

WHITESON PARK

CONCEPTUAL MASTER PLAN



WHITESON AREA PARK
CONCEPTUAL MASTER PLAN
JUNE 1, 2016

ACKNOWLEDGMENTS

This document was developed for Yamhill County Parks by the University of Oregon's Community Service Center (CSC). The CSC project team would like to thank the County Parks and Recreation Advisory Board, Parks Director Brett Henry, and Whiteson Advisory Team members for their assistance with this project. A special thanks goes to the residents who took the time to participate in interviews and meetings with the project team.

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INTRODUCTION

PURPOSE

The purpose of the Whiteson Park Master Plan is to provide Yamhill County Parks and Recreation with an updated vision and conceptual design for the development of the Whiteson Park property. It is the hope of both University of Oregon Community Service Center and Yamhill County Parks and Recreation that this document and the process undergone for its completion will strengthen relationships with the local community and other future partners, increasing the potential for the conservation and interpretation of existing cultural and natural resources. The master plan is both a guide and resource for Yamhill County as it moves forward with park development. This document presents: (1) an updated site analysis (2) project goals and a master plan design (3) cost estimates and phasing for project implementation; and (4) appendices with partnership information, stakeholder input and additional park development resources.

BACKGROUND

The Whiteson site is comprised of four parcels, totaling 94 acres in area and located at the terminus of Riverbend Rd. approx. 2.3 miles west of the community of Whiteson. Yamhill County Parks and Recreation developed a park proposal for the site in 2011 -2012 and secured a Conditional Use Permit for development of the park in 2013. However,

the County Park and Recreation department decided that more analysis and community input needed to happen before the County moved forward with developing the park. In 2015, the County partnered with the Community Service Center at the University of Oregon to conduct interviews with local residents and professionals, organize a series of meetings with these stakeholders to acquire information and solicit design input, and produce a revised conceptual plan.

During initial information gathering and design workshops, the CSC team did not restrict the park's overall vision or site elements to what was approved in the 2012 CUP. The

goal of these meetings and interviews was to collect honest and updated input regarding issues and opportunities presented by the site. These issues and opportunities were then synthesized into a more holistic design proposal.

The final revised conceptual design includes many of the same elements of the 2012 design and is divided into three development phases. Phases one and two closely align with the conditional use permit. As outlined in the master plan, phase three of the proposal will require further studies and an additional land use approval process.



On-site historic barn

VISION

The Whiteson park provides a variety of recreational and educational opportunities for the residents of Yamhill County, while respecting the existing rural character and lifestyle of the Whiteson area. With the oversight of Yamhill County Parks and Recreation, this Park will function as a collaboration of multiple local partnerships to highlight the unique cultural and natural resources that are present, providing a safe, well-maintained, and lasting outdoor resource for visitors into the future.



Meadow on adjacent riparian property

PROJECT TIMELINE

2012 PROPOSAL AND CONDITIONAL USE PERMIT

May 2011 – Yamhill County Parks and Recreation submitted an initial proposal to the County Planning Department for the Whiteson Park. The Parks Board received many public comments, and a public hearing was scheduled.

March 20, 2012 - Yamhill County Parks and Recreation submitted a new version of the Whiteson Area Parks Proposal to the Yamhill County Planning Commission in hopes of obtaining a conditional use permit (CUP) needed for approval of the Whiteson Park. The modified proposal included changes meant to respond to citizens' concerns in the original proposal.

June 8, 2012 - The Yamhill County Planning Commission voted 4-3 to deny a Conditional Use Permit for development of the Park.

November 28, 2012 – Yamhill County Parks submitted rebuttal testimony to the Yamhill County Board of Commissioners.

December 6, 2012 - Yamhill County Board of Commissioners voted to approve the CUP, allowing Phases 1 and 2 of the project to move forward, but requiring an additional proposal to be submitted for more intensive park development.

January 3, 2013 - Official signed approval of CUP.

ADDITIONAL STUDIES

April 2014 - Cultural Resources Survey was completed by Archaeological Investigations NW for 38 acres of park property.

CONCEPTUAL MASTER PLAN TIMELINE OF STAKEHOLDER INVOLVEMENT

July 2015 – Whiteson Kickoff Meeting (on site)

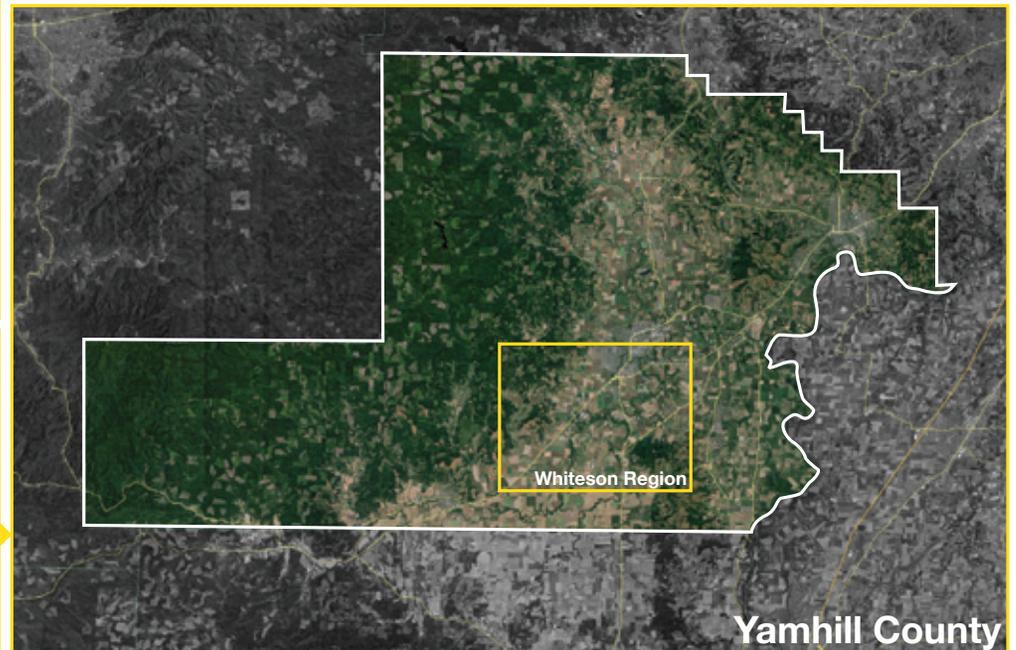
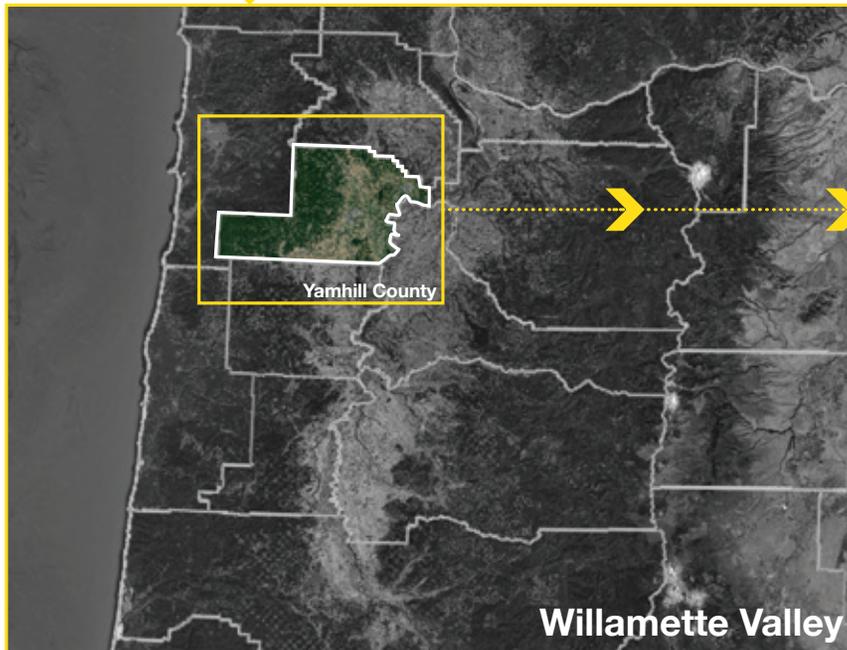
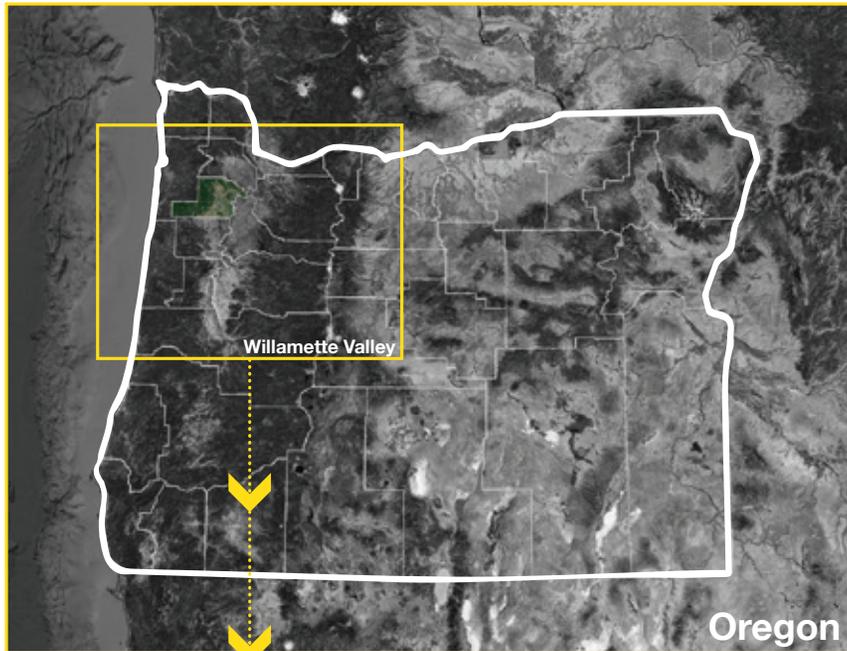
Sept – Nov. 2015 – Interviews were conducted with stakeholders including local residents and relevant professionals. February 5th, 2016 - Whiteson Advisory Team (WAT) Meeting (CSC presented site analysis, project background and 3 conceptual designs)

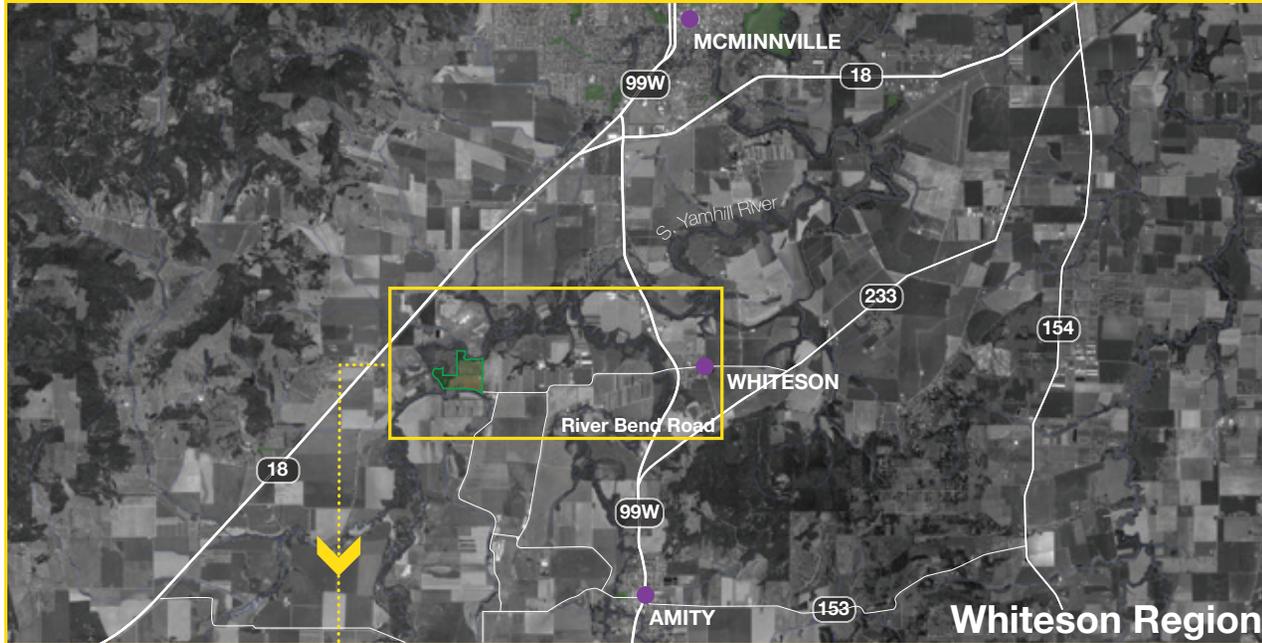
February 19th, 2016 – Local Resident meeting (CSC presented site analysis, project background and 3 conceptual designs)

April 18th, 2016 – Final master plan design meetings (CSC conducted 3 individual meetings with Yamhill County Parks Board, Local Residents, and WAT to present final design plan and solicit input)

June 7th, 2016 – CSC presents a conceptual master plan to the Yamhill County Board of Commissioners. This master plan design is not for adoption, but meant as a guide for future development of the Whiteson park property based on information gathered over the past year.

