



**Wilsonville Parks and Recreation Advisory Board
Parks and Recreation Admin Building
February 8, 2018, 4:30pm
Meeting Agenda**

- 4:30 PM** I. Call to Order
- i. Roll Call
 - ii. Approval of Minutes: January 11, 2018
- 4:35 PM** II. Citizen Input
- 4:40 PM** III. Frog Pond Trails & Trail Heads Plan – Pioneer Design Group, Inc.
- 5:05 PM** IV. 2018/2019 Capital Projects Discussion – Staff
- 5:20 PM** V. Director Report – McCarty
- 5:25 PM** VI. Community Center Report – Stevenson
- 5:30 PM** VII. Parks Report – Blankenship
- 5:35 PM** VIII. Recreation Report – Behler
- 5:40 PM** IX. Board Comments
- 6:00 PM** X. Adjourn

Next Meeting –
Thursday, April 12, 2018
6:00 PM
Wilsonville City Hall – Council Chambers

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting if required. The city will endeavor to provide services, without cost, if requested at least 48 hours prior to the meeting. To obtain services, please call 503-570-1530.



**Wilsonville Parks & Recreation Advisory Board
Parks and Recreation Administration Building
January 11, 2018, 4:30pm
Meeting Minutes**

WILSONVILLE PARKS & RECREATION ADVISORY BOARD

Jim Barnes, Steve Benson, Diana Cutaia, David Davis, Denise Downs, Kate Johnson, Ken Rice

1. Call to Order

The meeting was called to order at 4:30 pm.

- Members Present: Jim Barnes, Steve Benson, Ken Rice, Denise Downs, David Davis – 5:40pm
- Members Absent: Kate Johnson, Diana Cutaia
- Staff Present: Brian Stevenson, Tod Blankenship, Erica Behler
- Guests Present: Paul Fruin – 4:55pm
- Approval of Minutes: December minutes were unanimously approved.

2. Citizen Input

- a. None

3. Board Officer Appointments – Board

- a. Jim asked Steve and Ken if they had any interest in maintaining their current roles, or if Ken would like to be chair. Ken declined the chair position due to a busy work schedule, but stated that he could possibly stay on as vice chair. Steve said that he could stay in the chair role for one more year, but asked if there were any other nominations, first. Steve asked if Jim would be interested in being chair and Jim replied that he could if Steve was no longer interested in the position.
- b. Jim nominated Steve as chair, and Ken seconded the nomination.
- c. Jim nominated Ken as vice chair, and Denise seconded the nomination.
- d. Board members unanimously appointed Steve Benson as chair and Ken Rice as vice chair.
- e. Before moving into the Board Operating Guidelines, Steve asked if there was an update on the Comprehensive Master Plan and if another draft would be presented to the Parks Board. Brian replied that the next version staff will see will be the version that will go to Council in their work session. Staff is waiting for that next draft to give any more

comments. Staff had suggestions after the first draft, including the suggestions from the Parks Board. Steve asked if staff or board members would be at the work session presentation. Brian said that staff would be there and board members would be welcome to attend.

4. Board Operating Guidelines – Benson

- a. Staff reviewed draft V5 of the Board Operating Guidelines in an effort to approve it at the meeting. Steve asked if any members had questions/suggestions.
- b. Jim mentioned that the overview looked reworded but didn't change enough to be concerned. He also questioned why the companion documents were removed and not referenced in the Operating Guidelines and why items from the Working Relationship section were moved into the Operating Guidelines. Jim asked why those items from the Working Relationship section had been removed previously then put back in this version.
 - i. Brian replied that the goal (from staff) was that the Operating Guidelines would live on year-to-year. As a result, the companion documents, including board goals, were not added to the Operating Guidelines as they would be updated each year. The Working Relationships section was added back due to the requests staff heard from the Board.
- c. Steve inquired as to why the Working Relationship items, specifically the Board Needs from Staff, were reduced from 11 items to 5.
 - i. Brian replied that several of the items were similar enough to be condensed into fewer items. For example, the second bullet point in the Working Relationships section in V5 was a combination of items 1, 2, 7 and 8 in the Working Relationships section in V4.
- d. Denise added that, in her opinion, staff encompassed all of the original items in the V5 version. She didn't see anything missing, just wordsmithing to make it more concise. Jim agreed that overall, it was well done, but added that perhaps some of the points could include a bit more detail, for example how item 2 in V4 compared to the second bullet point in V5. Steve agreed that he personally depends on more explicit things than generalized things and would prefer longer versions of some of the points. Denise added that sometimes being too specific can "put yourself in a box", but by making it more concise, you're able to pull from more areas.
- e. Steve asked if the Board should make changes to the document as they go or at the end of the discussion. Jim added that he did not feel it was necessary to change the second bullet point in V5, just wanted to point it out.
- f. Jim asked if item 3 under the Working Relationship section about the opportunity grants was a typo. Brian confirmed that there are two deadlines each year for the opportunity grant. Denise and Ken added that the Board used to review the tourism grant but not anymore.
- g. Jim pointed out that in V5, 2.302 of the City Code was edited from V4. Brian replied that staff made the decision to combine them since they were so similar. Jim replied that it is City Code so it is not an option for Staff or the Board to make changes to it. Steve

asked for thoughts from other board members. Ken agreed with Jim: if it's in the code, it should be copied word-for-word.

