Annual monitoring will be provided by the City to direct maintenance needs and ensure plant establishment. Access will be consistent with the Americans with Disabilities Act Accessibility Guidelines.

A “Natural Recreation Park” is an engaging park feature that integrates manmade engineered features designed to look like natural objects such as logs, rocks, sand, water and plants to engage patrons in exploration and exercise less formal than a traditional playground. The city worked with a registered landscape architect who specializes in designing and installing Nature Play park designs throughout the United States to evaluate park designs. Once the area is cleared of invasive species the natural habitat function of the area will be restored and the city will retain a qualified professional to complete the “Nature Play Park” design and guide its installation. This area provides ongoing ecosystem education opportunities.

The City is committed to working with regional programs to design the area for use as a living laboratory for environmental education of ecosystem function. The YMCA, who offers an after school educational program called “Y Stars” for pre-school through middle school children, has expressed that they need this type of site as a support for their educational and sports programs. The Neah-Kah-Nie School District, the Tillamook School District, and the Tillamook Bay Community College offer “environmental science” classes that conduct science field trips have a need for a sustainable site to monitor.

Restoration of the area is needed to alleviate local flooding and restore appropriate flow to the drainage creek, a direct tributary of the Tillamook Bay. The City will work with the adjacent property owner to correct drainage problems and restore soil function. The City will coordinate the design and installation with agency partners including the Oregon Dept of Fish and Wildlife, Tillamook Estuaries Partnership, the Tillamook Bay Watershed Council, Oregon Watershed Enhancement Board, and the Oregon Department of State Lands.

Storm Water “Rain Gardens”

Bay City, according to the Oregon Blue Book, receives approximately 88 inches of rain per year. In 2007, Bay City staff sought natural ways to enhance rain water accommodation. In a non-point source pollution management training, city staff met Dr. Robert Emanuel from the Oregon State University Extension Service. Dr. Emanuel helped the city staff install “storm water rain gardens” that use native plants and natural materials such as river rock to filter contaminants and impede sediment transport into the aquatic

system improving water quality conservation. Rain garden vegetation will be installed in the parking lot and along the park boundaries as stormwater management landscaping. Access will be consistent with the Americans with Disabilities Act Accessibility Guidelines.

Bay City worked with Dr. Emanuel to install these “rain gardens” on local properties throughout the community. One rain garden installation restored natural drainage into Patterson Creek and alleviated flooding of the adjacent Jacoby Creek drainage basin. This Bay City installation is featured in a manual on the installation of “rain gardens” which the City provided for use by the community.

A degraded natural drainage channel is located along the eastern boundary of the property traversing the property from north to south and emptying into an unnamed creek which empties into the Tillamook Bay. The drainage channel is shallow and appears to be a well hydrated tree and hedge system. The City will remove the nuisance vegetation in this drainage area and replace the vegetation with the native plants of a “rain garden”. In a rain garden, filter fabric, river rock and amended soil is installed to ensure sufficient design. Minimal revision to the topography will be required for this rain garden installation. Signage along the rain garden will educate users and inspire the installation of this beautiful feature in the yards of patrons.

Design, site planning, installation management and volunteer training are offered by the Tillamook Estuaries Partnership and the Oregon State University Master Gardeners. Grant funding is offered by Tillamook Bay Watershed Council and the Oregon Watershed Enhancement Board, Bay City will build “rain gardens” in the park and post educational signage introducing these “rain gardens” as a model of storm water management for the community. The rain gardens will be a beautiful and sustainable way to improve storm water drainage.

Benches

Responding to the requests of design participants, benches will be suitably distributed throughout the site. Each bench will be made of sustainable corrosion resistant materials suitable for the coastal environment. A variety of bench designs will reflect the historical features of the area. Designs evaluated included carved wood benches and an engineered low concrete aggregate and rock sitting wall. Access to and design of benches will be consistent with the standards of the Americans with Disabilities Act Accessibility Guidelines.

Fencing

The eastern and western edge park boundaries border adjacent private property. These neighbors support the development of Watt Family Park with the installation of a fence to impede trespass. In addition, Short Street is a narrow gravel street with access issues and no off-street parking opportunities that dead ends at the park. A fence will be installed along Short Street to prevent the use of Short Street as access to the

park. An emergency access and fire lane gate will be installed to provide an emergency access lane from Short Street out to McCoy Street.

Participants analyzed fence design alternatives. Cedar type alternatives of natural or engineered materials, wire fences, and natural hedge fences were considered. The final design recommendation is that a design called a “hedge fence” is preferred. A “hedge fence” is a design that will utilize two native plant hedges on either side of a stainless type corrosion resistant wire fence. The design will dampen noise and effectively impede trespass. Local residents may not miss the blackberries if they are replaced with such beautiful native hedge plants as the Oregon grape, huckleberry, salmonberry, rosemary and the nooka rose.

Drinking fountains

The City worked with participants to analyze the need for drinking fountains. A need for two drinking fountains was identified. One drinking fountain will be sited along the looped pedestrian trail system at the intersection of the playground and day use area. The other drinking fountain will be sited adjacent to the sports field to provide convenient access for sports field spectators and users.

Each fountain will be made of suitable weather resistant materials such as stainless steel or concrete. Fountain design will be designed to conserve water and durable to reduce the incidence of potential water leaks. Access to the drinking fountains will be installed consistent with the Americans with Disabilities Act Accessibility Guidelines.

Restrooms

The City worked with participants to analyze the best location for restroom facilities. Through the process, a need for two restrooms was identified. This plan recommends the location of one restroom with separate men’s and women’s facilities adjacent to the parking lot area above the sports field to provide convenient access from the parking lot and for sports field spectators and users. Another restroom of similar design is needed adjacent to the playground to provide convenient access for playground and day use area users.

Automatic hand dryers are planned. A hose bib and boot wash with an automatic shut off valve is planned for the outside wall of the restroom adjacent to the sports field. The City plans to close the restroom facility at the end of the public works department work day except at times when a park host has the responsibility of the opening and closing of the facility when extended use of the facility is allowed. Access to each restroom will be installed consistent with the Americans with Disabilities Act Accessibility Guidelines.

Signage

An information kiosk will be located at the entrance of the park at Tillamook Avenue. The kiosk will include a map of the site that identifies park recreation features. A sports field use schedule will tell users when to visit the field for games and availability of the field for their own events. The community can use the kiosk to

advertise community events including those scheduled for the site. The City can use the kiosk as a site for posting public meeting notices and emergency response instructions. The City will ensure that notices are current. Signage will be installed in each area of the park identifying specific park guidelines and educating visitors to the design of outdoor recreation opportunities. Access to park signage will be installed consistent with the Americans with Disabilities Act Accessibility Guidelines.

East Multnomah Soil and Water Conservation District has offered to the City the use of their signage that describes the installation of rain gardens. The City is excited to work with qualified experts and education program providers and patrons to design and install a sign program the site that describe the ecosystem features. Signs will describe the native habitat features of the wetland, the stormwater management features of the rain gardens. The City hopes to inspire patrons to utilize similar sustainable natural resource techniques in their own property development.

Contributors to the park development will be recognized in a tribute sign installation. Alternatives evaluated for the memorial sign include inscribing bricks in a paver sidewalk or inscribing a granite slab. The City will install the tribute that provides the best use of sustainable materials and efficient cost.

Lighting

On adjacent streets, 13th Avenue, Warren Street, Tillamook Avenue and McCoy Street, shielded pole mounted lights direct illumination into the site. Area specific lighting will need to be sustainably distributed in sufficient quantity and quality to provide for the safety of park users. Participants recommend that the park be closed after dark based on its location in a residential neighborhood. Park lighting will be installed where necessary for safety and to deter nefarious activity. Area specific lighting will be shielded in design and constructed of corrosion resistant materials suitable for the coastal environment. Where suitable, timer lights will be used.

