

City of West Linn  
**PRE-APPLICATION CONFERENCE MEETING**  
**SUMMARY NOTES**  
June 18, 2009

SUBJECT: Proposed Douglas Park south of Haskins Road

ATTENDEES: Ken Worcester (Parks Department) Peter Spir (Planning), Khoi Le (Engineering).

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*The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.*

**Project Details**

The proposal is for an active oriented park (designated A-8 in the 2007 Parks, Recreation and Open Space Plan). Per CDC Chapter 56, "*an active-oriented park's primary focus is providing playing fields and other facilities that can be used for team and individual sports and activities. Active-oriented parks are intended to serve a large area. As a result, it will require more support facilities such as restrooms, playgrounds, shelters and parking*".

The preliminary Douglas Park design shows activity areas including a large open turf area, playground, tot play area, basketball court, water play feature, small picnic shelter, perimeter path, and future restroom.

The property comprises two acres located on 21E35AC tax lot 14800. It was bought by the City of West Linn concurrent with the development of the Douglas Park subdivision. The parcel is surrounded by 6000 to 11,000 square foot lots to the east and south while a large lot with one home to the west comprises 2.1 acres.

The physical setting includes grass land that slopes downhill from Haskins Road in a southwesterly direction at about 5-15 % grade. Significant trees occupy the east and south east edge of the site. Grading will be required to create a level open turfed play area, the parking lot and the basketball areas. No grading plan is provided at this time.

Sidebar: The Parks, Recreation and Open Space Plan (2007) was adopted but as with all plans the implementing ordinance CDC Chapter 56 prevails on the subject of how parks shall be designed. The map identifying areas needing parks is also non site specific. The

fact that this plan lacks substantive discussion of the importance of visible and physical accessibility is unfortunate.

## **ISSUES**

### **Parking**

Parking is a concern. CDC chapter 46.090 requires two to five parking spaces per acre. Using the two parking spaces per acre method the proposed parking area for five vehicles is minimally adequate. It also allows for an ADA space as required by CDC 46.150(B). The code allows adjacent ROW to be used for parking. Staff finds that there is no adjacent right of way for parking on Rogue Way since the 20 foot long park frontage is occupied by the access driveway. The ROW adjacent to the park on Haskins Road is only 20 feet in length. Although one car could be accommodated the frontage length fails to meet code requirements.

Staff finds that if there are any informal ball games or practices held at this site, the five parking spaces will be swamped. Increasing the parking lot to five spaces per acre per code to yield 11 spaces (two acres X 5 spaces plus one ADA space) would meet code but it would still be inadequate. An active oriented park should accommodate the reasonably anticipated levels of use and activities.

This park is supposed to serve the Tanner Basin neighborhood catchment area. The catchment area is quite large. Currently, residents of the Tanner Basin neighborhood only have Tanner Creek Park on Parker Road and the nearby athletic fields of Rosemont Middle School at the north edge of their neighborhood to serve them. The southern half of the Tanner Basin is without a park. That means that hundreds of households in the Douglas Park catchment area will be one quarter to half a mile away or more. The majority of users will drive to this park.

At absolute minimum, 11 parking spaces should be provided. Even that amount is expected to be inadequate and will likely spawn problems akin to Oppenlander Field and the parking spillover into surrounding residential streets.

Parking should be increased if organized games are expected and if neighborhood complaints are to be avoided. A variance is recommended to increase parking beyond the amount allowed in CDC 46.090(B)(11).

Mr. Worcester stated that the number of parking spaces would probably not vary from the amount originally proposed and that grasscrete or similar material would be used to reduce impermeable surfaces.

### **Site Selection**

CDC Chapter 56 establishes the criterion for siting parks. Part of the criterion is visual and physical accessibility. That chapter states:

*Many of the City's parks suffer from inadequate visibility such as Sunburst Park and North Willamette Park, surrounded as they are by housing. Increased frontage on streets allows greater use of on-street parking and less park space being used for parking. The surrounding streets also provide transitions between on and off-site activities as discussed in section 56.100(C)(5). Physical access is also facilitated by having good cognitive locations that can be safely accessed by bike paths and sidewalks. Improved visual access amplifies the investment and positive benefits of parks in that many people who do not stop the car and actually use the park, derive emotional benefits by exposure to scenes of open space, trees, and grass fields in a world increasingly dominated by built environments.*

Staff visited the site and noted that this location suffers from isolation and lack of accessibility in the extreme. Frontage on Haskins Road is just 19.75 feet wide. Visitors must then walk 110 feet up this narrow corridor before emerging upon the park. The Haskins Lane access will also be visually limited by the construction of a new house on the east side of the corridor and associated fencing/landscaping. Meanwhile on the west side of that same corridor there is a long line of broad canopied ornamental cherry trees on the Wustrack property which also constrict the view lines.