EXISTING CONDITIONS AND SITE ANALYSIS

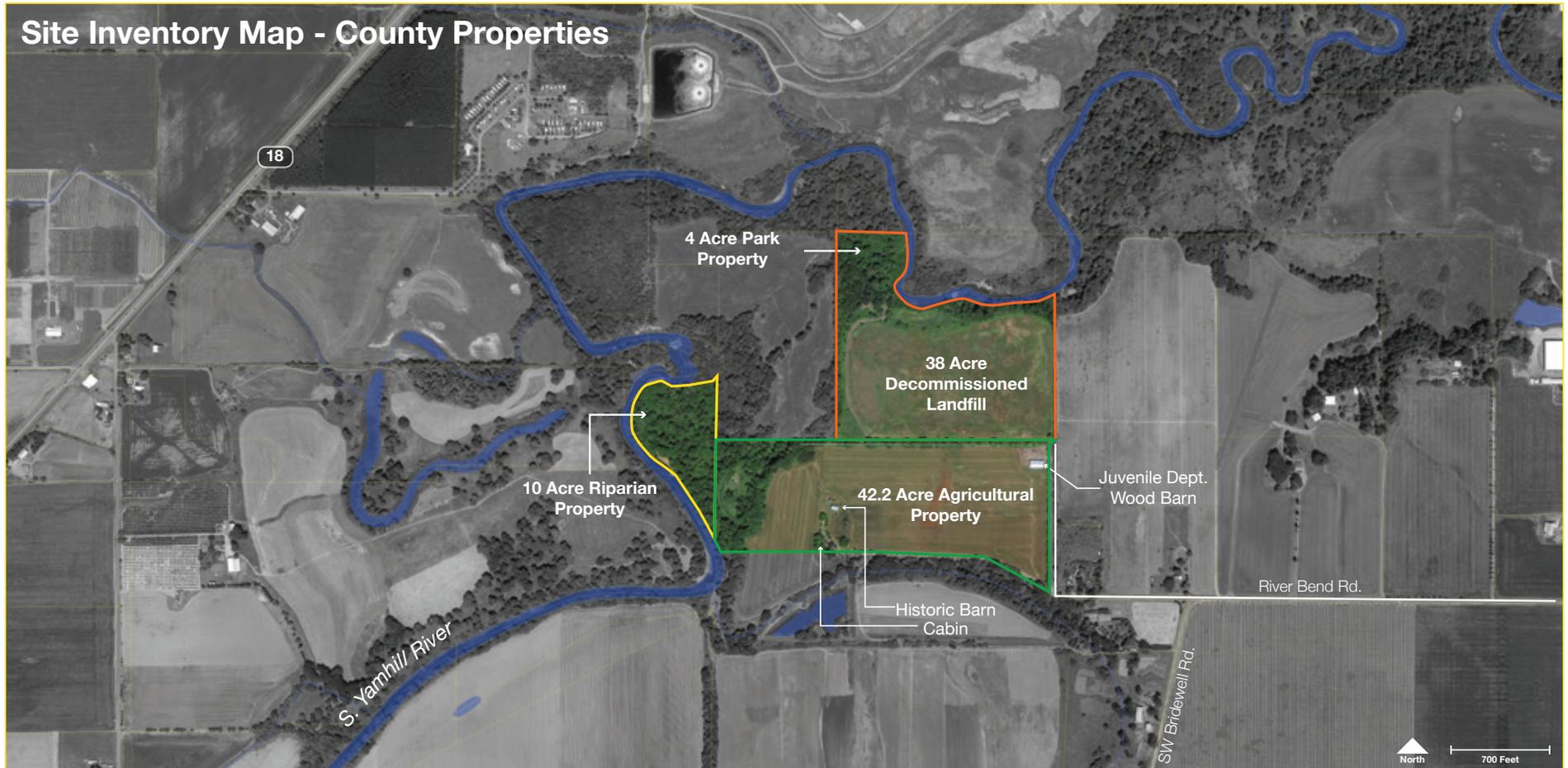




Driving Time to Site:
 Whiteson - 7 Minutes (2.8 Miles)
 Amity - 10 Minutes (5.3 Miles)
 McMinnville - 12 Minutes (6.9 Miles)
 Carlton - 24 Minutes (14.6 Miles)
 Portland - 1 Hour (44.5 Miles)



Site Inventory Map - County Properties



Agricultural Property

Former Rice property purchased by County in 2005 to create a publicly-owned buffer to the former landfill site. Leased farmland managed by Yamhill County Solid Waste. Small “hunting” cabin, barn, and well house. Access road follows the southern boundary.

Riparian Property

Purchased by Yamhill County at the same time as the former Rice Property to add as buffer to the former landfill site. Primarily undeveloped with a small network of primitive trails and river access developed by hunting club members

Decommissioned Landfill

Acquired by Yamhill County in 1966. Currently in the post-closure process under Yamhill County Solid Waste and Oregon Department of Environmental Quality (DEQ) oversight.

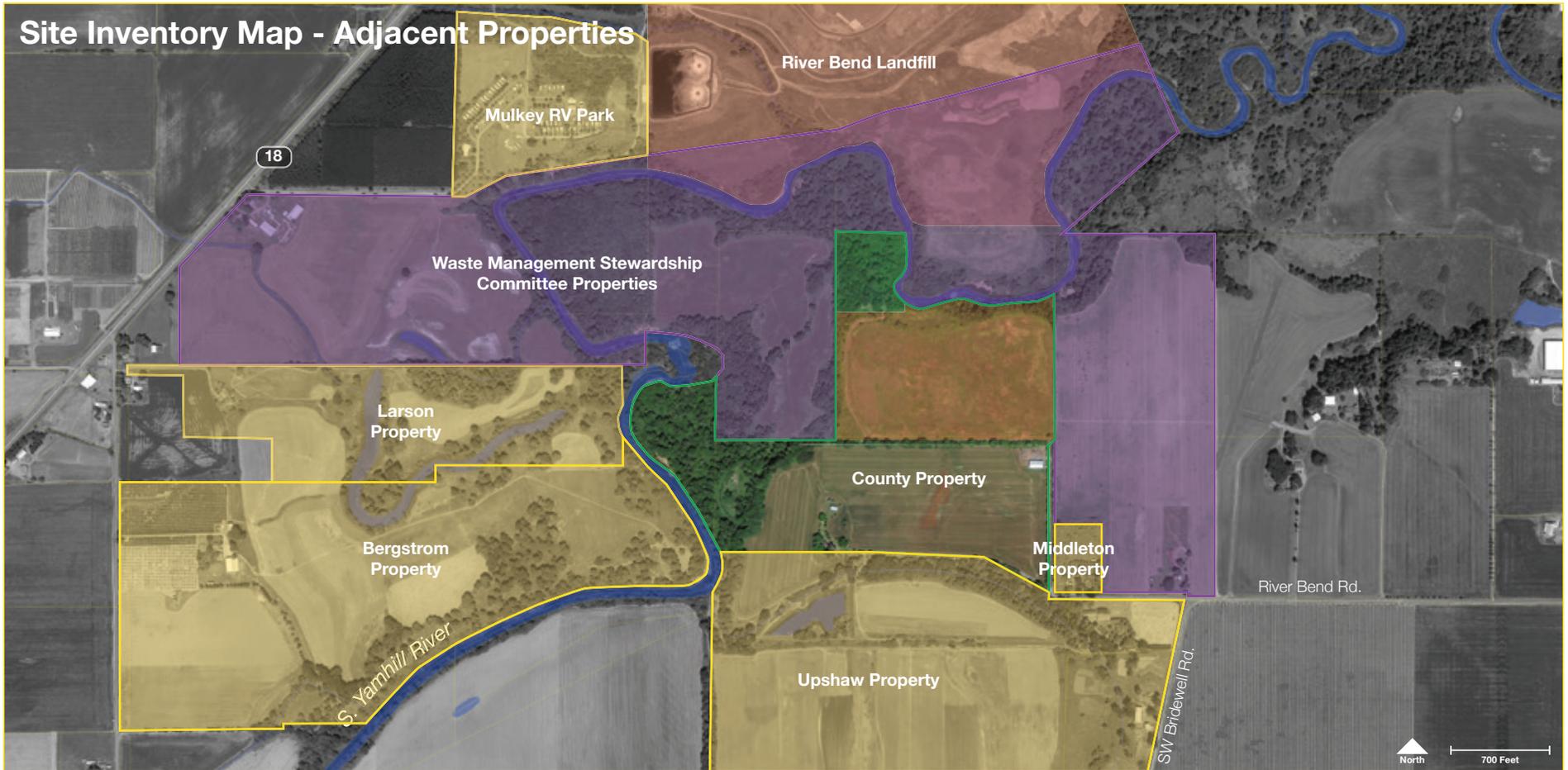
Northern Park Property

Boat launch constructed in the 1970’s, but use was limited due to Yamhill River’s low summer flow. Public access to the landing was restricted due to post-closure activities at the landfill site and inappropriate use

Yamhill County Juvenile Program

Pole barn located in the northeast corner of the former Rice property that serves the Yamhill County Juvenile Department’s community service program

Site Inventory Map - Adjacent Properties



Waste Management Stewardship Committee

450 total acres surrounding WM-Riverbend available for “projects that benefit the community,” which includes “farming, outdoor recreation, wildlife, natural resources, and history”

Zoning

Northern Park Property: PRO
- Parks, Rec., Open Space

Whiteson Landfill &
WM-Riverbend: PWS - Public
Works/Safety

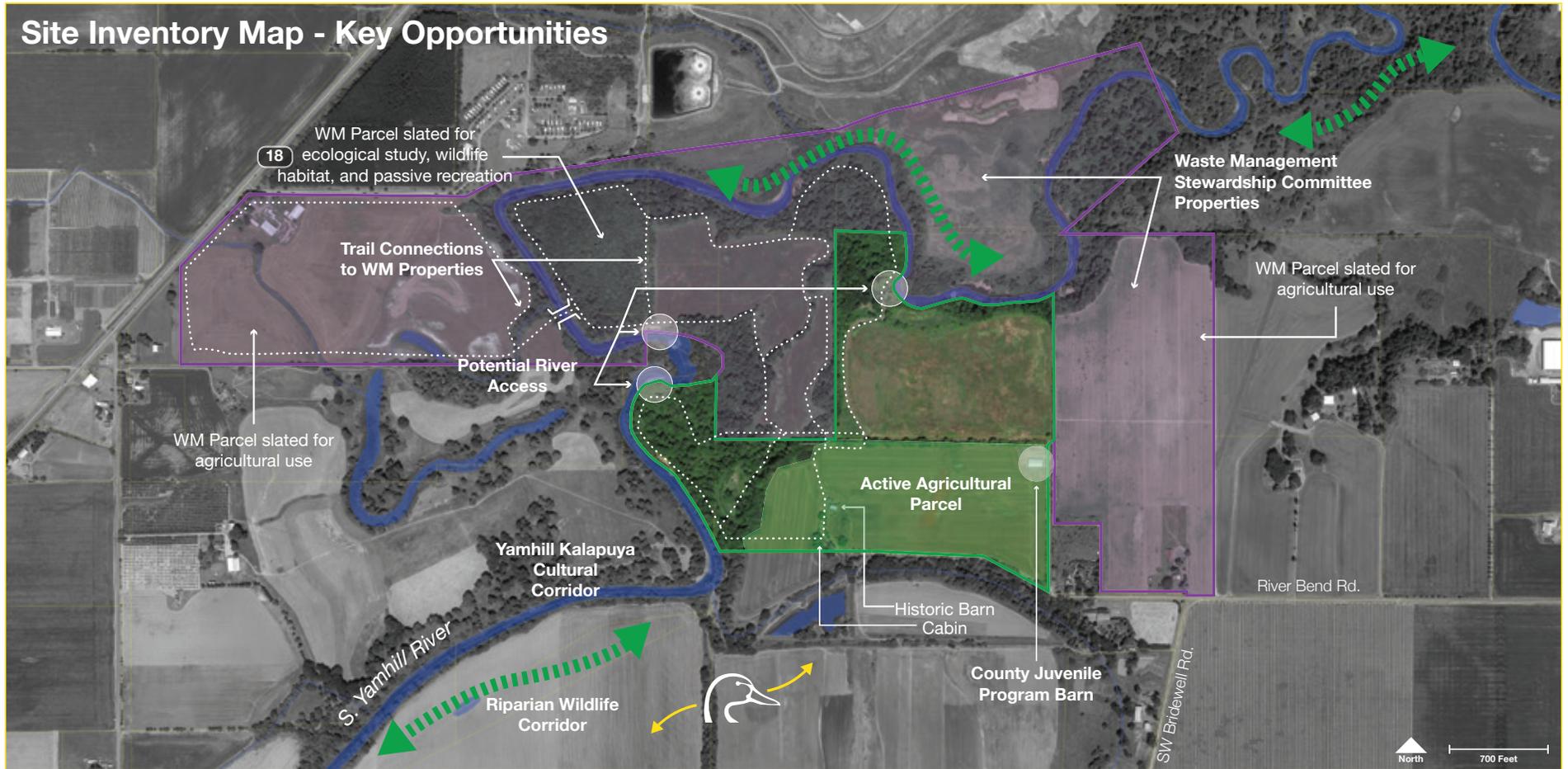
All Surrounding Properties:
ALFH - Agriculture/Forestry
Large Holding (EF-80)

Adjacent Properties

Concerns and support have been expressed by residents in the vicinity of the Whiteson park site

Adjacent property owner concerns have been recorded and will be addressed in park planning

Site Inventory Map - Key Opportunities



Current Land Uses

Existing farmed land on county property provides revenue, contributes to historic farmed landscape feel and aesthetic. Current farmer is willing to re-lease.

Juvenile Program provides eyes on the site and maintenance opportunities

Cultural Resources

River corridor was used for food, forage, and transportation by the Yamhill Kalapuya

Historic landscape and existing building cluster

Concentrations of found resources from cultural resource survey

Natural Resources

1851 Historic Vegetation Survey: Closed Riparian Forest along river, prairie on surrounding Ag lands

Potential river access on both county-owned and WM properties

Riparian wildlife corridor

Adjacent Farm and Conservation Lands

Upshaw conservation property (Ducks Unlimited) - Neighboring landowner encourages wildlife movement along corridor

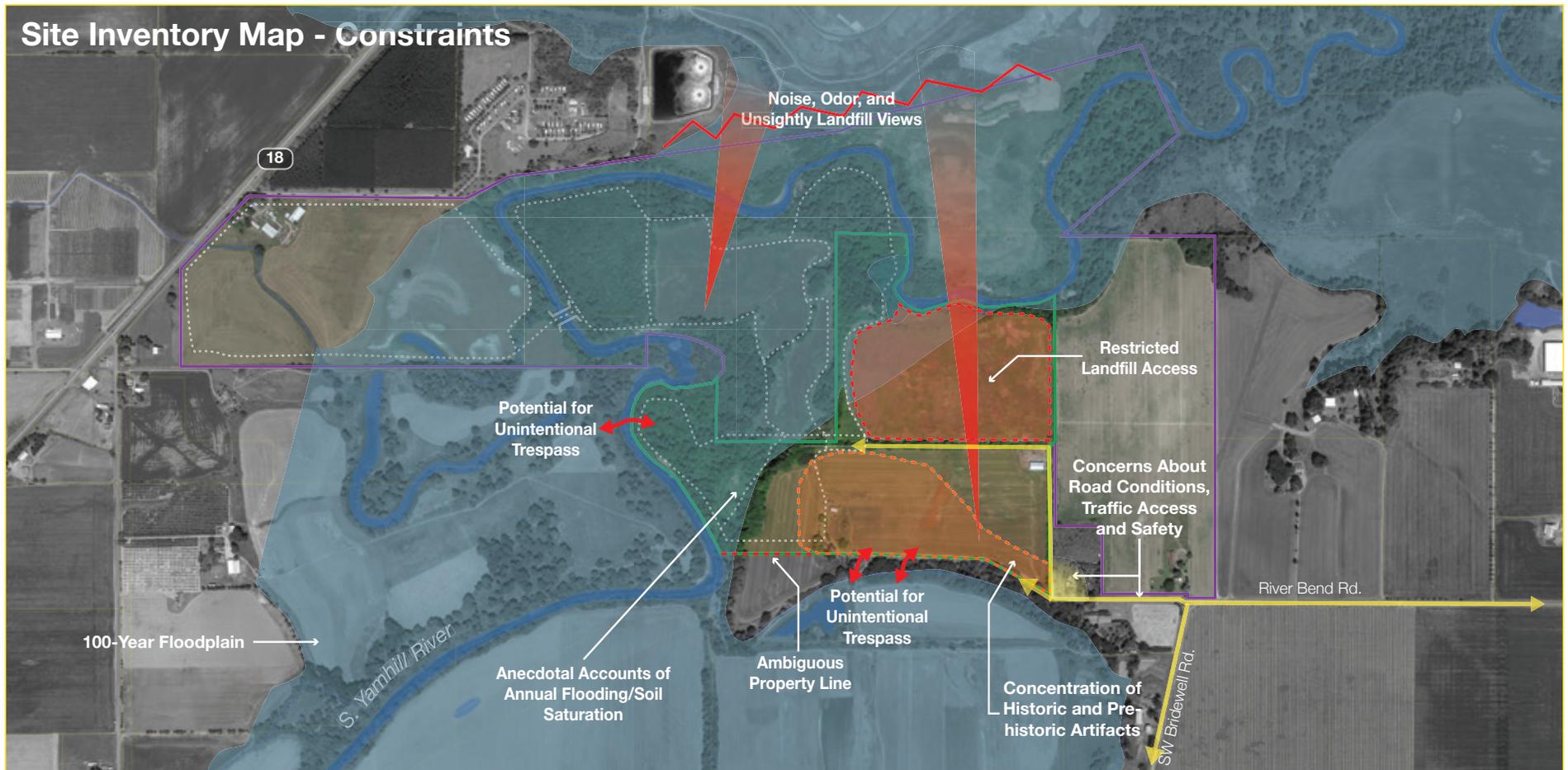
WM properties slated for agricultural, recreational, and ecological purposes