III. SITE PLANS

These site plans are the recommendations for the layout of the outdoor recreation facilities of Watt Family Park developed by participants. Final construction plans will be developed at the time of installation consistent with the recommendations herein.

Urban Growth Boundary Map



Watt Family Park 5.73 acres
 Al Griffin Memorial Park 3.05 Acres
 Access from US Highway 101

<p>LEGEND</p> <p>FUNCTIONAL CLASSIFICATION</p> <p>STATE HIGHWAY</p> <p>INTERSTATE</p> <p>PRINCIPAL ARTERIAL</p> <p>MINOR ARTERIAL</p> <p>URBAN COLLECTOR-RURAL MAJOR COLLECTOR</p> <p>MINOR COLLECTOR</p> <p>LOCAL ROAD</p> <p>INTERSTATE-UR ROUTE-ORE ROUTE</p> <p>NATIONAL HIGHWAY SYSTEM ROUTE</p> <p>CITY LIMIT</p> <p>URBAN GROWTH BOUNDARY</p> <p>RAILROAD-AIRRAIL PASSENGER STATION</p> <p>RAILROAD-FREIGHT</p> <p>RAILROAD-TRUCK</p> <p>RAILROAD-CARGO</p> <p>RAILROAD-GENERAL AVIATION</p> <p>RAILROAD-PORT FACILITY</p>	<p>FOR FURTHER FUNCTIONAL CLASSIFICATION INFORMATION CONTACT ODOT REGION OFFICE</p> <p>CEMETERY</p> <p>POLICE BUILDING</p> <p>COURTHOUSE</p> <p>HOSPITAL</p> <p>CITY HALL</p> <p>ARMORY</p> <p>POST OFFICE</p> <p>SCHOOL</p> <p>LIBRARY</p> <p>SAFETY REST AREA</p> <p>REGION STATION</p> <p>PARK & RECREATION</p> <p>INTERSTATE-CITY TRANSIT</p> <p>RAILROAD-GENERAL AVIATION</p> <p>PORT FACILITY</p>	<p>Published by ODOT GIS</p> <p>NORTH</p> <p>PREPARED DIGITALLY BY THE OREGON DEPARTMENT OF TRANSPORTATION IN COOPERATION WITH THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION</p> <p>This product is for informational purposes and may not have been prepared for or the suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.</p> <p>SCALE</p> <p>0 700 1,400 2,800 Feet</p> <p>0 200 400 800 Meters</p>	<p>BAY CITY POPULATION 1,290</p> <p>OREGON TRANSPORTATION MAP Showing Federal Functional Classification of Roads City of</p> <p>BAY CITY</p> <p>TILLAMOOK COUNTY 2011 Edition</p> <p>AVAILABLE TRANSPORTATION SERVICES SHOWN WITH YELLOW BACKGROUND</p>
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FIGURE 1

Study Area

Geologic Hazards Report

DLCD Technical Assistance Grant 2005-2006

City of Bay City, Oregon



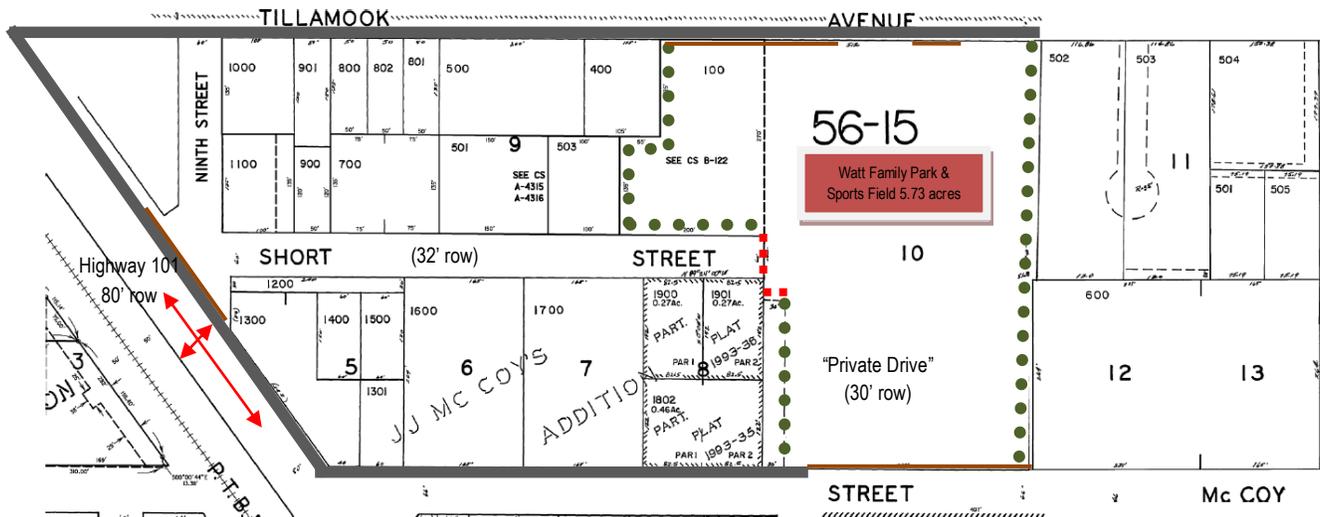
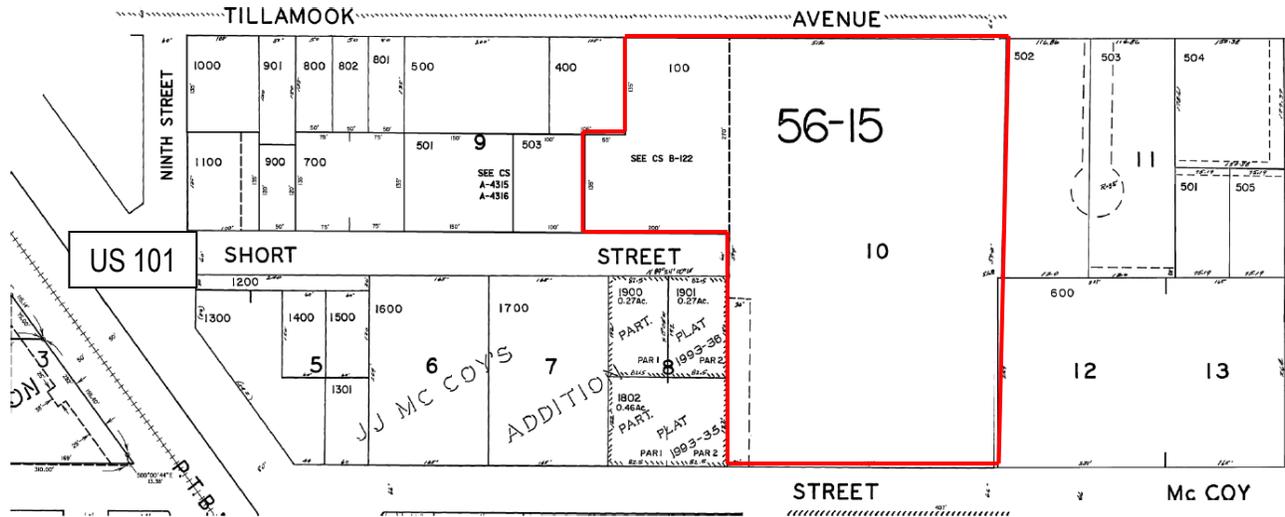
Ash Creek Associates, Inc.
Environmental and Geotechnical Consultants

Oregon Department of Land Conservation and Development

Legend

-  Bay City Limits
-  Bay City Urban Growth Boundary
-  Tax Lots
-  Contour (10m)
-  Watt Family Park 5.73 acres
-  Al Griffin Memorial Park 3.05 Acres
-  Access from US Highway 101