From Rogue Way there is a similar 20 foot wide frontage leading into the proposed parking lot. The view corridors, narrow as they are will be reduced even further when houses are built on either side of the 20 foot wide Rogue Way access points and associated fences/landscaping is installed on their property lines. Thus the site repeats the ongoing problem of burying parks in obscure strips of land both visually and physically inaccessible to the majority of Tanner Basin residents for whom this is being built.

There are at least three options.

- Recognize that the site is inappropriate per the CDC. But even if the city wanted to sell this site and buy a site that is more accessible and appropriate (such as tax lot 2200 on the west side of the Salamo Road and Barrington Drive intersection) the fact remains that the site has substandard access even for residential development purposes. To have any value for residential development, a developer would have to buy two lots in the Douglas Park subdivision to construct a loop street and then replat the subdivision in order to come up with a reasonable arrangement of lots.
- Modify the proposal. To make the site more compatible with the CDC approval criteria the City could buy a lot(s) on Haskins and/or on Rogue Way for increased frontage, surveillance and expanded parking.
- Leave the proposal "as is". Assuming that a new site or modification is not practical or affordable, the only way out of compliance with the 56.100(B) standards is by a Class II Variance.

Mr. Worcester noted the current budgetary limitations make anything other than the “as is” option impossible.

### **Compatibility**

The park design has to balance the need to minimize noise and lighting impacts upon nearby residents and at the same time not be so impacted that it ceases to meet the functional requirements of an active oriented park.

### **Defensible Space**

CDC Chapter 56.100(G) Crime Prevention/Safety and Defensible Space includes items (6) and (7):

6. *Lines of sight shall be reasonably established so that the park and its facilities are visible to police and nearby residents.*
7. *Large or visually inaccessible parks should ensure that at least some emergency vehicle access is provided to the park's interior.*

Staff is concerned that 20 feet of frontage provides no surveillance from the street. Police could drive into the parking lot but that still does not offer any line of sight to most of the turf area, playgrounds or tot play area. Surveillance from neighboring homes is better in many cases would be obstructed by trees and fences. A Class II Variance would be required to waive the CDC 56.100(G)(6)(7) surveillance standard.

### **Driveway Width**

The proposed driveway will have a narrow 20 foot wide corridor on Rogue Way to negotiate. CDC Chapter 48.040(A)(1) requires non-residential driveways serving two way traffic to be at least 24 feet wide curb to curb. That is not even including the driveway wings which are usually three feet on each side. Thus a Class II Variance is required for the access driveway.

### **Engineering Comments**

#### **STREET IMPROVEMENTS**

None is required.

#### **STORM DRAINAGE IMPROVEMENTS**

Collect and provide treatment for additional storm drainage run-off generated from new impervious area of more than 500 square feet.

Collect and provide detention for additional storm drainage run-off generated from new impervious area of more than 5,000 square feet.

Mr. Worcester noted that in addition to water permeable driveways/parking the basketball court would be reduced in size to reduce treatment/detention requirements.

## **SANITARY SEWER AND WATER IMPROVEMENTS**

None is required.

Sanitary sewer and water are available for connection.

### **Process**

Full submittal per CDC Chapter 56 is required and Chapter 75 as applicable to variances. No neighborhood meeting is required per CDC 99.038.

Full responses to the approval criterion are required.

The applications will be for:

- Class II Parks Design Review pursuant to Chapter 56 of the Community Development Code.
- A Class II Variance pursuant to CDC Chapter 75 is required to waive 56.100(B)
- A Class II Variance pursuant to CDC Chapter 75 is required to waive and 56.100(G)(6)(7).
- A Class II Variance pursuant to CDC Chapter 75 is recommended to increase parking beyond the amount allowed in CDC 46.090(B)(11).
- A Class II Variance pursuant to CDC Chapter 75 will be required to seek relief from driveway width standards of CDC Chapter 48.040(A)(1)

Once the application is submitted, the City has 30 days to determine if the application is complete or not (most applications are incomplete). The applicant has 180 days to make it complete, although usually it is complete within three months of the original submittal. Once complete, the City has 120 days to exhaust all local review and appeals.