Trail Connections

WM Stewardship lands provide key hiking/recreation opportunities

Trails based on 2012 CUP and WM GROW Map

Site Inventory Map - Constraints



Flood Plain

Seasonal flooding limits access to 10-acre riparian property and WM properties during wet season

Cultural Resources

Presence of prehistoric and historic artifacts limit park development

In-depth archaeological surveys must be completed prior to development, and CSC recommends the creation of an "Unintentional Discovery Plan"

Landfills

Access to decommissioned Whiteson Landfill must be limited

Noise and Unightly views of Riverbend Landfill

Adjacent Properties

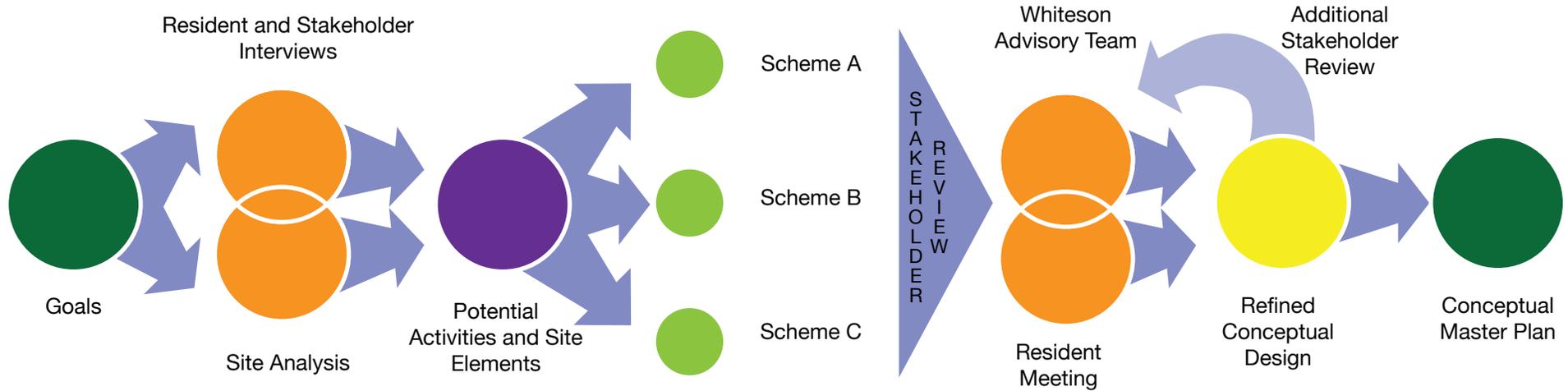
Concerns regarding unintentional and malicious trespassing to Upshaw (Beautiful pond grounds South of Cabin) and Bergstrom (River Access) properties

Access

The Middletons and Upshaws have privacy and safety concerns regarding increased vehicular traffic

Neighboring farmers have concerns about increased traffic and farm equipment access on River Bend Road and SW Bridewell

DESIGN & PLANNING PROCESS



Conceptual Master Plan design process diagram

PROJECT GOALS

Provide new and desired recreational opportunities for Yamhill County residents

Protect and provide access to natural and cultural resources

Develop a park that is economically feasible and sustainable

Incorporate design elements and implement strategies to support public safety and site security

Respect the needs and lifestyles of surrounding residents

CONCEPTUAL MASTER PLAN

PARK ACTIVITIES

HIKING AND NATURAL AREAS ACCESS

The primary proposed park activity is hiking and walking throughout the riparian areas adjacent to the South Yamhill River. Access to the natural open spaces on both the county parks-owned and Waste Management Stewardship Committee (WMSC) properties will provide desirable recreation and wildlife-viewing opportunities for county residents. Initial park development will entail the development and formalization of extant hiking and walking trails along with the construction of additional trail infrastructure. Due to the sensitivity of the local habitat and costs associated with trail maintenance, mountain biking is not a recommended use of trails through the site.

CULTURAL LANDSCAPE INTERPRETATION

The conceptual master plan calls for several features that highlight the unique cultural history of the site. CSC has proposed two primary interpretive features in Phase 2 of park development: a “Trail Through Time” Cultural History Path and Homestead Garden. Combined with interpretive signage and restoration of the historic barn and pump house structures, these landscape elements will provide valuable educational opportunities for park visitors and youth school groups.

ACTIVE AGRICULTURE

All stakeholder groups have identified continued agricultural use of the property as a desirable activity. Primarily composed of Woodburn silt loam and Amity silt loam soils (Soil survey map unit symbol 2310A), the majority of soil in the current agricultural parcel is USDA Land Capability Class 1. The current agricultural parcel leaseholder is amenable to continuing his farming operations alongside park development. Measures have been taken in phasing recommendations as well as fence and gate placement to accommodate agricultural use of the property to the fullest extent possible.

RESTORATION AND HABITAT

Maximum effort should be made to restore any un-programmed or non-agricultural areas of the property to native vegetation cover and wildlife habitat. In addition to its habitat and educational value, a habitat restoration area to the south of the “Trail Through Time” in Phase 2 will provide a buffer to the southern property fence line.

RIVER ACCESS

In addition to hiking and camping opportunities, the County Parks Board has identified that county residents have a strong desire for increased river access. Trail development to provide river access is recommended at two points in the conceptual master plan.



Natural Areas Access - WMSC Property



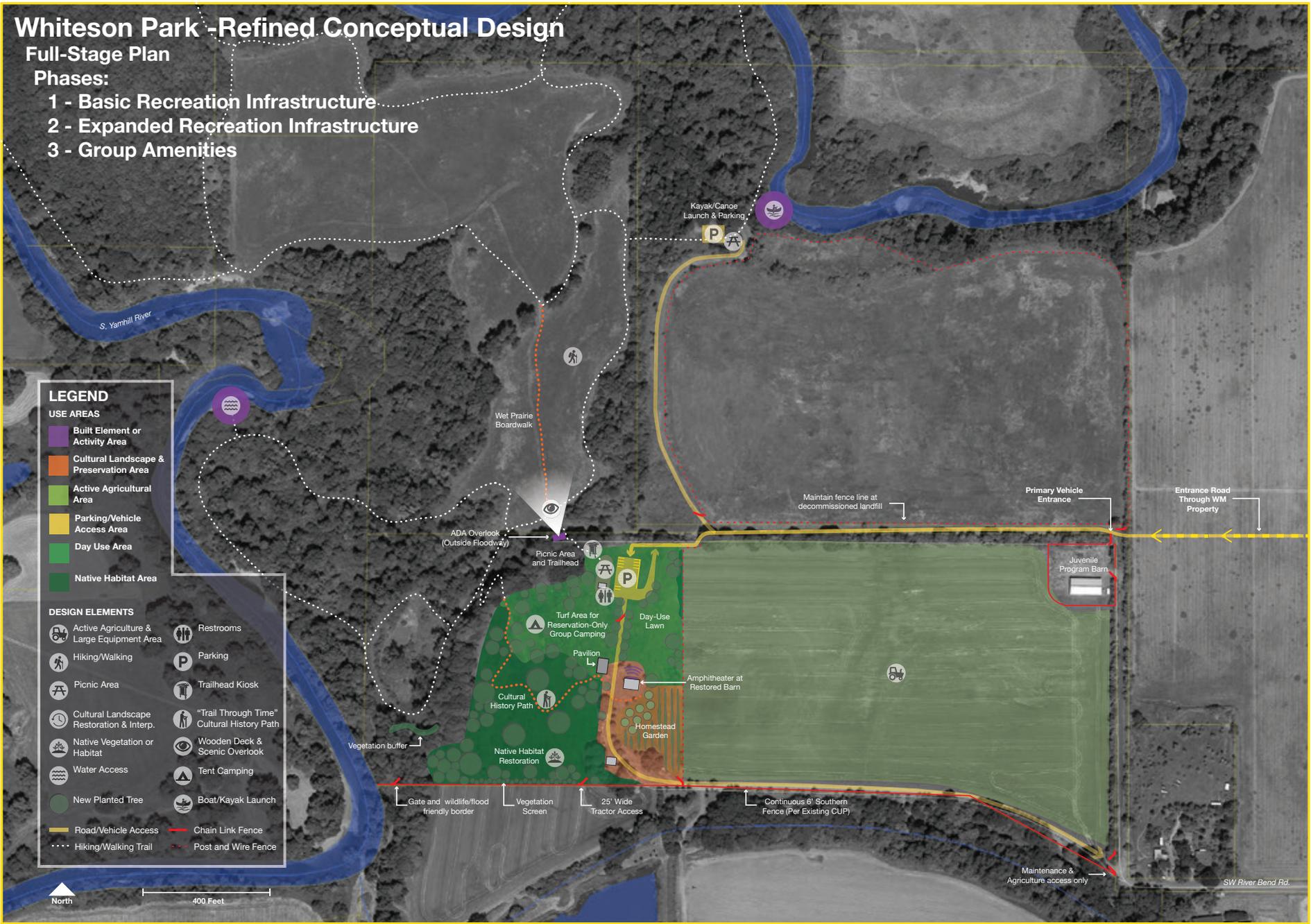
Cultural Landscape - Existing Barn

Whiteson Park - Refined Conceptual Design

Full-Stage Plan

Phases:

- 1 - Basic Recreation Infrastructure
- 2 - Expanded Recreation Infrastructure
- 3 - Group Amenities



LEGEND

USE AREAS

- Built Element or Activity Area
- Cultural Landscape & Preservation Area
- Active Agricultural Area
- Parking/Vehicle Access Area
- Day Use Area
- Native Habitat Area

DESIGN ELEMENTS

- | | |
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North
400 Feet

OUTDOOR EDUCATION

The CSC recommends the development of infrastructure allowing for the accommodation of school and education-oriented groups up to 60-80 people (approximately one school bus load plus chaperone vehicles). Recommended infrastructure includes the construction of a bus turnaround in the parking area and an indoor-outdoor event pavilion. A list of potential partnership organizations is located later in this document, though the Greater Yamhill Watershed Council has expressed interest in the development of outdoor education programming on the site.

ADVANCED-RESERVATION GROUP CAMPING

As it is not included in the Yamhill County Comprehensive Parks and Open Space Master Plan, camping is not approved under the current CUP. Following the proper land use approval process, CSC recommends that the Whiteson Area Park provide the opportunity for periodic, low-impact camping events to occur within the open grassy areas of the park (following Phase 2 build-out). Drop-in public camping on the Whiteson park site is not recommended, and CSC recommends that future group camping reservations be granted to organizations and individual groups through a permit and fee-based process.

SMALL GATHERINGS & EVENTS

Structures and site elements such as the parking areas, cabin, historic barn, event pavilion, and amphitheater may also be used for small gatherings and events such as weddings, public film screenings, family reunions, education of school groups, and small meetings or retreats. Events will be subject to proper land use approval, and use of any buildings will be subject to inspector approval and occupancy permitting. Due to the sensitivity of wildlife in the nearby riparian corridor, group events in the day-use areas must take measures to mitigate potential impacts of refuse, noise, and/or light pollution. Loud events and concerts are not advised. Further assessment and study are needed, though the CSC recommends that initial events be limited to a maximum of 80-100 persons.



Active Agriculture - Current Condition



Outdoor Education (Example)



Gatherings & Events (Example)

IMPLEMENTATION COSTS AND PRIORITIES

PARK DEVELOPMENT PHASES

In light of funding constraints and the current Conditional Use Permit (CUP), the CSC recommends a phased park development plan. The two initial phases outline physical site elements and activities that fall under the approved land use of the 2013 CUP. The third phase outlines physical and programmatic elements that entail an additional land use approval process.

PHASE 1 - BASIC RECREATION INFRASTRUCTURE

Cultural Resources Survey

Archaeological surveying will be required prior to the construction of site elements that entail soil disturbance. This survey will focus on the area to be developed in phase one and follows a 2013 cultural resource survey of 38 acres of the former Rice property. The CSC recommends adherence to the CUP, whereby evaluation from the State Historic Preservation Office (SHPO) is required prior to development of buildings and parking lots. Due to the sensitivity of development at the site, the CSC also recommends a partnership with the Tribal Historic Preservation Office (THPO) of the Confederated Tribes of Grand Ronde to ameliorate concerns related to the preservation and protection of cultural resources. Yamhill County Parks should work with both SHPO and THPO

throughout all development phases and when and soil disturbance is expected.

Inadvertent Discovery Plan

As part of ongoing efforts to preserve and protect cultural resources on the site, an Inadvertent Discovery Plan should be developed with archaeological consultants. The CSC also recommends the installation of signs throughout the park indicating that park visitors should report any artifacts found on site.