Vicinity Map
Tax Assessor Maps 2N10W2BC and 2N10W2BD showing layout



-  ODOT Impact Guard Rails
-  Hedge Fence
-  Fire Code Gate
-  Sidewalk

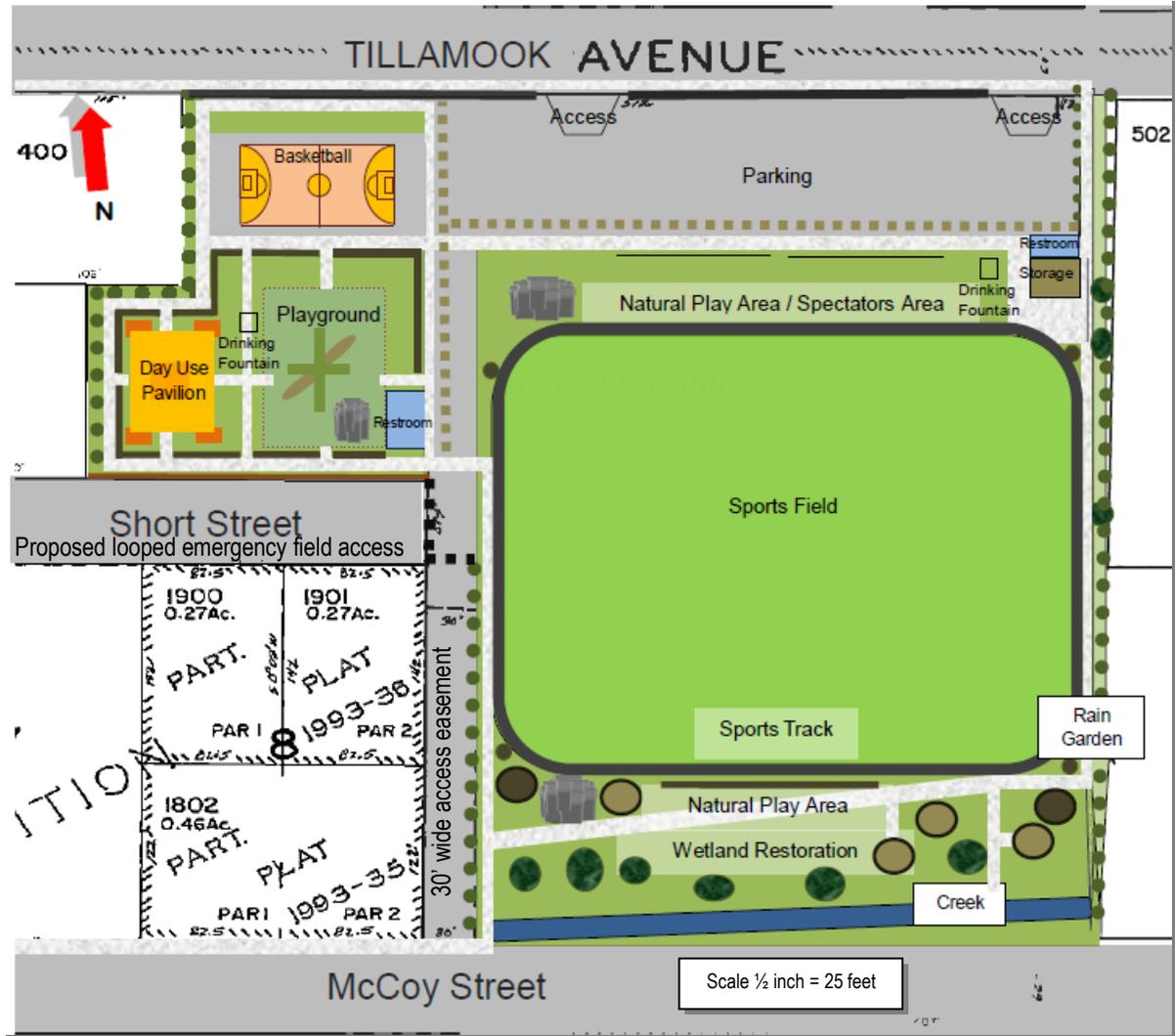
ODOT Proposal: Close access to US Highway 101 from Ninth Street and Short Street intersection, design consistent with Oregon Fire Code Appendix D. Short Street (32' row) connects to a private and gated road named "Private Drive" designed and installed consistent with Oregon Fire Code Appendix D. Install "No Parking Fire Lane" signs on Short Street and Ninth Street. Install impact rated guard rails along the closed access to US 101, along McCoy Street, and along Tillamook Avenue. Install ~ 3000' feet of sidewalk from Tillamook Avenue to McCoy Street; sidewalk will then extend from McCoy Street to downtown at 5th Street. Install a custom turnaround at the closed US 101 intersection.

Short Street length: 750' Maximum Density: ~ 25 units
Ninth Street length: 270' Maximum Density: ~ 5 units

Park Boundary Map

Source: Aerial Photos 1/12/2012 Mike Saindon, USCG





Proposed Site Plan

The sports field, creek, parking and access currently exist. All other uses shown are proposed

LEGEND

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Playground Examples

North Carolina "Tree" and Climbing Rock at: www.gametime.com

Notice the "low sitting wall" and "mushroom shaped tables and chairs" in the background

An example of "Rock Climbing" over a safe fall surface

WHY WE ROCK

WARRANTY

Our proprietary concrete mix results in superior strength and durability, allowing us to offer the industry's leading 15 year warranty.



CLIMBABILITY

Hand crafted by sculptors who are all professional climbers, each boulder offers a full range of holds to accommodate both novice climbers and enthusiasts. RockCraft's shape maximizes surface area, increases challenge and with the variety and quantity of holds allows climbers to circumnavigate the boulder using hundreds of different routes.

SHIPPING & INSTALLATION

All boulders are shipped as one piece and can be easily lifted with the built in lifting eye, or for our larger pieces, forklift channels.

SAFETY

All Rockcraft climbing boulders are designed with safety being the top priority. Boulders are smooth and contain no snags for fingers, feet or clothing. The "V" shape design ensures all landings are unimpeded and away from the boulder face.

AESTHETICS

RockCraft boulders beautifully compliment any natural playspace and are the most natural looking on the market today. They are designed to stand alone, or in any groupings in either a park or fitness center. Each piece creates a one of a kind bouldering experience. Boulders are available in West Coast Granite and Sandstone colors. Our clear coat sealer protects from the elements allows for graffiti to be removed easily.

LIFESTYLE

Designed for a wide age group, RockCraft's boulder parks have a unique attribute for inspiring fun and fitness by attracting participants from both the local community and climbers residing near by. Distinct from indoor climbing facilities and fitness gyms, our parks do not require memberships, monthly fees, scheduling, nor spotters; allowing users to work out within a natural environment, at their own pace and to their own schedule.