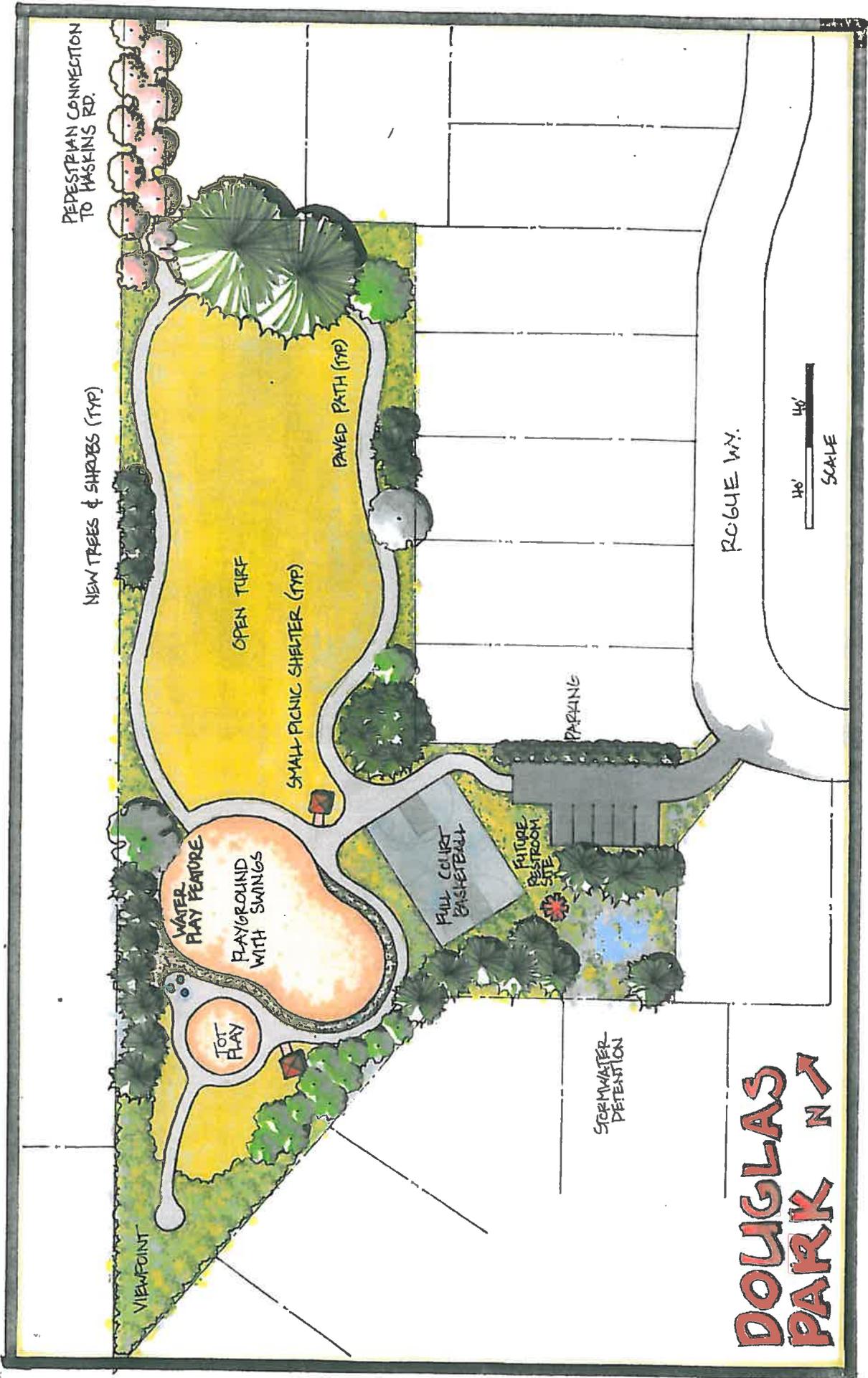
Staff prepares public notice and schedules the hearing. The Planning Commission is the decision making body. Their hearing is usually four weeks from the date the application is deemed complete. However, delays or continuances are a possibility. The Planning Commission holds a hearing and renders a final decision. The decision may be appealed to the City Council. If appealed, the City Council hearing is usually 6-8 weeks after the Planning Commission hearing date. Subsequent appeals go to LUBA.

Once approved, the applicant has three years to occupy use and satisfy conditions of approval before approval lapses and is void.

***Typical land use applications can take 6-10 months from beginning to end.***

**DISCLAIMER:** This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. These pre-app notes have a limited "shelf life". New code provisions could be adopted between the pre-app meeting and date of submittal which would be applicable and may impact the design, approval criteria and/or application.

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PEDESTRIAN CONNECTION  
TO HASKINS RD.