Borders and Access Roads

Post and wire fencing will enclose and separate the parking/day-use area in Phase 1 from the active agricultural grounds. CSC recommends the inclusion of barbed wire in this fence. In accordance with the CUP, the CSC team recommends that fencing, signage, and physical boundaries be maintained around the landfill to deter park visitors from entering the area. Design measures are also included in the conceptual master plan to prevent access to the neighboring property along the southern edge. Guidelines for construction of the southern fence are outlined in detail in the existing CUP, though slight variations exist on the CSC-designed site plan. For example, installation of a wide gate along the southern edge near the extant cabin will allow access to agricultural



Example - Gravel Parking Lot



Example - Post and wire fencing

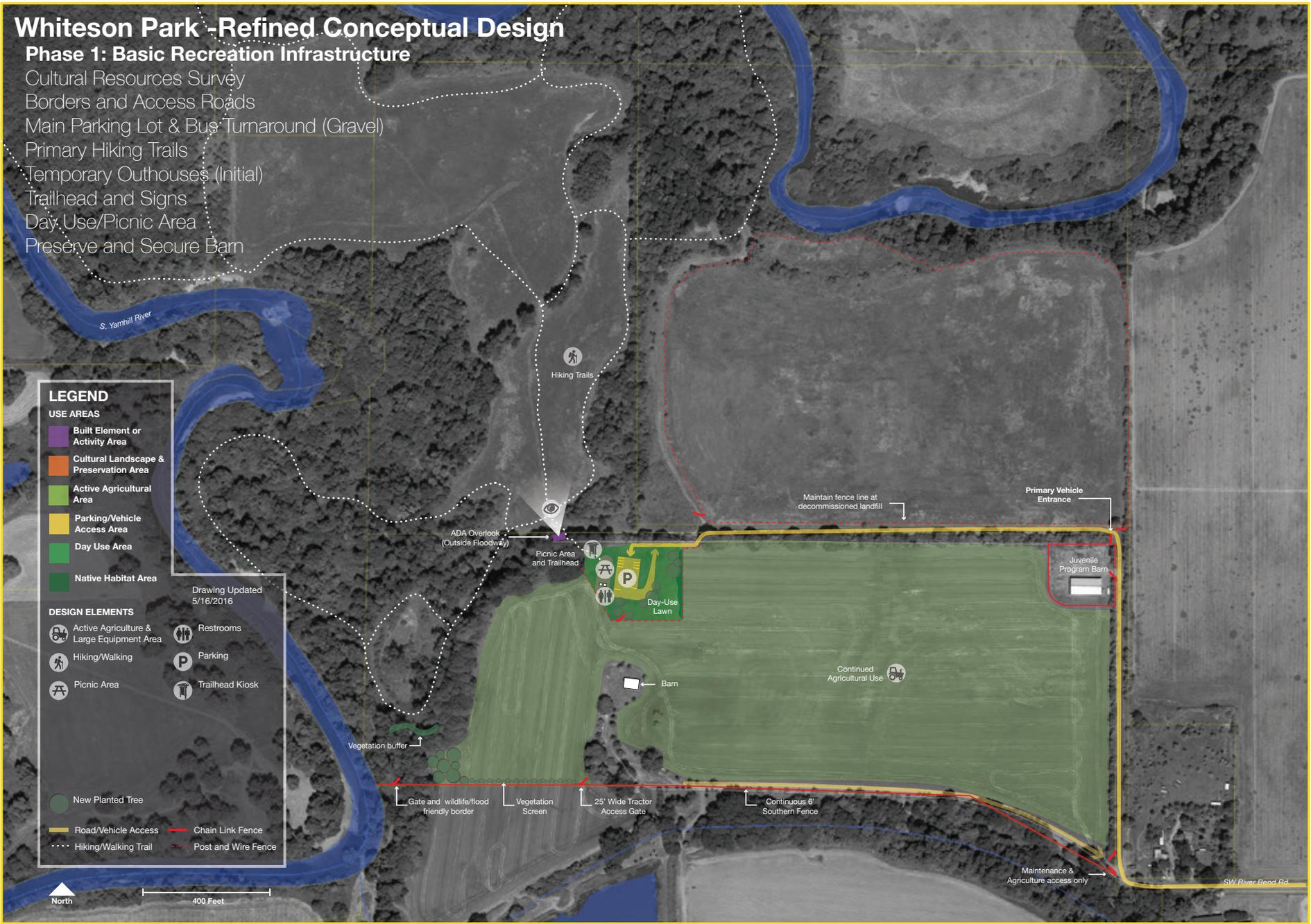


Ex. - Chain-link security fence w/vegetation screen

Whiteson Park - Refined Conceptual Design

Phase 1: Basic Recreation Infrastructure

- Cultural Resources Survey
- Borders and Access Roads
- Main Parking Lot & Bus Turnaround (Gravel)
- Primary Hiking Trails
- Temporary Outhouses (Initial)
- Trailhead and Signs
- Day Use/Picnic Area
- Preserve and Secure Barn



LEGEND

USE AREAS

- Built Element or Activity Area
- Cultural Landscape & Preservation Area
- Active Agricultural Area
- Parking/Vehicle Access Area
- Day Use Area
- Native Habitat Area

DESIGN ELEMENTS

- Active Agriculture & Large Equipment Area
- Hiking/Walking
- Picnic Area
- Restrooms
- Parking
- Trailhead Kiosk

● New Planted Tree
— Road/Vehicle Access — Chain Link Fence
⋯ Hiking/Walking Trail - - - Post and Wire Fence

Drawing Updated 5/16/2016

North
400 Feet



Example - Gravel parking lot



Example - Trailhead kiosk



Example - Phase 1 primitive picnic area

parcels on the Upshaw property. CSC adamantly recommends the development of an agreement between the County and the Waste Management Stewardship Committee to allow public access to the stewardship properties located north and west of the parks-owned properties. Existing gates should be reinforced or replaced to provide adequate site security. Per the CUP, a fence shall be erected to secure the Juvenile Program wood barn. Main Parking Lot & Bus Turnaround Aligned with specifications in the CUP, a parking lot will be constructed to accommodate 20 vehicle parking spaces, two of which should be ADA accessible. The primary access road(s) and geometry of the parking lot should be aligned with the historic homestead's axis and existing tree allée. The parking lot should provide a configuration and exit drive to accommodate school bus turnaround. Per the CUP, the existing Northern access road shall be widened to 24ft to accommodate two-way traffic.

Primary Hiking Trails

Phase 1 hiking trail development should focus on reinforcement and enhancement of existing pathways on the park-owned and WMSC riparian properties. Trails located within the floodplain may require a Yamhill County Floodplain Development Permit

Temporary Outhouses

Phase 1 restrooms are recommended to be portable and sited on either a gravel or concrete pad near the parking area. Two units are recommended, with at least one being ADA accessible.

Trailhead and Signs

Detailed hiking trail maps and signage shall be posted on a kiosk at the trailhead area specified on the site plan. Trailhead kiosk will include posted park regulations and dog waste station.

Day Use/Picnic Area

The development of a modest picnic area west of the parking lot is recommended for Phase 1. This is recommended to consist of dispersed picnic tables on a level mulched, gravel, or concrete pad area depending on available funds and affordability. Trashcans and recycling receptacles should also be set out in the picnic area. As shown on the Phase 1 site plan, the construction of a turf lawn day-use area is recommended for the area to the southeast of the parking lot.

Preserve and Secure Barn

Although a fence will initially separate visitors from accessing the structure, efforts should be made to secure and preserve the historic homestead barn prior

to public park access. The gothic-style barn and adjacent pump house have been determined by the SHPO as being eligible for listing on the National Register of Historic Places (NRHP). CSC recommends that County Parks explore evaluation and registration of the structure to protect the cultural integrity of the site and secure resources for ongoing maintenance and preservation.

Site Security Measures

The McMinnville Office of Oregon State Police and Yamhill County Sheriff should be notified of park development and given access keys to all park gates. Police enforcement should be encouraged to visit the site for routine “park checks” as liberally as possible. The sheriff’s office has recommended the installation of security camera systems to monitor the park entrance, trailhead, and/or parking areas. Lighting should be considered in parking areas and around historic structures.

WMSC Stewardship Land Use Approval

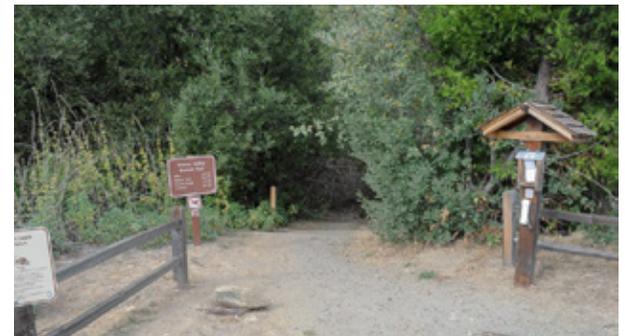
In addition to the development of a formal agreement between the WMSC and Yamhill County Parks, public access to additional properties is contingent upon a land use approval process including public notice and evaluation. This approval process is separate from (and in addition to) the existing 2013 CUP.



Example - Primary hiking trails



Example - Temporary outhouse



Example - Hiking trails access near picnic area



Current condition - Northern entry gate

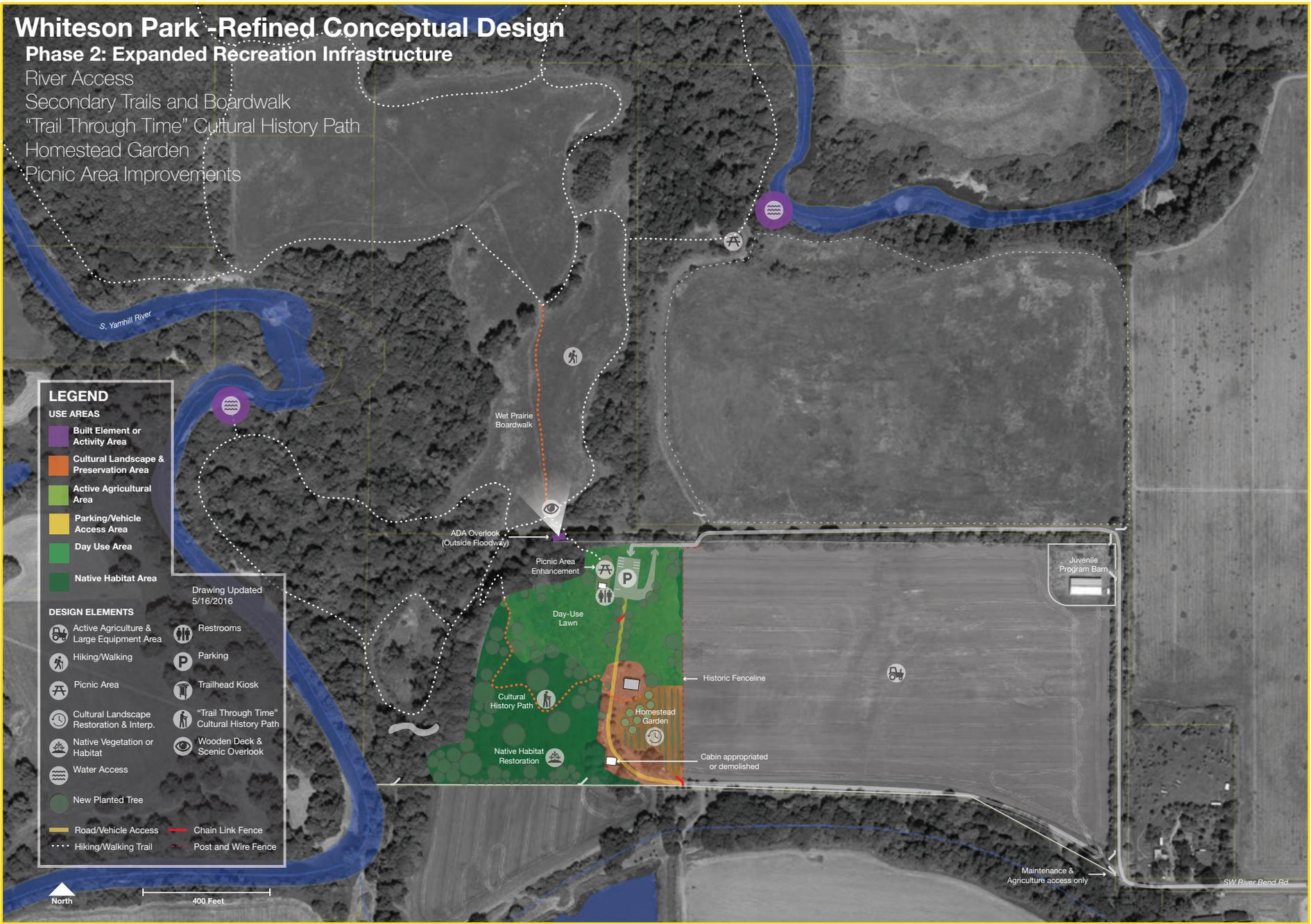


Example - Primitive picnic area

Whiteson Park - Refined Conceptual Design

Phase 2: Expanded Recreation Infrastructure

- River Access
- Secondary Trails and Boardwalk
- "Trail Through Time" Cultural History Path
- Homestead Garden
- Picnic Area Improvements



LEGEND

USE AREAS

- Built Element or Activity Area
- Cultural Landscape & Preservation Area
- Active Agricultural Area
- Parking/Vehicle Access Area
- Day Use Area
- Native Habitat Area

Drawing Updated 5/16/2016

DESIGN ELEMENTS

Active Agriculture & Large Equipment Area	Restrooms
Hiking/Walking	Parking
Picnic Area	Trailhead Kiosk
Cultural Landscape Restoration & Interp.	"Trail Through Time" Cultural History Path
Native Vegetation or Habitat	Wooden Deck & Scenic Overlook
Water Access	
New Planted Tree	

— Road/Vehicle Access — Chain Link Fence
 ···· Hiking/Walking Trail - - - Post and Wire Fence

SW River Bend Rd

PHASE 2 - EXPANDED RECREATION INFRASTRUCTURE

Access Road extension

A limited-use compacted gravel road shall be built along the historic homestead axis (as drawn on conceptual site plan) between the main parking lot and cabin area. The road will connect to the existing southern access road.

Fence Line

The post and wire fence line in Phase 2 will be moved to extend fully from the main northern access road to the chain link fence along the southern property line. Agricultural access to the land west of the fence line will be terminated, but a gate at the southern road and property line shall ensure maintenance access between the agricultural property and western portion of the park.

River Access

Due to high investment, permitting, and construction costs, formal access to the riverbank will be developed in Phase 2. These access points may include built elements such as decks or stairs, but are subject to a Floodplain Development Permitting process and compliance with Section 901 of the Yamhill County Zoning Ordinance. Further professional surveying and a biological opinion are also needed.

Secondary Trails and Boardwalk

Additional trail infrastructure, including overlooks and wetland boardwalks, may be constructed as parks funding allows.

“Trail Through Time” Cultural History Path & Restoration Area

CSC recommends the construction of an interpretive trail that will educate park visitors about historic and contemporary human settlement patterns in the Willamette Valley. As visitors progress along the trail from the riparian forest toward the historic homestead, they will “advance” in time from the era of the Kalapuya to the 21st century. Hikers on the trail will encounter educational signage, botanical displays, and other features along that depict human-nature relationships and plant/animal species significant to the Kalapuya, Anglo-American settlers, and the contemporary residents of Yamhill County. This area should be ADA accessible with a wide, clear trail and interspersed seating areas and benches. Surrounding the “Trail Through Time” to the north and south will be a large native habitat restoration area in what is currently part of the agricultural parcel. This native restoration area will provide a contextually relevant backdrop to the interpretive trail.



Example - Gravel access road



Example - Interpretive trail



Examples - River access overlook



Example - Wet prairie boardwalk



Example - Interpretive trail



Example - Interpretive signage



Example - Restroom with plumbing



Example - Vault restroom

Homestead Garden

The CSC recommends the development of partnerships with local historic societies to preserve the historic integrity of the homestead. The construction of an edible, productive cultural landscape south of the barn that emulates the agricultural practices of early Anglo-American Willamette Valley settlers will allow park visitors a window into the site's history. Combined with the historic barn, the garden will also help to punctuate the end of the "Trail Through Time" pathway. Given sufficient outside partnerships to ensure maintenance, this area is recommended to be fenced-in and include an orchard area and vegetable garden.

Restrooms & Water Infrastructure

The installation of a unisex vault CXT-type or flush restroom will be constructed in Phase 2 to replace the initial portable toilets. Additional study is required to determine the most appropriate restroom type. The viability of an on-site water supply should be determined during Phase 1 and constructed during Phase 2. Ideally, an on-site well would provide park visitors with supply of potable fresh water.

Picnic Area Improvements & Expanded Day-Use Turf

Concurrent with the development of restrooms, Phase 2 will include the further

development of a concrete pad and/or covered awnings in the picnic area west of the parking lot. Improvements may also be made to site signage or the trailhead kiosk. An additional turf area, bordered by trees, will be constructed to the southwest of the parking lot between the extant riparian forest edge and the “Trail Through Time” native habitat area.

Day-Use Fees

Concurrent with the construction of expanded day-use amenities in Phase 2, CSC recommends that Yamhill County Parks explore the installation of a day-use parking fee kiosk. Kiosk systems exist that are capable of accepting both cash and remotely transmitting credit card data. The advantage of such a system is added revenue from parking and citation fees. There are also risks associated with the installation a payment kiosk such as vandalism and potential operational/ maintenance costs.