ROCK CRAFT
WWW.ROCKCRAFT.NET

TOLL FREE 1.866.786.1635



An NRPA, ASLA, CPRA, CPRS & IPEMA Member



Day Use Pavilion Examples



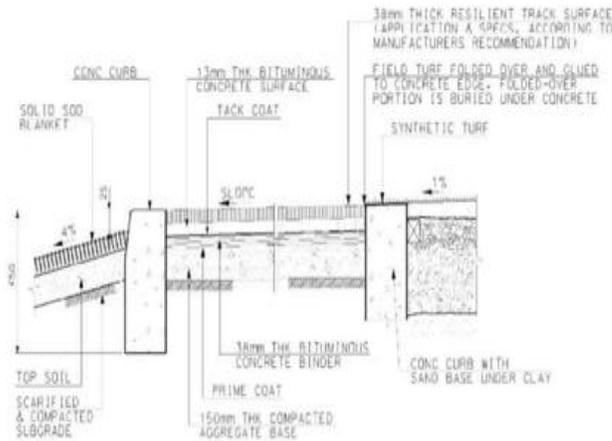
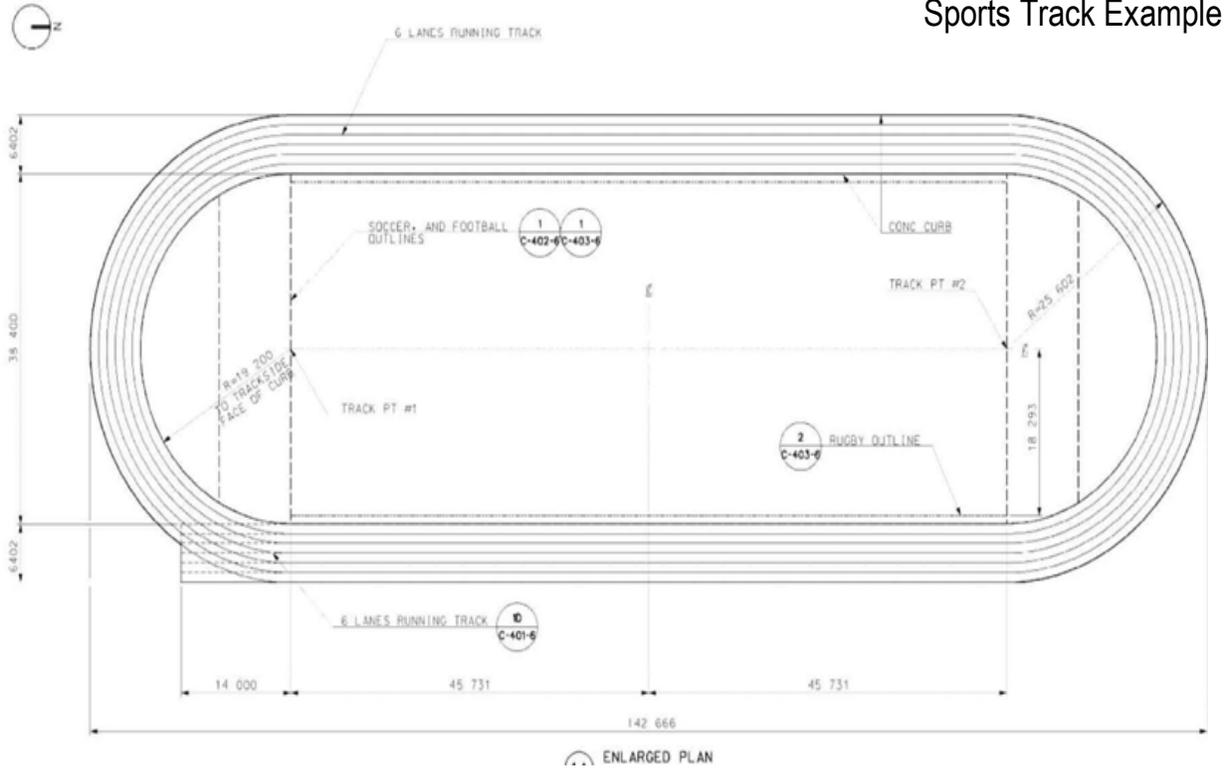
Optional Features:

- Drawings sealed by registered, professional engineer
- Factory finished beams, deck, fascia
- CCA, MCA, CA, ACQ treatments
- Cedar, Douglas Fir, and other species
- Tube steel columns
- Galvanized or stainless steel connection plates
- 30 year shingle roofing



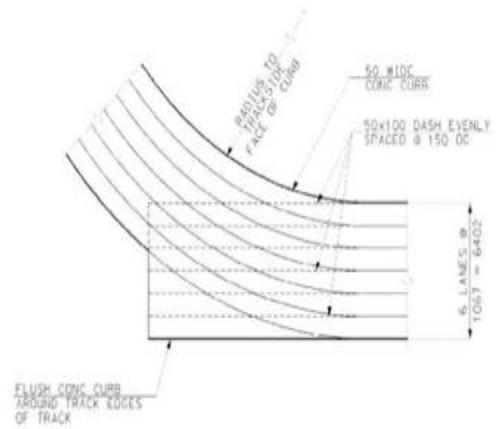
800-525-0207 • www.rcpshelters.com

Sports Track Example



1C TRACK DETAILED SECTION
NOT TO SCALE

CONCRETE CURB OPTIONAL
PER UNITED SPORTS SYSTEMS



1D LANE MARKING DETAILS
NOT TO SCALE

1 RUNNING TRACK LAYOUT
SCALE AS SHOWN

Source: United Sport Systems at
www.unitedsportsystems.com



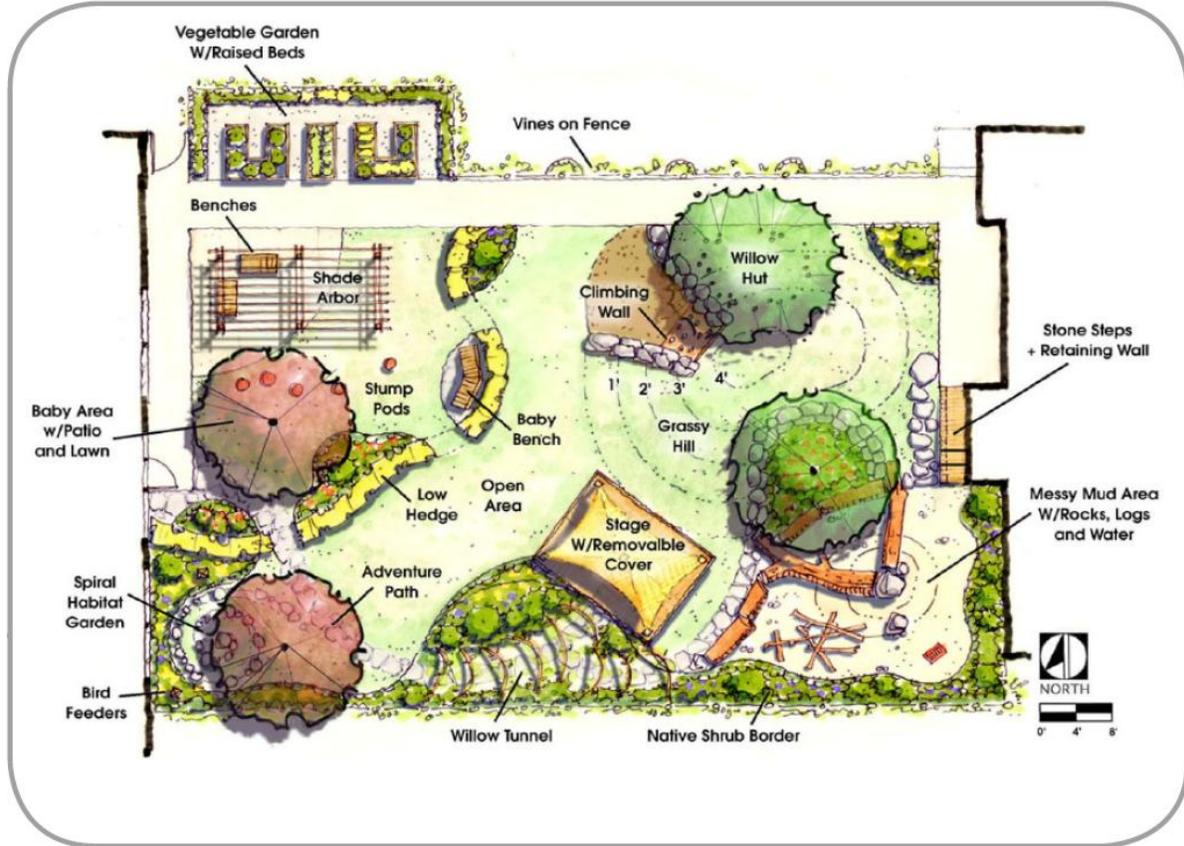
Basketball Court Example
www.sportcourt.com @ www.thehoopman.com