NEW TREES & SHRUBS (TYP)

VIEWPOINT

WATER  
PLAY FEATURE

PLAYGROUND  
WITH SWINGS

TOT  
PLAY

OPEN TURF

SMALL PICNIC SHELTER (TYP)

PAVED PATH (TYP)

FULL COURT  
BASKETBALL

FUTURE  
RESTROOM  
SITE

PARKING

SCENIC WATER  
DETENTION

ROGUE WY.



# DOUGLAS PARK

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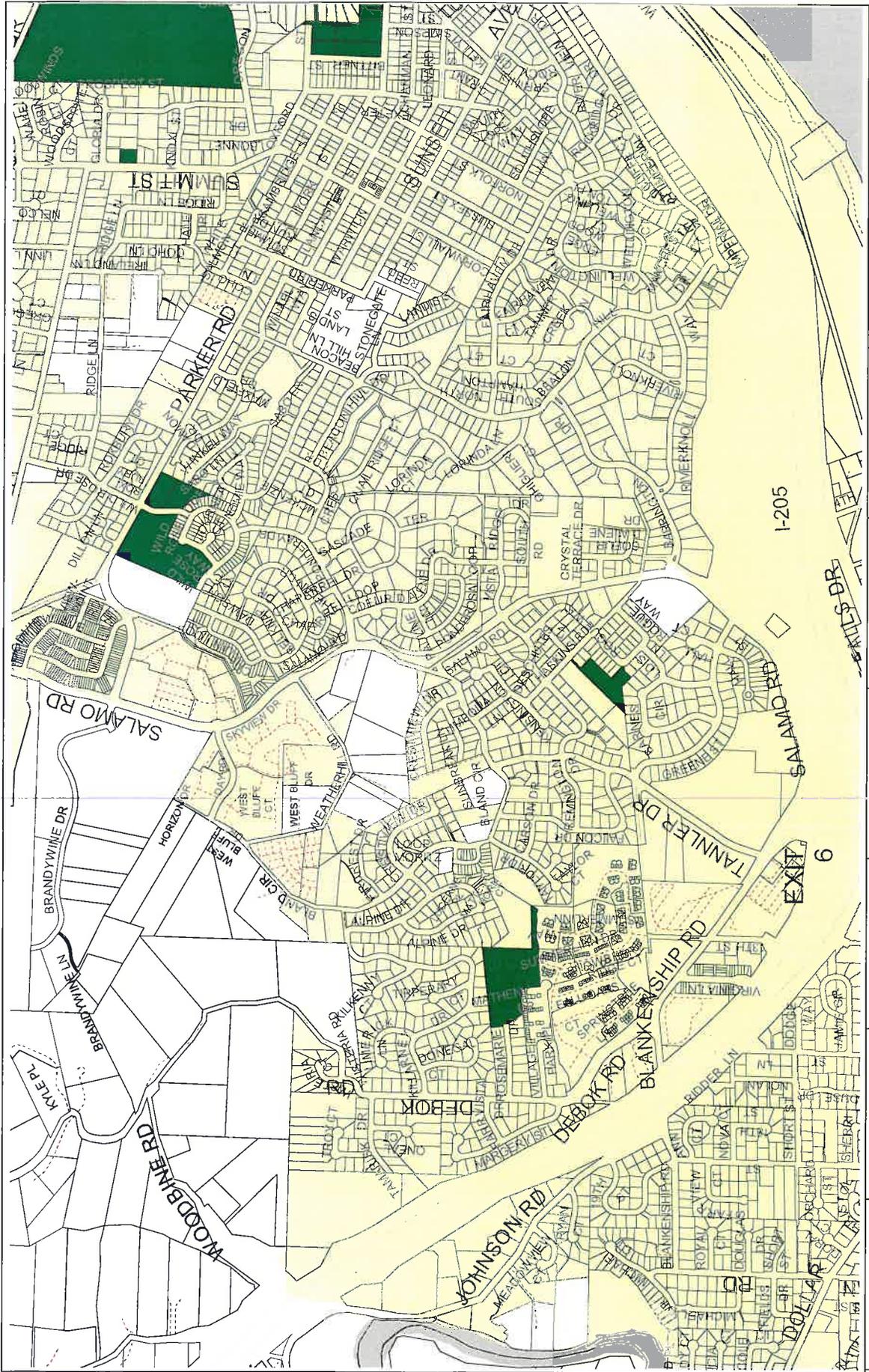


City of West Linn GIS (Geographic Information System), SnapMap Date: 5/13/2009

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Scale: 116 Feet



Scale: 1,480 Feet

City of West Linn GIS (Geographic Information System), SnapMap Date: 6/9/2009

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