Storage

A storage area for tools and other maintenance equipment should be incorporated during Phase 2. This structure could be fit within the historic cluster of buildings or attached to the newly constructed restroom.

Existing Cabin

Prior to the expansion of the post and wire fence line in Phase Two, the existing hunting cabin structure should be inspected and assessed by a professional consultant. Following inspection, the building should be appropriated for alternative use (events, meetings, or education purposes), thoroughly secured, or demolished.



Existing Cabin



Example - Improved concrete pad picnic area



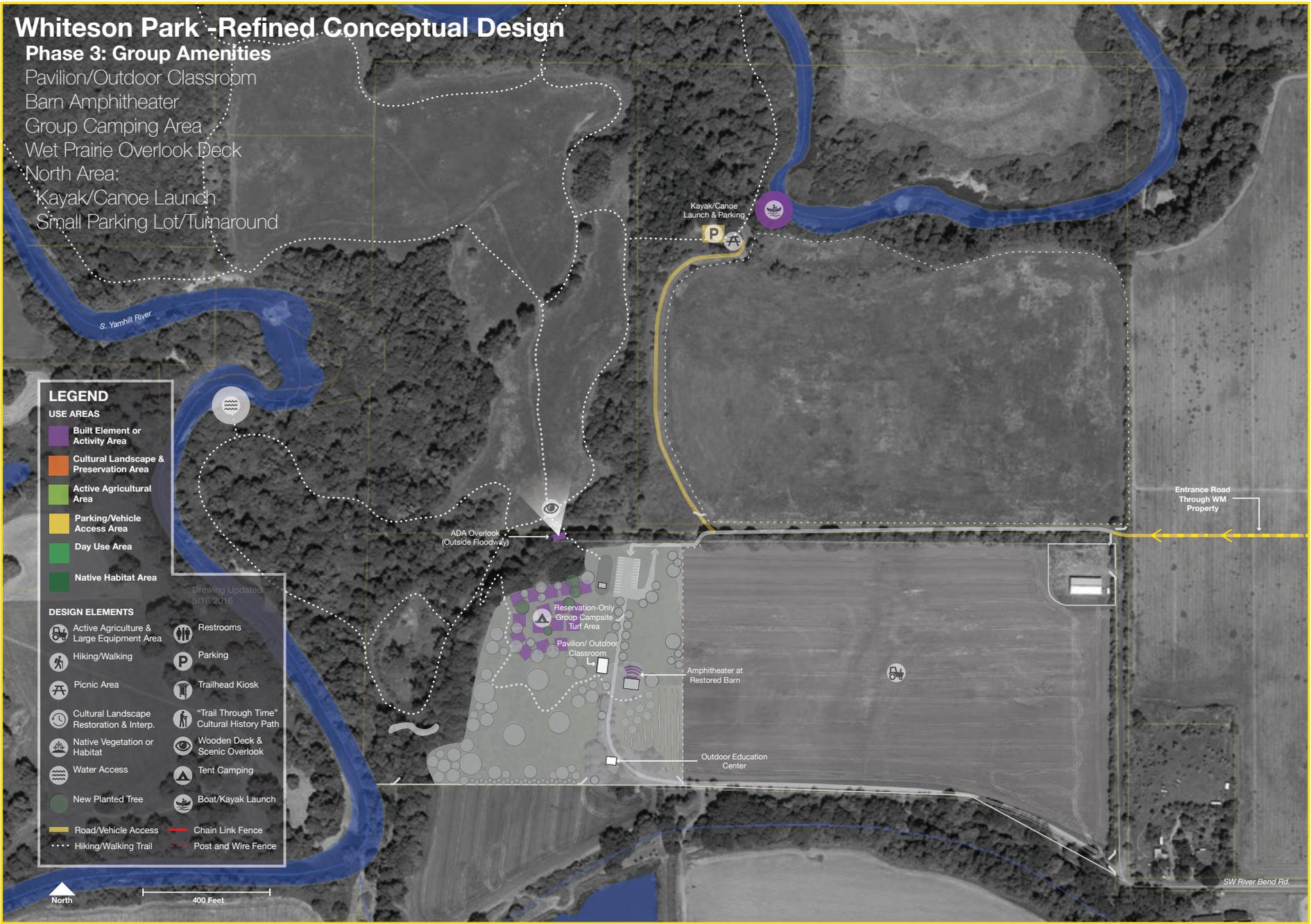
Example - Covered picnic area

Whiteson Park - Refined Conceptual Design

Phase 3: Group Amenities

- Pavilion/Outdoor Classroom
- Barn Amphitheater
- Group Camping Area
- Wet Prairie Overlook Deck
- North Area:

 - Kayak/Canoe Launch
 - Small Parking Lot/Turnaround



LEGEND

USE AREAS

- Built Element or Activity Area
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- Active Agricultural Area
- Parking/Vehicle Access Area
- Day Use Area
- Native Habitat Area

DESIGN ELEMENTS

Active Agriculture & Large Equipment Area	Restrooms
Hiking/Walking	Parking
Picnic Area	Trailhead Kiosk
Cultural Landscape Restoration & Interp.	"Trail Through Time" Cultural History Path
Native Vegetation or Habitat	Wooden Deck & Scenic Overlook
Water Access	Tent Camping
New Planted Tree	Boat/Kayak Launch
Road/Vehicle Access	Chain Link Fence
Hiking/Walking Trail	Post and Wire Fence

Drawing Updated 5/16/2016



Entrance Road Through WM Property

SW River Bend Rd.

PHASE 3 - GROUP AMENITIES

Pavilion/Outdoor Classroom

CSC recommends a pavilion structure with concrete flooring be built to accommodate visiting school groups and small events such as weddings and family reunions. This structure may be fully enclosed in an indoor-outdoor fashion or be open on all sides. It is recommended that the architectural design of the pavilion resonate with or complement the design of the existing historic barn. The pavilion at the Howard-Buford Recreation Area in Lane County may be looked to as a programmatic precedent.

Barn Amphitheater

A small amphitheater adjacent to the barn will accommodate film showings, performances, and presentations to outdoor education groups and other park visitors. A projection screen may be erected as part of or immediately separate from the historic barn structure.

Group Camping Area

Following a proper land use approval and planning process, the CSC recommends that the turf areas of the park be used for group tent camping on a periodic, fee-based reservation basis. Yamhill County Parks will coordinate adequate security and oversight for camping events. Additional



Examples - Event pavilion with complimentary architecture



Example - Small amphitheater



Rendering - Barn amphitheater



Example - Outdoor education



Example - Tent-only group camping

temporary restrooms may be intermittently needed in the event of group camping.

Wet Prairie Overlook

As specified on the site plan, CSC recommends an ADA-accessible wooden deck overlooking the meadow on the Northern Waste Management Stewardship Committee property.

North Area

Under the correct circumstances, Yamhill County Parks may choose to enhance water access at the northern riparian parcel, developing a ramp-and-stair style kayak/canoe launch and small parking lot. Currently, if park visitors were to embark upon the South Yamhill River at the northern access site, there is no sufficient location for kayaks or canoes to disembark. The development of a kayak/canoe launch will entail future study and may need to be delayed until a parks-owned destination/endpoint along the South Yamhill River is located proximate to the Whiteson Park site. Until the development of a canoe launch, the CSC recommends that the existing northern access road remain closed to vehicles.

Alternate Entrance Roads

An alternative access road to the park is desirable because the current Phase 1 and 2 proposed entrance has multiple

safety and access concerns. During stakeholder meetings, the parks board and area residents identified that an access road through the Waste Management Stewardship property immediately to the east of the parks property. As the park continues to promote active agriculture, large farming equipment will be entering and exiting from the southeast corner of the property, creating potential safety concerns with visitor traffic. The newly proposed entrance would bypass this potential hazard. The development of an alternate access road could also be designed to accommodate larger school buses, increase visibility of the park entrance, and direct park visitors away from the private residence located at the end of Riverbend Rd. CSC recommends that an additional gate be installed at the beginning of the eastern access road at the time of construction. This additional gate would serve as the main park entrance. Waste Management also owns stewardship property located directly west of the Whiteson Park property, adjacent to Highway 18. These properties are being assessed as an alternative main park entrance. Opportunities are also being explored for possible RV camping on these western WMSC properties.



Example - Kayak/canoe launch



Example - Picnic deck at river access point

COST ESTIMATES

The figures that follow are intended to give Yamhill County Parks and Recreation a ballpark estimate for costs related to the vision outlined in the conceptual master plan. More detailed estimates will need to be developed on a project by project basis as each phase commences, to account for detailed design specifications, variation in site conditions, and to accommodate any changes in design, construction, and materials. Some costs may decrease substantially if the County is able to acquire inexpensive or volunteer labor through partnerships or in-house construction.

Sources:

Romtec

<http://www.romtec.com/>

PacTimber

<http://www.pactimber.com/>

Oregon Corrections Enterprises

<http://oce.oregon.gov/>

Town and Country Fence and Deck

<http://www.townandcountryfenceanddeck.com/>

Willamalane Parks and Recreation

**Yamhill County Parks and Recreation
2012 Whiteson Park Proposal**

Program Element	Quantity	Unit	Cost/Unit	Total	Notes	Source
Phase I						
NEEDED SURVEYS/SITE STUDIES						
Cultural resource survey	1		TBD	TBD	Previous survey prepared by Archeological Investigations NW Contact University of Oregon Historic Preservation department about student involvement	
National Register Nomination for barn and pump house	1		TBD	TBD		
				TBD		
SITE PAVING IMPROVEMENTS						
Main Parking Lot						
Gravel parking lot	9,100	Sq. ft.	4.50 (4" depth 12" base)	\$40,950		
Roadway Improvements						
Entrance gates	2	Each	\$2,500.00	\$5,000		2012 Whiteson park proposal
Widen Driveway from Riverbend Rd. to parking area	30,000	Sq. ft.	4.50 (4" depth 12" base)	\$135,000		
				\$180,950		
SITE AMENITIES						
Fencing						
4' post and wire (Phase I built area)	650	Ln ft.	\$12.00	\$7,800.00		Town and Country Fence and Deck
6' chainlink fence (South property boundary)	2,300	Ln ft.	\$20.00	\$46,000.00		Town and Country Fence and Deck
6' chainlink fence (Juvenile Department area)	350	Ln ft.	\$20.00	\$7,000.00		Town and Country Fence and Deck
Restrooms						
2 Portable restrooms rental (1 ADA accesible)			\$228.50/month	\$2,742.00/year		Schultz-Clearwater Sanitation Inc.
Dispersed picnic area/Landscaping						
Soil preperation and ground work	50,000	Sq ft.	\$0.25	\$12,500.00		Willamalane Parks and Recreation
Picnic Tables	6	Each	\$1,000.00	\$6,000.00		Willamalane Parks and Recreation
BBQ Grills (New)	6	Each	\$150.00	\$900.00		Willamalane Parks and Recreation
Garbage Cans	4		\$500.00	\$2,000.00		Willamalane Parks and Recreation
2" caliper trees	20	Each	\$250.00	\$5,000.00		Willamalane Parks and Recreation
Trails						
Trailhead kiosk	1	Each	\$5,000.00	\$5,000		Romtec
Trail construction	2.5	miles	\$20,000-40,000	\$50,000-100,000	Prices range depending on site conditions	Willamalane Parks and Recreation
				\$144,942-194,942		
SITE SECURITY						
Restore/Stabalize/Secure Barn Parking Area Lighting (four pole lights, conduit, transformer, trenching, etc.)			TBD	TBD		2012 Whiteson park proposal
Security Cameras	3		\$3,500.00	\$10,500.00		
				\$45,500.00		
UTILITIES						
New pump house/ Water line			TBD	TBD		
Electrical lines			TBD	TBD		
Total				\$371,392 - 421,392		

Program Element	Quantity	Unit	Cost/Unit	Total	Notes	Source
Phase II						
SITE PAVING IMPROVEMENTS						
Access road extension (gravel road from main parking lot to historic building cluster)	5,250	Sq. ft.	\$4.50	\$23,625.00		
				\$23,625.00		
SITE AMENITIES						
Fencing						
4' post and wire	525	Ln ft.	\$12.00	\$6,300.00		Town and Country Fence and Deck
Restrooms						
Single <i>Waterless</i> Restroom	1	Each	\$15,000.00	\$15,000.00		Romtec
Double <i>Waterless</i> Restroom	1	Each	\$32,500	\$32,500.00		Romtec
Single <i>Conventional</i> Restroom	1	Each	\$15,000-20,000	\$30,000-50,000*	*Includes installation	Romtec
Double <i>Conventional</i> Restroom	1	Each	\$24,000-29,000	\$48,000-72,500*	*Includes installation	Romtec
Enhanced/Group picnic area						
Soil preparation and ground work	134,375	Sq ft.	\$0.25	\$33,594.00		Willamalane Parks and Recreation
Covered structure	1	Each	\$20,000.00	\$20,000.00		Romtec
Picnic Tables	6	Each	\$1,000.00	\$6,000.00		Willamalane Parks and Recreation
BBQ Grills (New)	6	Each	\$150.00	\$900.00		Willamalane Parks and Recreation
Homestead Garden						
Soil preparation and ground work	58,437	Sq ft.	\$0.25	\$14,609.25		Willamalane Parks and Recreation
Fruit Trees	15	Each	\$150.00	\$2,250.00		
Interpetive trail						
Trail construction	0.3	miles	\$20,000-40,000	\$6,000-12,000	Prices range depending on site conditions	
Trail signage	10	Each	\$150	\$1,500.00		
Trail Additions						
Trail construction	1	miles	\$20,000-40,000	\$20,000-40,000	Prices range depending on site conditions	
Boardwalk trail	2,640	sq. ft.	\$47.50	\$125,400.00		Willamalane Parks and Recreation
Scenic Overlook				TBD		
				\$251,553-335,053		
RESTORATION						
Riparian/Wetland		Acre	\$5,000-\$8000	TBD	Price may vary greatly depending on site conditions and restoration techniques	Willamalane Parks and Recreation
Woodland		Acre	\$2,500.00	TBD	Price may vary greatly depending on site conditions and restoration techniques	Willamalane Parks and Recreation
Total				\$275,178-358,678		

Program Element	Quantity	Unit	Cost/Unit	Total	Notes	Source
Phase III						
NEEDED SURVEYS/SITE STUDIES						
Cultural resource survey (for North Area)	1			TBD		
SITE PAVING IMPROVEMENTS						
North River Access Area						
Gravel parking lot	4,200	Sq. ft.	\$4.50	\$18,900		
Access Roads						
East entrance road through WM Stewardship property			TBD	TBD		
West Alternative entrance				TBD		
SITE AMENITIES						
Pavilion/outdoor classroom				TBD		
Barn amphitheater				TBD		
Group camping area						
Picnic Tables	8	Each	\$1,000.00	\$8,000.00	Prices vary depending on style/material used	Willamalane Parks and Recreation
BBQ Grills (New)	8	Each	\$150.00	\$1,200.00		Willamalane Parks and Recreation
Potable water source				TBD		
North River Access Area						
Kayak/canoe launch				TBD		
Picnic tables	4	Each	\$1,000.00	\$4,000		Willamalane Parks and Recreation
Total				TBD		

APPENDIX A

SITE OPPORTUNITIES AND CONSTRAINTS

The CSC team identified several key physical and social constraints that have informed master plan design decisions:

Pre-contact resources

Initial archaeological surveys have revealed the presence of pre-contact artifacts on the site, indicating a likelihood of buried pre-contact archaeological features. The presence of additional features would contribute to eligibility of the site for listing on the National Register of Historic Places (NRHP). Additional testing is needed to determine the type and amount of artifacts, and additional archaeological surveying must accompany park development and ground disturbance.