Nature Play Park Design Example



1754 Moonshadow Lane, Eugene, Oregon, USA | ph 541.434.2458 fx 541.343.4325 | www.landcurrent.com

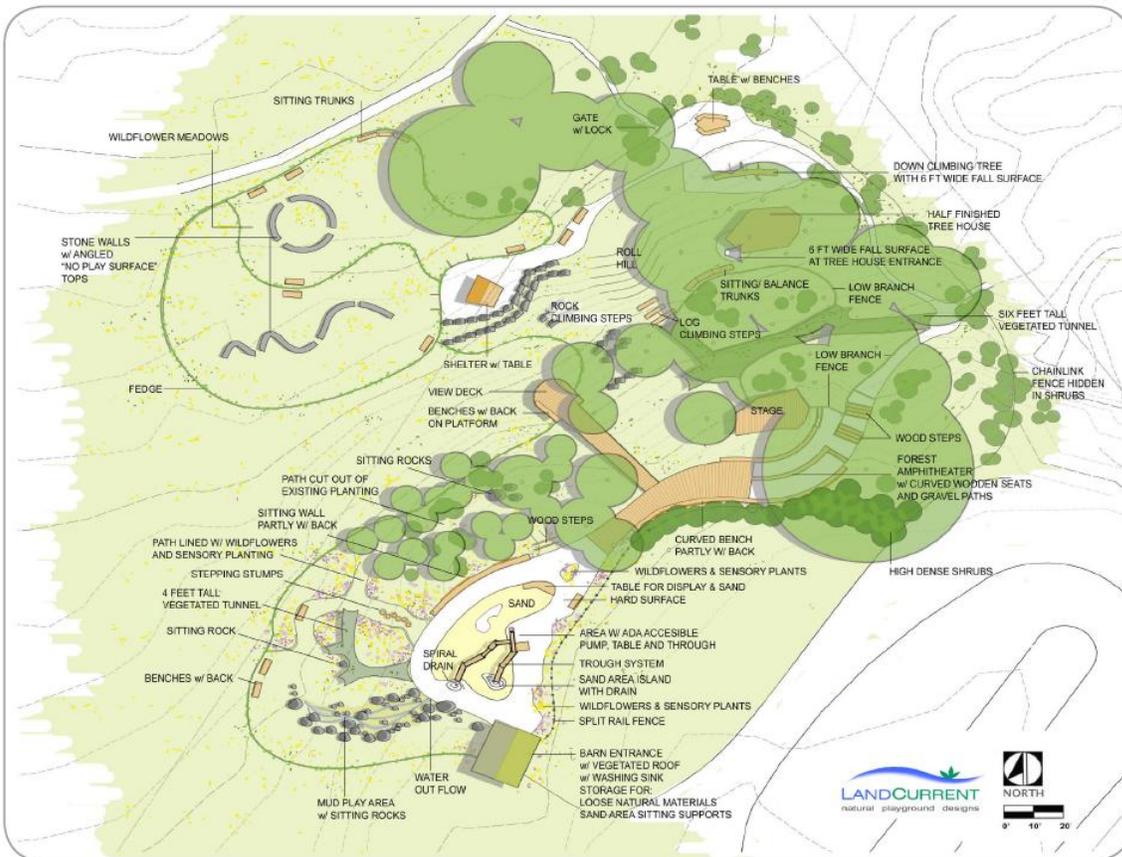
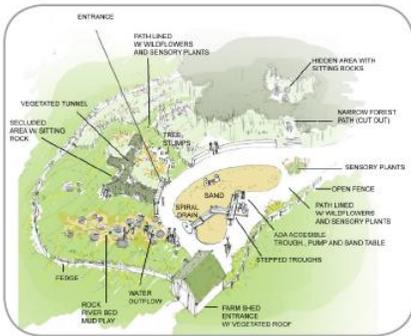


LandCurrent designed a 5,000 sq.ft Natural Playground for the Salem Child Development Center. The playground will be used by our very smallest 0 to 3 years old and on occasion by the big boys and girls 3- 5 years old. A large lawn area for running around is surrounded by a grassy hill, a stage, a willow tunnel, a habitat spiral garden, a shade area, a baby crawl area and a "messy" area. In the messy area kids can bake their mud pies and play with rocks and tree trunks. LandCurrent's services included site measurements, a workshop with staff, concept design and limited construction documents.

AUDUBON SOCIETY NATURE DISCOVERY AREA

Pittsburgh, Western Pennsylvania, USA

LandCurrent designed an almost one acre nature discovery area with multiple nature play opportunities for the headquarters of Audubon Society of Western Pennsylvania. The area is set within beautiful Beechwood Farms Nature Reserve. Play areas include: a sandpit with water through system, two vegetated tunnels, a muddy play creek, a half-finished tree house, climbing trunk and serpentine walls. Most of the play elements are set in a woodland area. The sandpit is surrounded by sensory plantings and the serpentine walls are set into a wildflower meadow. All play areas are designed to stimulate free unstructured play and to provide visitors with ideas on how to incorporate nature play in their own back yard. LandCurrent worked closely with the client and Let Kids Play! Sara Geddes from Land.Places provided technical assistance and design reviews.



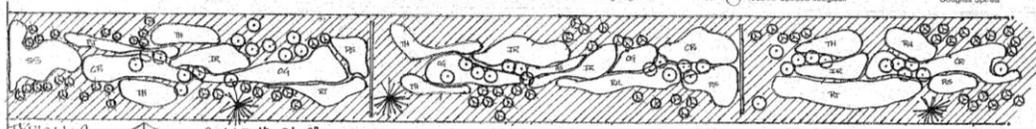
Rain Garden Design Example

BAY CITY PARK

SWALE DESIGN

Plant Schedule: Bio-retention Basin south of the new Fire Department

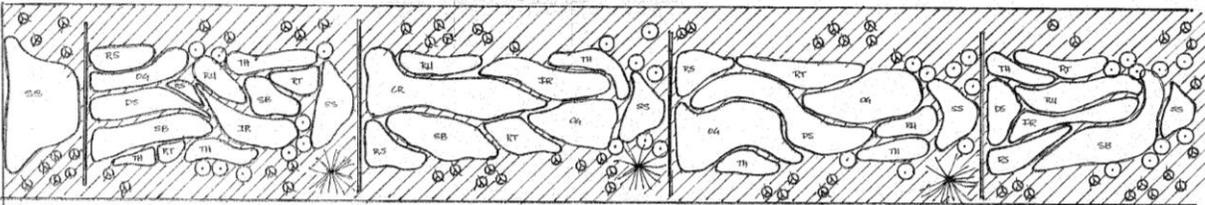
Qty	Code	Size	Botanic Name	Common Name
43	CR	100u in.	<i>Juncus effusus</i> 'Spiralis'	Curly Rush
46	IR	3.5' pot	<i>Iris tenax</i>	Dragon Iris
29	OG	1 gal.	<i>Mahonia nervosa</i>	Long-Leaf Oregon Grape
21	RS	1 gal.	<i>Rosmarinus officinalis</i>	Rosemary
27	RT	1 gal.	<i>Cornus sericea</i> 'Flaviramea'	Yellowtwig Dogwood
12	RU	100u in.	<i>Juncus effusus</i> var. <i>Pacificus</i>	Common Rush
17	SS	100u in.	<i>Carex obovata</i>	SloUGH Sedge
40	TH	100u in.	<i>Deschampsia cespitosa</i>	Tufted Hair Grass
83	3.5' pot		<i>Arctostaphylos uva-ursi</i>	Huckleberry
3	5 gal.		<i>Chamaecyparis nootkatensis</i> 'Pendula'	Weeping Alaska Cedar
62	1 gal.		<i>Gaillardia sp.</i>	Salal
38	100u in.		<i>Spirea douglasii</i>	Douglas Spirea