Historic resources

Multiple historic farm structures, as well as historic artifacts including glass and ceramic shards from the late 1800s, have been found on the site. A gothic style barn and pump house has been determined by the Oregon State Historic Preservation Office (SHPO) as being eligible for listing on the National Register of Historic Places (NRHP). The historic landscape and structures were constructed by the Resettlement Administration in the 1930s and may lend to the eligibility of the farm site as a larger historic landscape.

Former Landfill

The former solid-waste Whiteson Landfill operated from the early 1970s until 1982, and today occupies 28 acres of a 41-acre county-owned parcel. As common with landfills of its era, the Whiteson Landfill did not include a bottom liner to collect leachate. Operators of the landfill covered the landfill with “baghouse dust”, a practice discontinued in 1981 when the substance was itself classified as hazardous waste due to high levels of lead and cadmium. The landfill site today is relatively flat, and Yamhill County occasionally adds soil to re-cap the site. Some of the soil used to cover the former landfill site was taken from a neighboring property that is directly adjacent to a field where SHPO has identified cultural resources. Oregon DEQ approved a landfill-monitoring plan in 1993, which required Yamhill County to administer periodic monitoring of wells. Since then, some lead and cadmium contamination has been observed in groundwater samples, but not above federal drinking water standards. DEQ renewed the County’s permit for the Landfill site in 2013, stating that “although the landfill has impacted local groundwater quality, the contaminant levels are below levels that would require cleanup action.” DEQ’s permit requires the County to update an Environmental Monitoring Plan to include monitoring and sampling

procedures, financial assurance, a post-closure plan, a complaint log, DEQ approval for future use of the site, annual reporting, complying with the federal National Pollutant Discharge Elimination System permit, covering the site with soil, notifying the State Historic Preservation Office if cultural resources are discovered, and sampling of leachate seep into the Yamhill River.

Water Quality

While DEQ monitoring has not found contamination levels in excess of water quality standards, DEQ does recommend future groundwater monitoring to ensure contamination issues associated with the former landfill do not arise. Any new wells dug at the site should be monitored for potential contamination from the former Whiteson Landfill. Additionally, stakeholders have raised concerns that unsightly views of the former Yamhill Landfill may negatively impact visitor experience.

Compatibility with Adjacent Uses

Currently, the neighboring land directly to the south of the site is used for both agriculture and hunting. The resident operates a hunting club in and around ponds within a quarter-mile of the site. Additionally, the Riverbend Landfill on the north side of the Yamhill River can be seen and periodically smelled from the Whiteson site, as reported by neighboring residents.

Neighboring Residents' Concerns

Several neighboring residents have expressed concerns regarding the development of Whiteson Park. Some of these concerns relate to changes the Whiteson Park will bring to the rural character of the area. Others relate to specific access, maintenance, and security concerns, discussed in the Stakeholder portion of this document.

Flooding

The South Yamhill River is subject to drastic seasonal changes in water level. In the winter and spring rainy seasons, the river is known to raise significantly from its dry season level, and often floods low-lying areas on the Whiteson property. Any potential park development, including trails, boardwalks, and other day use elements in these areas, will need to be designed to withstand seasonal flooding.

Despite the complexities and concerns that constrain the project, several **key opportunities** arose out of the CSC team's site analysis and research:

Natural Resources

Stakeholders and the Parks Board have an interest in the habitat and conservation value of the site. Located adjacent to the South Yamhill River, the site has both riparian and upland ecosystems. The ecology of the site could provide educational opportunities for citizens of Yamhill County as well as connect to the

interests of adjacent residents. Neighboring property owners have worked with Ducks Unlimited to preserve and enhance riparian habitat on their property. Waste Management Stewardship Committee have expressed interest in ecological connectivity across properties.

Cultural Resources

There exists significant interest in the historic value of the site. Stakeholders cite the unique Native American heritage of the site and the opportunity to reimagine the property as a place of synergy between culture and local ecology. Both the Native American and rural farming history on the site lend to opportunities for education and outside stewardship. These resources have the potential to draw positive interest in the property and can exemplify the unique history of Yamhill County.

Conversations with representatives from the Confederated Tribes of the Grande Ronde (CTGR) revealed that no public sites currently exist that recognize the history of the Yamhill Kalapuya tribes. The CTGR supports interpretive development of the Whiteson Park site to recognize the Native American history of the area.

Recreation

Hiking trails, river access, and camping have each been identified by the Parks Board as park development priorities. It is noted by some Yamhill county residents that there are currently no existing camping

facilities within the Yamhill County parks system. With an area of 94 acres, the site has potential for nearly two miles of trails. The adjacency of the Whiteson property to the South Yamhill River presents opportunities for river access. In addition, the Waste Management Stewardship Committee owns land adjacent to the property. A partnership with Waste Management could leverage these lands to greatly increase the connectivity of both recreation and ecological resources.

Proximity to Populous areas

The Whiteson site provides for a large public park in close proximity to multiple town centers (Amity, Carlton, McMinnville).

Other Resources to Maintain Site

The current farmer of the agricultural parcel has expressed interest in continuing to cultivate the land he currently leases from the County. The farmer has advised that park development should not limit access to the property and that agricultural parcels remain accessible to large equipment. The Yamhill County Juvenile Corrections program operates at the northeast corner of the site. With expansion of that facility in recent years, a possibility for mutual benefit between a park and the Juvenile program exists.

APPENDIX B

STAKEHOLDER INVOLVEMENT: SCHEMATIC DESIGNS

As part of the design process, project stakeholders were presented with a series of three conceptual park design schemes. The schemes, presented as points of conversation rather than as finalized design options, featured varied configurations of “Potential Activities” and “Site Elements” identified by the CSC during initial stakeholder interviews and site analysis. During February stakeholder meetings, the three design schemes were presented, and small “breakout” groups of meeting attendees were asked to record their comments and concerns on post-it notes. These notes have been consolidated and translated to the “takeaway” points included in this document.

POTENTIAL ACTIVITIES

Camping, Outdoor Education, Events & Gatherings (>1000 People), Active Agriculture, Restoration and Habitat, Walking/Hiking, Natural Areas Access, Cultural Landscape Interpretation, Kayak & Canoe Water Access.

SITE ELEMENTS

Consistent: Picnic areas, River access points, Restrooms, Prairie and riparian restoration areas, Agricultural fields, Scenic overlooks, Hiking Trails & information kiosks, Roads & parking.

Varied: Events Pavilion, Education center, Amphitheater, Interpretive trail, Camping areas (RV and/or tent)



Whiteson Area Park Riparian Parcel

Whiteson Park - Conceptual Scheme A

Primary Activities:

- Camping (Separate Tent and RV)
- Cultural Landscape Interpretation
- Kayak & Canoe Launch
- Active Agriculture
- Walking/Hiking, Natural Areas Access



LEGEND

USE AREAS

- Built Element or Activity Area
- Cultural Landscape & Preservation Area
- Active Agricultural Area
- Parking/Vehicle Access Area
- Day Use Area (Turf, tables, etc)
- Native Habitat Area (Riparian)

DESIGN ELEMENTS

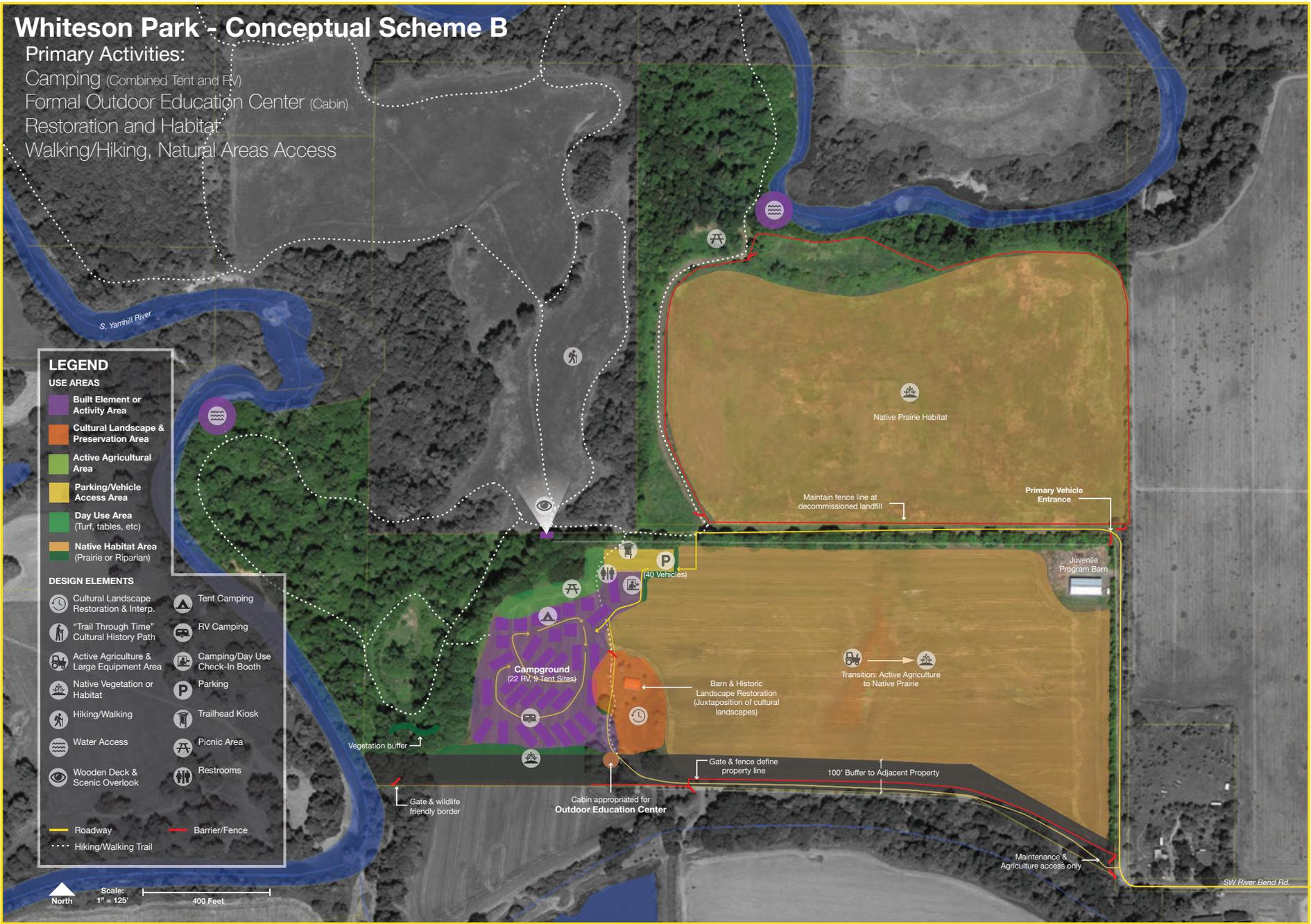
- Cultural Landscape Restoration & Interp.
- "Trail Through Time" Cultural History Path
- Active Agriculture & Large Equipment Area
- Native Vegetation or Habitat
- Hiking/Walking
- Boat/Kayak Launch
- Water Access
- Roadway
- Hiking/Walking Trail
- Tent Camping
- RV Camping
- Camping/Day Use Check-In Booth
- Parking
- Trailhead Kiosk
- Picnic Area
- Restrooms
- Wooden Deck & Scenic Overlook

North
 Scale: 1" = 125'
 400 Feet

Whiteson Park - Conceptual Scheme B

Primary Activities:

- Camping (Combined Tent and RV)
- Formal Outdoor Education Center (Cabin)
- Restoration and Habitat
- Walking/Hiking, Natural Areas Access



LEGEND

USE AREAS

- Built Element or Activity Area
- Cultural Landscape & Preservation Area
- Active Agricultural Area
- Parking/Vehicle Access Area
- Day Use Area (Turf, tables, etc)
- Native Habitat Area (Prairie or Riparian)

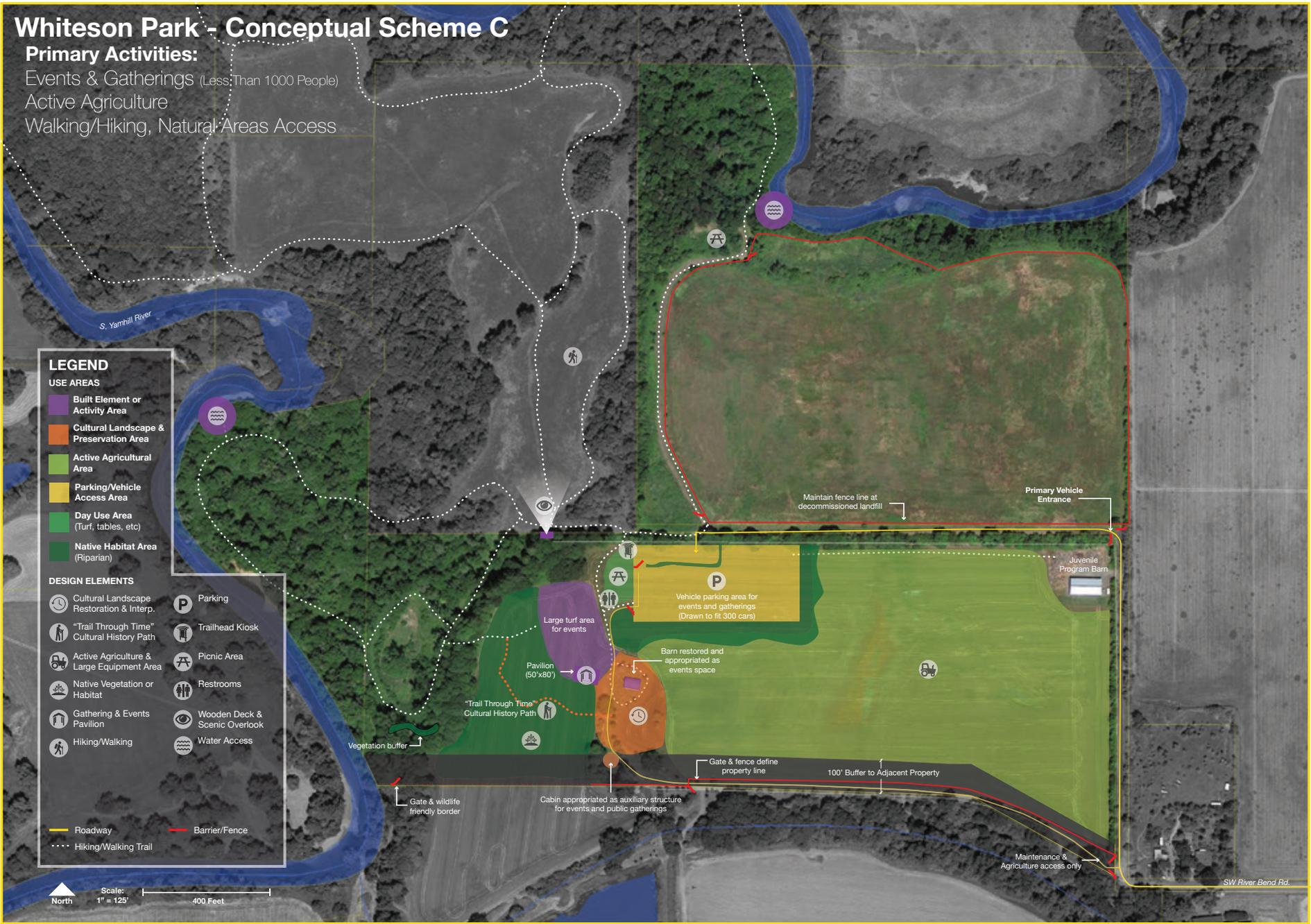
DESIGN ELEMENTS

- Cultural Landscape Restoration & Interp.
- "Trail Through Time" Cultural History Path
- Active Agriculture & Large Equipment Area
- Native Vegetation or Habitat
- Hiking/Walking
- Water Access
- Wooden Deck & Scenic Overlook
- Roadway
- Hiking/Walking Trail
- Tent Camping
- RV Camping
- Camping/Day Use Check-In Booth
- Parking
- Trailhead Kiosk
- Picnic Area
- Restrooms