TYPICAL: C
SCALE: 1" = 8'-0"

Plant Schedule: West of Play Structure & Parking Lot

Qty	Code	Size	Botanic Name	Common Name
26	CR	100u in.	<i>Juncus effusus</i> 'Spiralis'	Curly Rush
56	DS	100u in.	<i>Carex densa</i>	Dense Sedge
55	IR	3.5' pot	<i>Iris tenax</i>	Dragon Iris
61	OG	1 gal.	<i>Mahonia nervosa</i>	Long-Leaf Oregon Grape
28	RS	1 gal.	<i>Rosmarinus officinalis</i>	Rosemary
21	RT	2 gal.	<i>Cornus sericea</i> 'Flaviramea'	Yellowtwig Dogwood
40	RU	100u in.	<i>Juncus effusus</i> var. <i>Pacificus</i>	Common Rush
65	SB	100u in.	<i>Scirpus validus</i>	Softstem Bulrush
75	SS	100u in.	<i>Carex obovata</i>	SloUGH Sedge
64	TH	100u in.	<i>Deschampsia cespitosa</i>	Tufted Hair Grass
140	3.5' pot		<i>Arctostaphylos uva-ursi</i>	Huckleberry
3	5 gal.		<i>Chamaecyparis nootkatensis</i> 'Pendula'	Weeping Alaska Cedar
66	1 gal.		<i>Gaillardia sp.</i>	Salal
33	100u in.		<i>Spirea douglasii</i>	Douglas Spirea



TYPICAL: A # B
SCALE: 1" = 8'-0"

Overview:

The overall premise for the Bay City Park design is Water Quality. This design for water quality focuses on capturing and treating the volume of water produced in storm events. With the intended management strategy of minor flood protection and water quality protection, the chosen conveyance of storm water will occur through an open overland system of swales designed to detain and allow water infiltration.

NATIVE LANDSCAPE DESIGN LLC
 NATIVELANDSCAPEDESIGNLLC.COM
 P.O. BOX 1043 MANZANITA, OR 97130 LCB#R6693
503.368.6290

Source: Native Landscape Design, LLC at nativelandscapedesignllc.com

Learn More

Attend one of our free rain garden workshops.

For more information about rain gardens or to sign up for a workshop, please visit our website.

Would your group like a rain garden, stormwater, or other low impact development presentation? Please contact Candace Stoughton for assistance at candace@emswcd.org or 503-222-7645.

Please keep in mind

This brochure is intended to provide general guidance. Rain gardens are not appropriate for every site. Each property is unique and some have complicating factors that may require hiring a professional. EMSWCD, its staff and contractors are not responsible for any loss or damage resulting from the installation of a rain garden.

About EMSWCD

East Multnomah Soil and Water Conservation District is a unit of local government serving the residents and landowners of Multnomah County east of the Willamette River. We use a cooperative, non-regulatory approach to preserve soil and keep the water clean.

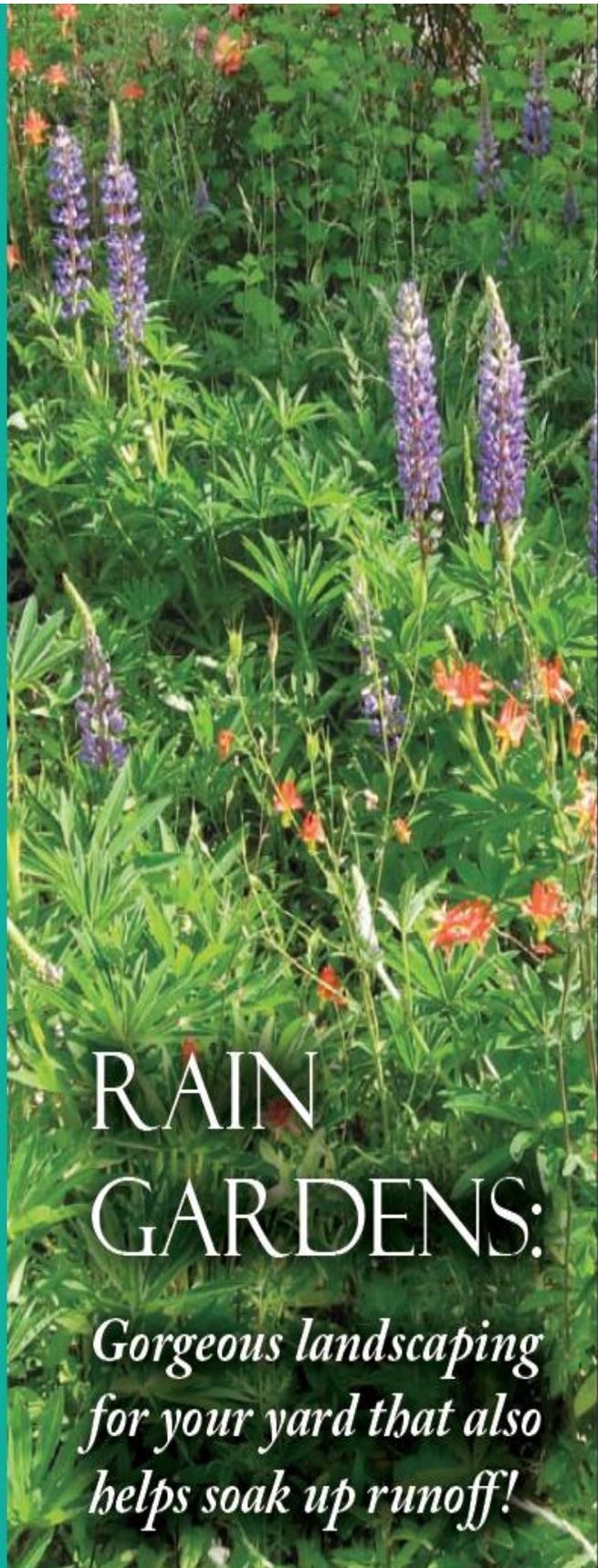


East Multnomah SWCD
5211 N. Williams Ave.
Portland, OR 97217
503-222-SOIL (7645)
www.emswcd.org

The EMSWCD prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisals, or because all or part of an individual's income is derived from any public assistance program. EMSWCD is an equal opportunity provider and employer.



PRINTED LOCALLY



RAIN GARDENS:

Gorgeous landscaping for your yard that also helps soak up runoff!

Good Rain Garden Plants

Source: "Rain Gardens" at www.emswcd.org



Creeping Oregon Grape
Mahonia nervosa



Douglas Aster
Aster subspicatus



Oregon Iris
Iris tenax



Tufted Hair-grass
Deschamsia cespitosa



Woodland Strawberry
Fragaria vesca



Fringecup
Tellima grandiflora



Salal
Gaultheria shallon



Western Red Columbine
Aquilegia formosa



Common Camas
Cammasia quamash



Red Osier Dogwood
Cornus sericea



Stream Violet
Viola glabella



Cardwell's Penstemon
Penstemon cardwellii



Pacific Rush
Juncus effusus
var. *pacificus*



Northwest Cinquefoil
Potentilla gracilis



Sword Fern
Polystichum munitum



Western Bleeding Heart
Dicentra formosa

Source: "Rain Gardens" at www.emswd.org

What is a rain garden?

A rain garden is a "sunken garden bed" in your yard where you can direct runoff from your roof, driveway and other impervious surfaces on your property. The rain can then soak into the ground naturally rather than running off into storm drains.



Why build one?

When a landscape is covered in natural vegetation, most rainfall soaks into the ground. As we build impervious surfaces like roofs, driveways, sidewalks, and streets, much of the rainfall can't soak into the ground anymore. This can create problems, not just for people, but also for streams.