Whiteson Park - Conceptual Scheme C

Primary Activities:

- Events & Gatherings (Less Than 1000 People)
- Active Agriculture
- Walking/Hiking, Natural Areas Access



LEGEND

USE AREAS

- Built Element or Activity Area
- Cultural Landscape & Preservation Area
- Active Agricultural Area
- Parking/Vehicle Access Area
- Day Use Area (Turf, tables, etc)
- Native Habitat Area (Riparian)

DESIGN ELEMENTS

- Cultural Landscape Restoration & Interp.
- "Trail Through Time" Cultural History Path
- Active Agriculture & Large Equipment Area
- Native Vegetation or Habitat
- Gathering & Events Pavilion
- Hiking/Walking
- Parking
- Trailhead Kiosk
- Picnic Area
- Restrooms
- Wooden Deck & Scenic Overlook
- Water Access

— Roadway
— Barrier/Fence
- - - Hiking/Walking Trail

North
 Scale: 1" = 125'
 400 Feet

STAKEHOLDER INTERVIEWS AND MEETING OUTCOMES

WHITESON ADVISORY TEAM

Due to the complexity of the Whiteson Park project, CSC assembled the Whiteson Advisory Team (WAT) in partnership with the Parks Board as a means to solicit expertise from local experts, garner investment from a wider range of project stakeholders, and explore potential partnerships for park development. To catalyze conversation about the park, WAT members were presented with CSC's site analysis and the three schematic design concepts at a meeting in early February, 2016. The CSC team's intent is for the Parks Board to recall members of the WAT to additional meetings as park development progresses.

WAT MEETING TAKEAWAYS

February 5, 2016

Wildlife & Habitat

Concerns surfaced regarding the compatibility of park programming with native and migratory wildlife. Large events, loud concerts, and RV camping were identified as activities that may be incompatible with the migration and nesting of waterfowl. Overall, habitat restoration efforts were perceived as beneficial and desirable aspects of the Whiteson Park design.

Development & Archaeological Impacts

Representatives from the Oregon State

Historic Preservation Office and Tribal Historic Preservation Office (THPO) of the Confederated Tribes of Grand Ronde raised points of information related to the protection and preservation of cultural resources on the site. Additional archaeological surveys will be required prior to park development. A park development approach oriented toward limited soil disturbance was recommended, including the option of "building up" with fill material. Native habitat restoration, particularly in pre-disturbed agricultural areas, was recommended as another appropriate use of the land that limits soil disturbance. The development of an Inadvertent Discovery Plan was recommended for both construction and future park development. The development of signage urging park visitors to report found artifacts was also recommended.

Juvenile Program Involvement

In addition to lending site-specific expertise, the Yamhill County Juvenile Department expressed willingness to develop an ongoing partnership with Yamhill County Parks for development projects and maintenance. Further details are outlined in the Partnerships section of this document.

Camping Considerations & Infrastructure

The WAT were generally open-minded to the development of RV and Tent

camping on the Whiteson Park Property. Considerations were raised regarding the infrastructural investment required for an RV waste disposal/pump site.

Site Security & Maintenance

The Advisory Team recommended that site security measures including fencing, gates, and surveillance camera equipment be installed to discourage vandalism, inadvertent trespass onto adjacent properties, and illicit use of the park. Although not in attendance at the WAT meeting on February 5, the Yamhill County Sheriff's office was contacted in early April, 2016 and recommended the installation of "on-site high quality video surveillance system" along with "proper signage" during initial park development. The Sheriff's office informed the CSC that response times and police procedures would not be abnormally affected by the park's location.

Adjacent W.M. Stewardship Properties

In their November 18, 2015 meeting, the Waste Management Stewardship Committee (WMSC) agreed to partner with Yamhill County by allowing trails that begin on the Whiteson Park property to continue through adjacent Waste Management Stewardship Lands. The 66-acre parcel immediately north of the Whiteson Park property is primarily a floodplain riparian zone with oak trees and natural meadows, and includes over 1 mile of riverbank access. Along with the 94-acre County

property, trails spanning the combined 160 acres have access the significant historic and natural qualities of the area. A trail system of this size will significantly contribute to the success of Whiteson Park as a recreational destination for Yamhill County. Additional details regarding a potential partnership with the WMSC are outlined in the Partnerships section of this document.

AREA RESIDENTS

The CSC and Parks Board made a concerted effort to engage residents during conceptual master plan development for the Whiteson Park property. Residents are counted among project stakeholders and engaged with the project team during initial project interviews and open community meetings. Although many of the contacted residents oppose the Whiteson Park development in principle, a majority was willing to take a pragmatic outlook toward the formation of a “best possible” park design in collaboration with the Parks Board and CSC.

RESIDENT INTERVIEW TAKEAWAYS

Fall 2015

Residents living immediately adjacent to the property and vocal opponents of the 2012 park planning process were contacted for phone and in-person interviews during fall of 2015.

Concerns

Vehicle Access & Egress

Neighboring residents use the area’s road network for agricultural uses, including hauling of agricultural products using large farm equipment. Residents expressed concern about safety impacts due to increased visitor traffic to the Whiteson Park site. Residents also noted the railroad intersection on River Bend Drive near Highway 99 as a concern. Passing trains often delay local traffic, and residents predict that increased visitor traffic is will compound this issue.

Maintenance

Residents cited the County’s lack of maintenance to the Monroe Landing boat launch area as a precedent for a possible future lack of maintenance at Whiteson Park. Residents cited budgetary constraints of the County as a reason to expect inadequate maintenance at the Whiteson Park.

Security & Public Safety

Some residents expect that a county park sited in a rural area will attract criminal behavior. Adjacent residents expressed concerns regarding trespassers to their property, whether by mistake or malicious intent. Residents cited alleged drug use and littering at other nearby rural parks as likely uninvited activities at Whiteson Park. There were also concerns regarding Yamhill County Sheriff and Amity Fire

Department response times to Whiteson Park in the incident of unlawful activity.

Camping

Neighboring residents expressed concern about development of a campsite at the County’s property without an on-site host. Even with a host present, there were perceived concerns that a drop-in campground with RV hookups would attract an undesirable demographic of park users and impact traffic on River Bend Rd. High intensity recreational activities such as camping were viewed by neighboring residents as incongruous with existing rural agricultural use.

Property Line and Park Boundaries

An agricultural field partially owned by the Upshaw family and partially owned by the County lies on the southwestern edge of the Whiteson Park site. One individual currently farms the field across the property line, though development of a physical boundary along the southern edge will impact agricultural access.

The same southern park boundary extends to the waterfront of the South Yamhill River. The Upshaws expressed concern that a fence along the boundary would obstruct the passage of wildlife through the riparian corridor, yet without a clear boundary, the likelihood of trespass onto the Upshaws’ property is heightened. Waste Management owns a parcel of land directly northeast of the County-owned

property at the site, but still south of the Yamhill River.

Existing neighborhood character

An overall concern of neighboring residents was the impact on the local rural lifestyle that a park would bring. Multiple local residents stated their desire to live in the area because of its rural beauty and lifestyle. They feel a public park would detract from this feeling, and that the County is misguided in seeking to develop a park in a rural agricultural setting.

Priorities & Considerations

Stewardship, Habitat & Restoration

Neighboring property owners have worked with Ducks Unlimited to preserve and enhance riparian habitat on their property. Neighboring property owners and the Waste Management Stewardship Committee have expressed interest in ecological connectivity between the properties.

Continued Agricultural Use

The current farmer leasing the 42-acre agricultural parcel has expressed an interest in continuing to cultivate the land. Agricultural cultivation of the land is mutually beneficial for the county and farmer, and residents expressed that continued agricultural operations on the site are consistent with neighborhood character.

Cultural Interpretation & Revealing the “Story” of the Site

During initial interviews, several residents expressed a desire to respect and reveal the unique history of the site. Particular emphasis was placed upon the desire to tell the story of the Yamhill Kalapuya indigenous to the area.

RESIDENT MEETING TAKEAWAYS

February 19, 2016

An open community meeting regarding the Whiteson Park project was called in mid-February 2016. Residents in attendance were presented with the CSC’s initial site analysis and asked to comment on the three initial schematic design concepts.

Concerns

Alternate Access Road (WM Land)

There was significant traction behind the design idea of an entrance road through the Waste Management Stewardship property immediately to the east of the main park gate near the Wood Barn.

The alternate access road would route traffic north from near the intersection of Briedwell Rd. and Riverbend Rd.

This alternate entry has been included in the CSC’s set of final design recommendations, and further details are outlined in the Partnerships section of this document.

Limited Camping

Residents were wary to endorse any camping activities on the Whiteson Park site. Scaled-back (non-RV) camping with

a limited footprint was perceived as the most responsible option, and residents emphasized the importance of an on-site host in the event of campground development.

Proximity to Riverbend Landfill

Noise and odors from the active Riverbend Landfill were cited as concerns problematic to park development. Area residents felt that the proximity to the landfill would be a significant deterrent to park visitation.

Lighting & Security

Residents expressed the desire for adequate lighting along entrance roads and requested the installation of security surveillance equipment, sturdy gates, proper signage, and adequate fencing.

Green Bridge & Float Times

Concerns were expressed regarding river access and illicit behavior similar to the nearby Green Bridge site. Residents recommended the active discouragement of “river floats” due to low warm-season river flows, water hazards, and long waterway navigation times.

Flooding, Seasonal Use, and Wildlife

Residents echoed concerns regarding the seasonal flooding at the park site. Recommendations were made to limit hiking trail access during the wet season. Strong borders and clear signage were recommended to prevent inadvertent trespass to adjacent hunting properties.

Road Conditions and Emergency Response

Concerns were revisited regarding emergency response and visitor traffic to the site. See the Resident Interview Takeaways section for more detail.

Priorities

Maintain Agriculture Use

Many residents at the February meeting echoed comments made during initial stakeholder interviews: continued agricultural use of the property was seen as a desirable aspect of development on the property.

School/Education Groups

Several residents expressed an openness and enthusiasm for school groups and youth to visit the site as part of outdoor education programs.

Hiking & Trail Access

More than any other programmatic element, residents saw hiking trails and pedestrian access to the natural areas surrounding the park as low-impact and desirable.

General Sentiment

“Less is a whole lot more”; and make the park “nice enough” to deter misbehavior

and Brett Henry provided additional feedback and guidance regarding resident response to the three conceptual design schemes. These informal recommendations included:

- Continue to explore partnership opportunities with the County Juvenile Program.
- Accommodate continued agricultural use of the property.
- Include proposed group amenities, such as covered picnic areas, a pavilion, and a small performance/film screening amphitheatre adjacent to the Barn
- Pursue limited-use and low-impact group camping rather than RV use
- Explore alternative access through the eastern adjacent WMSC property
- Include and expound upon outdoor education opportunities

FINAL PLAN REFINEMENTS APRIL 18, 2016

In April of 2016, a series of three stakeholder meetings were held with the WAT, Parks Board, and Area Residents. The following refinements were made to the master plan presented on that date and are included in final drawings of this document:

Juvenile program

A Fence has been added around the Juvenile Program wood barn during phase one in accordance with the 2013 CUP.

Camping

A primitive road that had originally been included through the “group camping” are in phase three was eliminated.

Entry Gates

In the event of alternate access through the Waste Management Stewardship property to the east of the park, CSC recommends gates located at both Riverbend Rd. as well as at the main park entrance.

ADDITIONAL PLAN REFINEMENTS MAY, 2016

Following email contact with Yamhill County Planning Division Manager Ken Friday, several additional modifications to the final plan were made. These included the alignment of Phase 1 and Phase 2 of the proposed plan with approved elements outlined in the 2013 CUP. All elements requiring additional Land Use approval were moved to Phase 3. These include:

- Alternative eastern access road to main entrance through WMSC agricultural field.
- Development of a kayak launch and parking are in the north
- Group camping by reservation
- Small amphitheater for presentations and movie screenings at north side of the barn
- A pavilion structure for school groups and outdoor education events.

PARKS BOARD

Meeting Takeaways – February 19, 2016

Following the February meeting with area residents, present Parks Board members

APPENDIX C

PARTNERSHIP OPPORTUNITIES

To create a strongly supported and lasting park at Whiteson, Yamhill County Parks and Recreation must develop relationships with other agencies, organizations and individuals. It is evident in other Oregon County parks that partnerships provide an effective way to create and maintain strong programs for conservation, education and financial support. Throughout the planning process, CSC has brought a variety of potential partners together as the Whiteson Advisory Team (WAT). Listed below are a variety of agencies and organizations that are either already involved at this time or should be approached as potential partners.

Waste Management Stewardship Committee*

Waste Management owns and manages nearly 450 acres of land surrounding the Riverbend landfill that has been designated as stewardship land to benefit the local community. Approximately 270 acres of this property is either adjacent to or in close proximity to the Whiteson Park property. The partnership between the Stewardship committee and Yamhill County Parks and Recreation would allow Whiteson Park to expand its trail system and broaden its outdoor education and conservation potential.

Currently, the Stewardship Committee has 27 members that span multiple Yamhill county agencies and organizations. The

interests of many of its members parallel the goals and intentions of Whiteson Park and have the potential to bring awareness and financial support from additional outside groups.

Juvenile Community Service Program*

The Yamhill County Juvenile Department currently runs its Community Service Program and has its wood barn located on the county property, adjacent to the proposed eastern entrance to the park. The intentions of the community service program and its presence on the park site lend to many potential collaborations. These collaborations could include but are not limited to the development and maintenance of trails, a historic site garden, and the construction of benches, signage or other site elements. Having an active group like the community service program can also provide additional “eyes” on the site.

McMinnville Rotary Club

The Rotary Club’s focus on “youth education and enrichment” in the McMinnville area corresponds directly with the vision for Whiteson Park. The Rotary club has been helpful both in acquiring funding and providing volunteer support for local park projects.

Yamhill County Historical Society*

The historical society has been active in Yamhill county since 1957. They currently operate the Yamhill Valley Heritage Center and the Historic Lafayette Site to provide educational opportunities and awareness of the unique stories and cultural history of Yamhill County. The Whiteson Park site has a long history of both Native American use and European settlement. This partnership would reinforce the mission of the Historical Society to protect, preserve and share the history and heritage of Yamhill County.