Rain gardens are a beautiful and effective way to manage stormwater runoff because they allow rain to soak into the ground naturally. This prevents pollution from entering our local streams and wetlands, recharges groundwater and keeps water flowing in our streams during summer months. Rain gardens are becoming very popular because they are planted with beautiful, hardy, low-maintenance and drought tolerant plants. They are an easy way for all of us to do our part to protect our streams and rivers, and they provide food and shelter for birds, butterflies and beneficial insects.



This rain garden is a beautiful addition to the home's landscaping.

IMPORTANT!

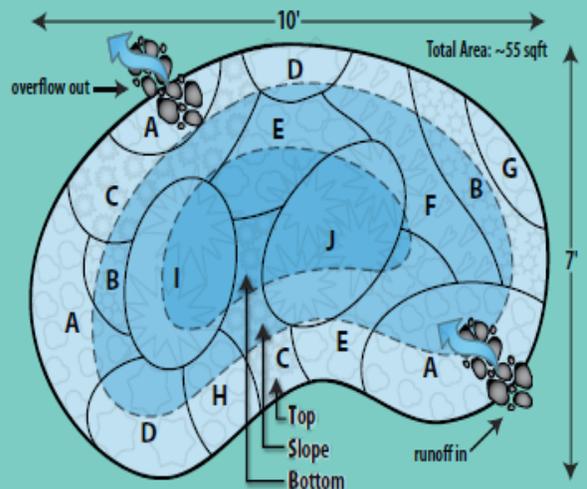
To avoid drainage problems, place your rain garden **at least six feet from your house** if you have a basement (two feet if you don't) and **five feet from your property line**. Call your local jurisdiction to find out if you need a permit to disconnect your downspout or if there are special requirements.

Sample plans

Select the number and type of plants to fit the size of your rain garden, your specific light situation, personal aesthetics, and budget. You can use fewer plants and divide them to cover more area or more/larger plants to have a lush garden faster.

Sunny Garden

KEY	Common Name	Scientific Name	ZONES	Mature ht.
A.	Creeping Oregon Grape	<i>Mahonia nervosa</i>	TSB	8-12"
B.	Western Columbine	<i>Aquilegia formosa</i>	TS	24"
C.	Tufted Hair-grass	<i>Deschampsia cespitosa</i>	TSB	36"
D.	Douglas Aster	<i>Aster subspicatus</i>	TS	8-40"
E.	Common Camas	<i>Camassia quamash</i>	TSB	24"
F.	Oregon Iris	<i>Iris tenax</i>	TS	12"
G.	Cardwell's Penstemon	<i>Penstemon carwellii</i>	TS	4-12"
H.	Northwest Cinquefoil	<i>Potentilla gracilis</i>	TSB	12"
I.	Red Osier Dogwood	<i>Cornus sericea</i>	TSB	6-18'
J.	Slough Sedge	<i>Carex obnupta</i>	B	4'



Storage Shed Example



Source: Tuff Shed at www.tuffshed.com

Appendix 1

THE PLANNING PROCESS

Public Participation Invitation Mailed, delivered to neighbors, and Posted Countywide



Bay City to plan Watt Family Park Sports Field, Playground and Day Use Area

Bay City is writing the “*Watt Family Park Master Plan*” to design a park for the old School Property bounded by Short Street, Tillamook Avenue and McCoy Street. This refinement plan will be presented to the Planning Commission on **Wednesday, February 15, 2012** and to the City Council on **Tuesday, March 13, 2012** for adoption as a recommendation for the development of this 5.73 acre property. Public Participation Meetings and Project Advisory Committee meetings are an opportunity for the public to review recommendations.

Bay City Park Committee Meetings

Wednesdays in January 2012 at City Hall **3 pm**

Watt Family Park Project Advisory Committee Meetings:

Fridays in January 2012, January 6, 13, 20, at City Hall **6 – 8 pm**

Bay City Booster Club Meeting

Friday, January 27, at City Hall 12 pm – 2 pm

Watt Family Park Public Participation Meetings:

Saturdays in January 2012 at the Bay City Arts Center **10 am – 12 pm**

January 6 and 7:	Access, Parking, Lighting, Fencing, Restroom, Drinking Fountain
January 13 and 14:	Playground, Day Use Area, Benches and Walking Track
January 20 and 21:	Sports Field and Sports Track
January 27 and 28:	Nature Play Park, Wetland Restoration and “Rain Gardens”

If sufficient funding is acquired, Watt Family Park is planned to include the dedication of a sports field, sports track, Nature Play Park and wetland restoration area, and a playground with a poured in place surface to better serve accessibility needs. The park will include a public restroom, drinking fountain, large day use pavilion, parking area and a fence to screen the neighbor properties. Native plantings in rain gardens will be used to manage storm water and as demonstration to the community of storm water management design utilizing rain gardens. Preliminary designs are donated by qualified consultants.

Contact David Pace, Public Works Superintendent, at (503) 457-7050

Or attend these meetings to find out more information.

Advertisement in *Tillamook County Shopper* distributed free throughout Tillamook County
Published and in mailboxes on Tuesdays January 3, January 10, and January 17, 2012

Bay City to Plan
WATT FAMILY PARK
Sports Field, Playground & Day Use Area



Join the Project Advisory Committee
Fridays in January at City Hall • 6pm to 8pm

Attend a Public Participation Meeting
Saturdays in January, Bay City Arts Center • 10am to Noon

Attend the Booster Club Meeting
Friday, January 27 • Noon to 2pm

January 6 & 7: Access, Parking, Lighting, Water
Fountain, Fencing, Restroom

January 13 & 14: Playground, Day Use Area
Benches and Walking Trails

January 20 & 21: Sports Field and Sports Track

January 27 & 28: Nature Play Park, Wetland
Restoration and Rain Gardens

Public Hearing Announcement published in the weekly newspaper
"The Headlight Herald" Wednesday, January 25, 2012 Edition

**City of Bay City
Public Hearings to Adopt
"Watt Family Park Master Plan"**



Planning Commission Public Hearing
Wednesday, February 15, 2012 City Hall at 6 pm

City Council Public Hearing
Tuesday, March 13, 2012 City Hall at 6 pm

A site specific "Watt Family Park Master Plan", an update to **Conditional Use Permit #11-01**, will be presented to the Planning Commission and City Council for property located between McCoy St. and Tillamook Ave, JJ McCoy's Addition, a portion of Lot 9 Lot 10, County Assessor Map 1S10W2BC Tax Lot 100. The Master Plan will provide the general layout of Recreation Facilities, Access, Parking, Lighting, Drinking Fountain, Fencing, Restroom, Playground, Day Use Area, Benches, Walking Trails, Sports Field, Sports Track, Nature Play Park, Wetland Restoration, and Rain Gardens.

~ Applicable criteria are found in the Bay City Comprehensive Plan and Development Ordinance #374 Section 1.5 Moderate Intensity Zone, Article 2

Conditional Uses, Article 3 Supplementary Provisions, Article 4 Information Required for Land Use Planning Applications and Article 10 Public Deliberations and Hearings. ~ Failure to raise an issue prior to the conclusion of a hearing, in person or by letter or failure to provide sufficient specificity to afford the decision makers an opportunity to respond precludes appeal to the board on that issue. ~ A copy of the application, staff report, and all documents and evidence relied upon are available for inspection at no cost and for purchase at a reasonable cost at City Hall 5525 B Street in Bay City, Oregon; a staff report will be available at least seven days prior to the hearings.

Submit written correspondence to:

Bay City, PO Box 3309, Bay City, Oregon 97107

Email: BayCity@ci.bay-city.or.us

Contact David Pace, Bay City Public Works Superintendent (503) 457-7050 with questions.

Bay City, Oregon: Watt Family Park Master Plan 2012

Bay City Watt Family Park:	Meeting Attendance Summary January 2012
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Bay City Watt Family Park
 Participants
 Date: January 31, 2012

Name	Affiliation	12/21	12/28	1/4	1/6	1/7	1/11	1/13	1/14	1/18	1/20	1/21	1/25	1/27B	1/27	1/28	
		1 hr	1 hr	2 hr	2 hr	2 hr	2 hr	2 hr	2 hr	2 hr	2 hr	2 hr	2 hr	1 hr	2 hr	2 hr	
1 Rick Persons	Park Committee	x	x	x			x			x			x				
2 Pat Vining	City Council	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
3 John Sollman	Planning Commission	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
4 Andy Christopherson	YMCA Sports Director			x	x		x	x		x	x		x			x	
5 Robert Pollock	City Council			x			x	x	x				x			x	
6 Bryan Hornbeak	Neighbor, Volunteer Coach				x		x				x						
7 Shelli Hornbeak	Neighboring Property Owner						x		x								
8 Issac Hornbeak	Neighboring Property Owner						x										
9 Ann Clausen	Neighboring Property Owner						x									x	
10 Diane Griffin	Resident						x									x	
11 Mike Saindon	BWSM Coast Guard						x										
12 Billy Schreiber	Neighboring Property Owner					x	x			x	x						
13 Mary Schreiber	Neighboring Property Owner					x	x				x						
14 David Nuzum	Tillamook SD #9, Soccer Club						x				x						
15 Mike Cochran	Public Works				x	x	x										
16 John Gettman	City Council				x												
17 Steve Smith	Neighbor				x	x			x							x	
18 Don Schmidt	YMCA Director, CEO							x			x						
19 Tom Imhoff	Bay City Resident								x		x						
20 Charlie Wooldridge	Bay City Resident								x							x	
21 Nancy Slavin	Bay City Resident								x			x					
22 Lisa Phipps	Tillamook Estuaries Partnership											x					
23 Tony Troyer	Neighbor											x					
24 Andrew Baker	Neah-Kah-Nie High Student															x	
25 Gary Mellus	Neighbor															x	
26 Fonda Mellus	Neighbor															x	
27 Tracy Johnson	Virgil Agrims, RLA															x	
28 Ken Simmons	Neighboring Property Owner															x	
29 Marcia Simmons	Neighboring Property Owner															x	
30 Dia Norris	Neighboring Property Owner															x	
31 Phyllis Wustenber	Planning Commission															x	
32 Peggy Landau	Booster Club, Resident														x		
33 Rita Bishaw	Booster Club, Resident														x		
34 Jim Henry	Booster Club, Resident														x		
35 Kahna Henry	Booster Club, Resident														x		
36 Valerie W. Greenfield	Booster Club, Resident														x		
37 Linda Vining	Booster Club, Resident														x		
38 John Power	Booster Club, Resident														x		
39 Gretchen Power	Booster Club, Resident														x		
40 Dallas Pfeiffer	Booster Club, Resident														x		
41 Gloria Pfeiffer	Booster Club, Resident														x		
Volunteer Attendance		3	3	5	7	6	14	5	8	4	9	6	5	12	4	14	105
Volunteer Hours		3	3	10	14	12	28	10	16	8	18	12	10	12	8	28	192
Volunteer Rate: \$21.36 consistent with the federal rate at www.independentsector.org																	
Sabrina Pearson	Consultant City Planner	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
David Pace	Public Works Superintendent	x		x			x				x		x				

**City of Bay City, Oregon
Watt Family Park**

Park Committee Meetings

Wednesdays in January, February and March 2012
3 pm at City Hall

Project Advisory Committee

Fridays in January 2012
6 pm – 8 pm at City Hall
5525 B Street, Bay City, Oregon

Public Participation Meetings

Saturdays in January 2012
10 am – 12 pm at the Bay City Arts Center
5680 A Street, Bay City, Oregon

Booster Club Meeting Presentation

Friday January 27, 2012, Noon – 2 pm

AGENDA

1. Introductions
2. Site Plan Review
3. Topic of Discussion
4. Letters of Support
5. Volunteering, Donations of Labor, Equipment, Materials
6. Upcoming Meeting Schedule / Plan Development Schedule
7. Questions and Answers

SCHEDULED TOPICS OF DISCUSSION

January 7: Access, Parking, Fencing, Lighting, Restrooms and Drinking Fountains
January 14: Playground and Day Use Area, Benches and Walking Trails
January 21: Sports Field and Sports Track
January 28: Nature Play Park, Wetland Restoration, “Rain Gardens”

Appendix 2

PROJECT MANAGEMENT DOCUMENTS

Bay City Watt Family Park: Volunteer Application

PO Box 3309 / 5525 B Street Bay City, Oregon 97107 website: www.ci.bay-city.or.us
Phone: (503) 377-2288 ~ FAX: (503) 377-4044 ~ TDD: 711 email: baycity@ci.bay-city.or.us

Thank you for your interest in volunteering with Bay City. Volunteers must be at least 16 years old. Please take a few moments to provide the following information: **Please Print.**

Name: _____

Mailing Address: _____

Phone Number(s): Home: _____ Cell: _____ Work: _____

Email: _____

Bay City / UGB Resident: Yes No Tillamook County Resident: Yes No

Please list in order of preference the type of volunteer jobs that interest you. _____

Please briefly describe your experience, training or skills (if any): _____

Previous volunteer experience: _____

What days and times are you available to work? _____

List the maximum number of hours per week you are willing to volunteer: _____

Most volunteer work requires a commitment of time. Please tell us for how long you would be available:

Please choose a timeframe: 1-3 Months 6-12 Months One year plus Special Projects / Events

Will your volunteerism fulfill any obligation of: Community Service Work-Study Job Training?

Prior Criminal Convictions: Yes No If Yes, explain (attach additional pages) _____

Are you currently volunteering with Bay City in any other capacity? _____

Do you have relatives working or volunteering with Bay City? _____

Please list any accommodations you would require or any limitations. _____

I understand that Bay City has the right to disqualify me from volunteering or to dismiss me at any time with or without a reason, and that information provided on this application may become a part of a public record.

Volunteer Signature: _____ Date: _____

OFFICE USE ONLY:

Application: Accepted Denied. Reason (if any): _____

Department Placed: _____ Start Date: _____ End Date: _____

Supervisor: _____

Bay City Watt Family Park: Donated or Volunteer Labor Record

Volunteer Name: _____ Phone: () _____

Address: _____ Phone: () _____

Professional and technical personnel, consultants, and other skilled and unskilled labor may furnish volunteer services. Each hour of volunteered service may be counted as matching share if the service is an integral and necessary part of an approved project.

Date	Description of Work Performed	Hourly Rate	Hours Donated

Signature of Donor: _____ Date: _____

Project Supervisor Signature: _____ Date: _____

Total Value of Donations This Sheet: \$ _____

Bay City Watt Family Park: Donated Equipment Record

Donor Name: _____ Phone: () _____

Address: _____ Phone: () _____

Operator Name: _____

The hourly rate for donated equipment used on a project shall not exceed its fair rental value. Records of in-kind contributions shall include schedules showing the hours and dates of use and the signature of the operator of the equipment.

Date	Description of Equipment Used	Hourly Rate	Hours Used

Signature of Donor: _____ Date: _____

Project Supervisor Signature: _____ Date: _____

Operator Signature: _____ Date: _____

Total Value of Donations This Sheet: \$ _____

Bay City Watt Family Park: Donated Materials or Supplies Record

Donor Name: _____ Phone: () _____

Address: _____ Phone: () _____

The hourly rate for donated materials included in the matching share should be reasonable and should not exceed current market prices at the time they are charged to the project. Records of in-kind contributions shall indicate the fair market value by listing the comparable prices and vendors.

Date	Description of Donated Materials or Supplies	Estimated Value	Retail Value

Signature of Donor: _____ Date: _____

Project Supervisor Signature: _____ Date: _____

Total Value of Donations This Sheet: \$ _____