Riverbend Briedwell Neighborhood Association*

Partnerships with local resident groups can help provide a safe and secure park while also garnering input to help preserve the local community. A neighborhood association is currently being formed in the Whiteson park area and has the potential for a strong neighborhood watch group.

Greater Yamhill Watershed Council*

The Yamhill Watershed Council is a 501(c)(3) non-profit that has been active since 1994 in protecting and restoring sensitive habitat within the Yamhill River watershed. In 2015 GYWC partnered with the outdoor education group Watershed Education Adventures which currently runs educational programs at Charles

Metzker County Park and Miller's Woods Conservation Area. The large expanse of riparian and riverine habitat accessible through the Whiteson park property lends to the potential for both watershed education and continued conservation efforts.

Confederated Tribes of the Grand Ronde*

Yamhill County Parks is currently working with Tribal Historic Preservation Office (THPO) archaeologists to assure park development occurs with the utmost sensitivity to cultural resources. The Yamhill watershed has a rich history of Kalapuya occupancy and is of great cultural importance to the Tribe. A layering of prehistoric and historic artifacts have already been discovered on the park property. The development and mission of Whiteson park could be greatly enhanced by partnering with the Tribe to provide cultural and educational events. The master plan proposes a "Trail Through Time" that would benefit from tribal input. Yamhill county will be working with tribal archaeologists throughout park development.

Youth Groups

Local troops of the Boy Scouts of America (BSA) continue to provide Eagle Scout projects throughout Oregon parks each

year. Eagle Scout projects might include: construction of site elements like kiosks or picnic tables or even trail development and maintenance.

Northwest Youth Corps performs conservation, recreation and park maintenance projects throughout Oregon.

Friends of Whiteson Park

The Friends of Whiteson Park does not yet exist, but would be a great way to promote local resident involvement and have lasting support for the conservation and educational priorities of the park. Friends groups are typically formed by community members to help support various services (educational, interpretive, conservation) of a park. They have their own Board of Directors and operate as a private 501(c)3 nonprofit organization.

Creating a membership program with the group can help bring interest and financial support from local businesses and individuals to sustain educational programs and to assist with trail development and maintenance.

Other successful Friends groups in Oregon include:
Friends of Buford Park and Mt. Pisgah <http://www.bufordpark.org/>
Mt Pisgah Arboretum <http://www.mountpisgaharboretum.com/>
Friends of Zumwalt Park <http://www.friendsofzumwaltpark.org/>

Friends of Mildred Kinape Memorial Park <http://mildredkanipepark.org/>

* These groups currently have members on the Whiteson Advisory Team (WAT) and have been a part of the conceptual master plan process.

APPENDIX D

FUNDING RESOURCES

The potential funding sources listed below were taken from the 2003 Yamhill County Parks and Open Space Comprehensive Master Plan. Additional information about each source can be found in the Potential Funding Sources section of the 2003 plan or at the listed web address. These resources along with the partnerships outlined in this document are not comprehensive but will provide a useful starting point for securing needed park funding.

General Fund

System Development Charges (SDCs)

General Obligation Bonds (G.O. Bonds)

Local Option Levy for Capital Improvements

Federal/State/Other Grants

Land and Water Conservation Fund
<https://www.nps.gov/subjects/lwcf/stateside.htm>

County Opportunity Grant Program
<https://www.oregon.gov/oprd/GRANTS/pages/county.aspx>

Recreation Trails Program
<https://www.oregon.gov/oprd/GRANTS/pages/trails.aspx>

Oregon Bicycle and Pedestrian Program
<https://www.oregon.gov/ODOT/HWY/BIKEPED/Pages/grants1.aspx>

Oregon Watershed Enhancement Board
https://www.oregon.gov/OWEB/GRANTS/pages/grant_faq.aspx

National Fish and Wildlife Foundation
<http://www.nfwf.org/whatwedo/grants/pages/home.aspx>

Ben B. Cheney Foundation
<http://www.benbcheneyfoundation.org/>

Bill and Melinda Gates Foundation
<http://www.gatesfoundation.org/How-We-Work/General-Information/Grant-Opportunities>

The Conservation Fund American Greenways Program
<http://www.conservationfund.org/>

The Collins Foundation
<http://www.collinsfoundation.org/submission-guidelines>

Fohs Foundation
<https://www.tgci.com/funding-sources/fohs-foundation>

Ford Family Foundation
<http://www.tfff.org/how-we-work/grants>

Meyer Memorial Trust
<http://mmt.org/>

The Oregon Community Foundation
<http://www.oregoncf.org/grants-scholarships/grants>

Woodard Family Foundation
<http://www.woodardff.com/>

The Brainerd Foundation
<http://brainerd.org/funding/default.php>

The Bullitt Foundation
<http://www.bullitt.org/grants/grantmaking-process/>

Special Assessment / Local Improvement Districts

Local Option Levy for Operations

User Fees and Rents

Sponsorships/Partnerships/Donations

The Trust For Public Land

<https://www.tpl.org/>

Forest Legacy Program

<http://www.fs.fed.us/cooperativeforestry/programs/loa/flp.shtml>

The Nature Conservancy

<http://www.nature.org/ourinitiatives/>

regions/northamerica/unitedstates/oregon/Willamette Restoration Initiative

<http://willametteinitiative.org/>

Flintridge Foundation

<http://www.flintridge.org/>

National Oceanic and Atmospheric

Administration (NOAA) Restoration Center

<http://www.habitat.noaa.gov/restoration/>

APPENDIX E

MEETING ATTENDANCE ROSTERS

WAT MEETING ATTENDEES

February 5, 2016

Jason Allen - SHPO
Briece Edwards - Senior Archaeologist,
The Confederated Tribes of the Grand
Ronde
Greg Green - Ducks Unlimited
Neyssa Hays - Greater Yamhill
Watershed Council
Brett Henry - Yamhill County Parks
Director
Amy Kemper - Yamhill County Juvenile
Corrections
Anne Lane - Yamhill County Parks Board
Member
Jackie Lang - Waste Management
Sherrie Mathison - Yamhill County Solid
Waste
Marjorie Owens - Volunteer, Yamhill
County Historical Society
Scott Paasch - Yamhill County Juvenile
Corrections
Jay Pearson - McMinnville Parks
Stan Primozich - Yamhill County
Commissioner
Chris Seal - USFWS

April 18, 2016

Roger Hall - Waste Management
Stewardship Committee
Neyssa Hays - Greater Yamhill

Watershed Council
Amy Kemper - Juvenile Corrections
Jackie Lang - Waste Management
Sherrie Mathison - Yamhill County Solid
Waste
Ramsey McPhillips - Riverbend Briedwell
Neighborhood Organization
Jay Pearson - McMinnville Parks
Sam Sweeney - Yamhill Soil & Water
Conservation District

Ramsey McPhillips
Linda McRae
Stuart McRae
Elouise Middleton
David Lehman
Erin Rainey
Bruce Simonson
Dan Upshaw
Dominic Upshaw

RESIDENT MEETING ATTENDEES

February 19, 2016

E. Boles Sr.
Cammie DeRaeve
David DeRaeve
Terri Eichler
Alan Fox
Laura Lehman
Ramsey McPhillips
Stuart McRae
Dale Middleton
Elouise Middleton
Bill Pallotto
Stan Primozich
Erin Rainey
Bruce Simonson
Dan Upshaw
Carmen Upshaw
Nick VanCalcar

April 18, 2016

Carl Bergstrom
Cammie DeRaeve

APPENDIX F

SITE PHOTO INVENTORY - FALL 2015



Photo Inventory - Structures

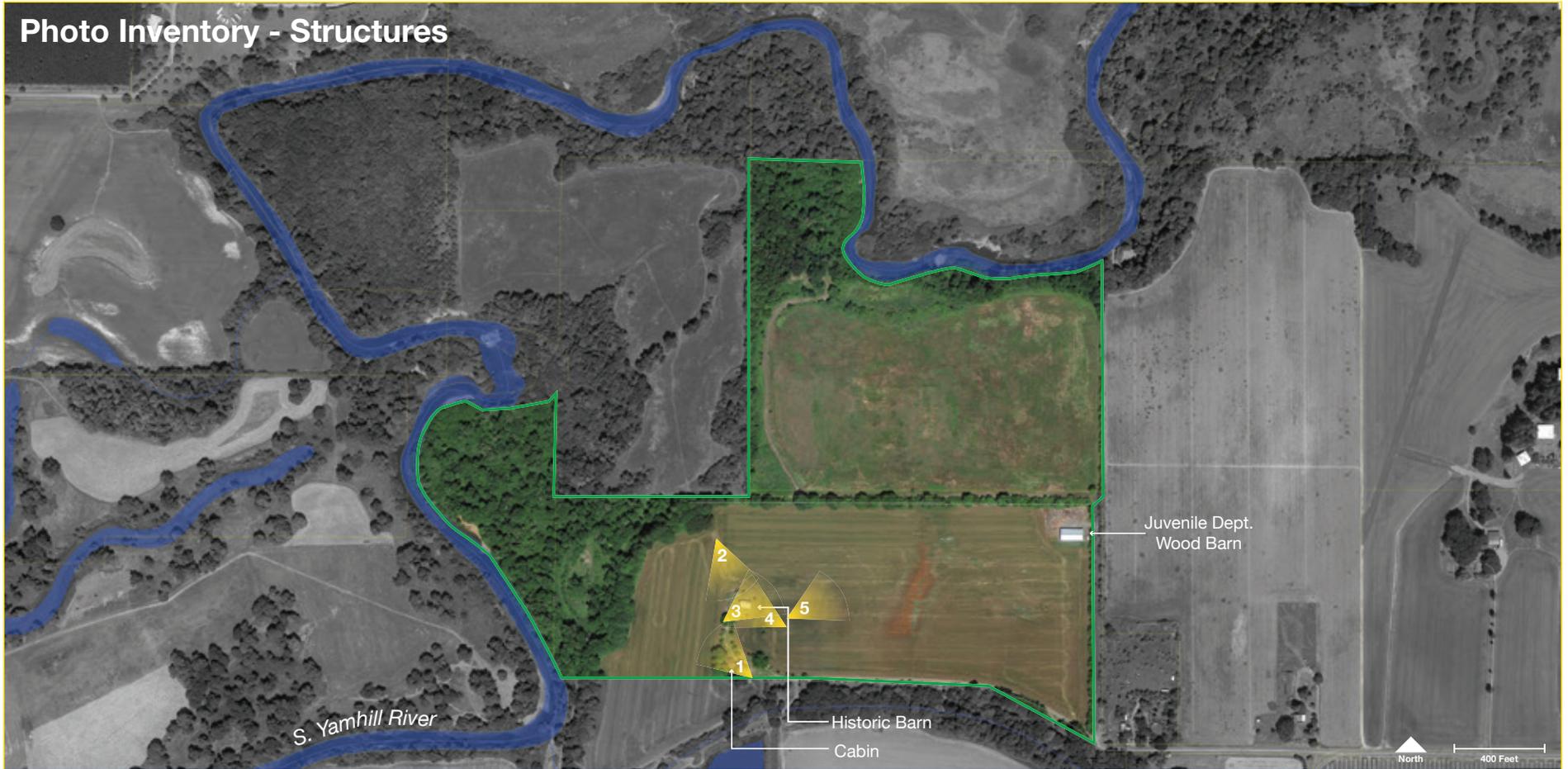
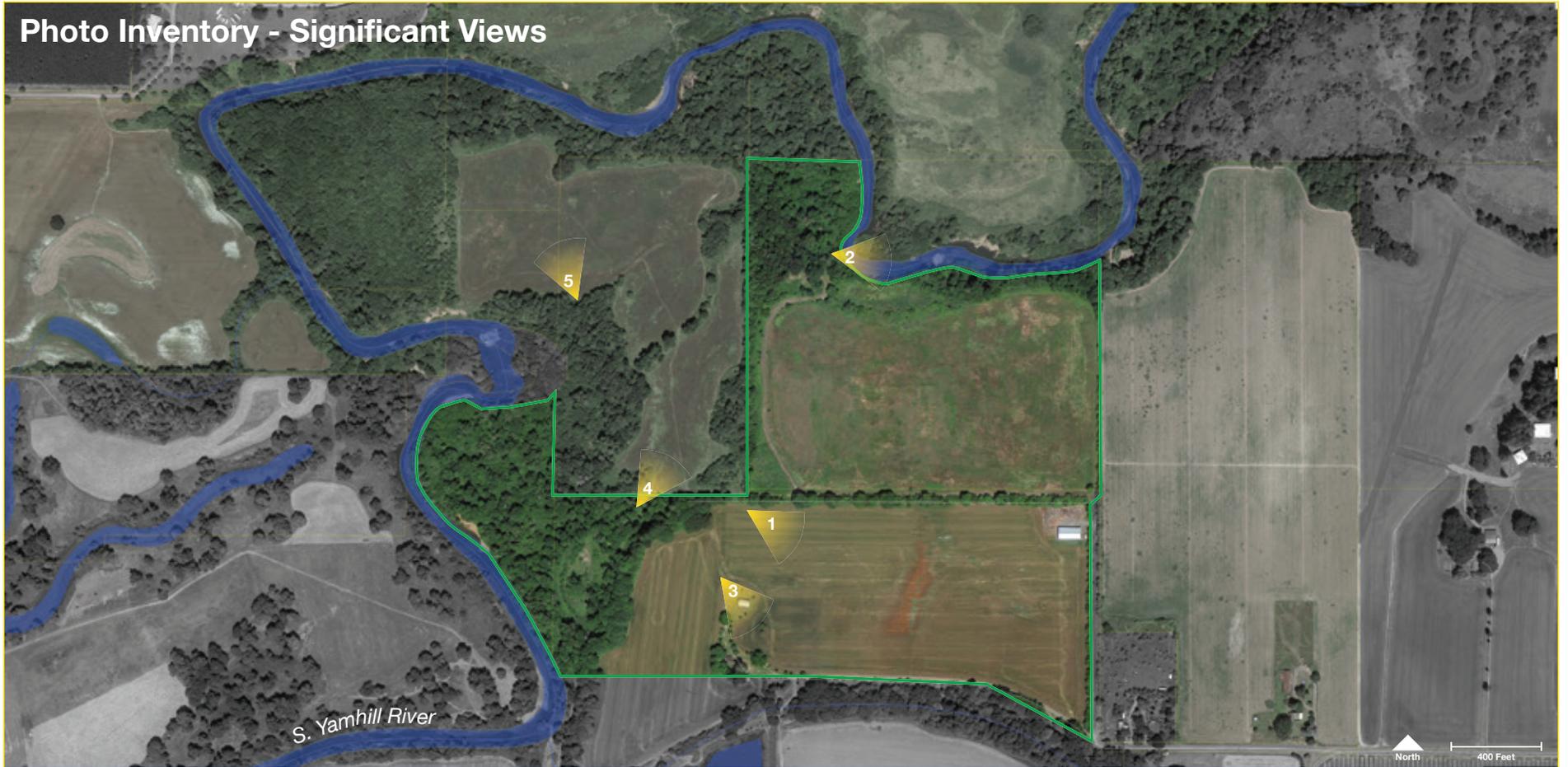


Photo Inventory - Adjacent Stewardship Lands



Photo Inventory - Significant Views



CONCEPTUAL MASTER PLAN

WHITESON AREA PARK

UNIVERSITY OF OREGON CSC, 2016