- h. Jim noted that the screenshot of the board webpage was removed, but he thought it was useful because it not only showed a photo of the members, but it was also a reminder to members that there is a webpage for the Board with information and links that are helpful for members. Brian replied that the webpage was removed from the Operating Guidelines with the idea being that the webpage is more dynamic and would change each year, as opposed to the guidelines which shouldn't change much over the years. He asked the Board if that is something they would like in the Operating Guidelines or as a secondary document. Denise suggested going with the secondary document because it is updated throughout the year. Ken and Steve were indifferent whether it should be included in the operating guidelines or as a secondary document. Steve added that it would be good to include in a training manual for new members.
- i. Jim pointed out that in V4, it was stated that the board chair would provide new members with an orientation/training but that was removed. Brian replied that the thought process there was that that would be the responsibility of the Parks & Rec director, instead of the board chair.
- j. In regards to the calendar, Jim inquired as to why the January bullet point about the vision for the department was changed to a mid-year overview of the department. Brian replied that January is the middle of the year for the department (fiscal calendar), so they felt it was more appropriate to do a mid-year review rather than setting goals and a vision for the upcoming calendar year.
- k. Jim asked about CIP projects as one of the goals of the Board. Brian replied that as part of the budget overview listed under the month of April, the 5-year CIP budget list would also be included. Steve asked if the Board would get an entire review of all CIP items or just the ones that the board flagged and asked for more detail. Jim replied that they would be the forward looking projects, so they would look at budget for the current fiscal year, next year's annual budget, and next year's 5-year CIP. Brian added that most of those CIP projects are going to be projects found in master plans, very few would be born out of nothing. Jim asked for a general explanation of the budget process and at what point is the P&R budget putting out that first draft...is the April budget review too late for the Board to be included? Brian replied that that process began internally this week and it will span through February or March. Steve was thinking that the Board would have a February or March meeting with that in mind, to review the CIP items. Brian added that staff would take the Board suggestions about the budget, but ultimately, it would be Mike's decision on making any changes to the budget. Jim acknowledged that but added that the Board still needs to be allowed to make suggestions before it is too late. Brian replied that the months on the calendar shaded in green are official meeting dates that will be held every year, but that more meetings will be added throughout the year, as needed. Brian said that staff would look at the budget calendar and see when an appropriate time to present those projects to the Board would be. Steve suggested separating the budget review out of the Opportunity

Grant review in April as they are both hefty items up for discussion and could result in a very long meeting.

- l. Steve asked for more clarification regarding the Working Relationships section. Brian confirmed that 3 & 4 in V4 became the 3rd bullet point in V5. #6 in V4 became the 1st bullet point in V5. #10 in V4 became the 3rd and 4th bullet points in V5.
- m. Jim added that Brian did a good job of condensing the points and consolidating the language.
- n. Steve asked if the Board wanted to go ahead and approve the document with only four members present. Jim agreed and made a motion to approve the Board Operating Guidelines with one correction: in section 2.302 of the City Code, add back the missing bullet from the City Code. Denise seconded the motion. Unanimously approved 4-0.

5. 2017/2018 Capital Projects Discussion – Staff

- a. Tod confirmed that, as Brian mentioned, staff is just starting the CIP discussion for this upcoming fiscal year and most everything is part of the Comprehensive Master Plan, the ADA Implementation Plan, or life and safety issues. He asked if Board Members had any specific questions.
- b. Jim asked about Project 9132 (Memorial Park Master Plan Implementation). The City has \$759,500 budgeted for this year...what does staff plan to spend that money on? Tod replied that a good portion would go to the parking lot project (by the Community Garden), but what is left will be rolled over to next year. Jim said two items were listed as examples, but what specifically will the money go towards? Tod replied that the Memorial Park Master Plan is broken down into 3 phases. Phase 1 includes the bicycle pump track, relocation of the dog park, disc golf course, 2 parking lots, and relocation of the skate park. Jim asked if there was a design for the pump track. Tod replied that there is not a design, yet, as staff is in a bit of a holding pattern due to the parking lot project taking longer than expected. Jim asked if there would be citizen input for the pump track and skatepark. Brian replied that there would likely be open houses and public input to guide that process, but staff hasn't been able to move forward until the parking lot project is complete.
- c. Jim pointed out that he was under the impression that staff would be reporting on each project at this meeting, as opposed to Board Members asking questions. Tod replied that there isn't much to report. Staff could go through each CIP one by one, but it's important to point out that while many of the CIP's are in the Parks Budget, they often are involved with other departments, like Engineering, Community Development, etc. Tod confirmed that project 9146 (I-5 Undercrossing Trail) is complete and project 9136 (Advance Road Sports Fields) is waiting on the school district to deed the land to the City. Project 9160 (Stein Barn Structural Assessment) has not yet begun.
- d. Steve asked about pollinator gardens. Tod replied that yes, while those are more of a Natural Resources project, they does fall under the Parks jurisdiction. There will be two pollinator gardens added by the community garden/dog park area.
- e. Jim asked about the Boeckman Trail and Trailhead (Project 9156). Tod replied that that project is more of a Community Development project and is moving forward. The developers will be presenting to the Parks Board at the Parks Board Feb. 8 meeting.

- f. Steve asked about the goats that are brought in to the parks to eat invasive species and where that falls in the budget. Tod replied that that is a Natural Resources proponent and comes from their budget. There were no goats last year as the herd the City had used in the past no longer contracts out. Other herds in the area were too small, but the City hopes to bring them back this year.
 - g. Jim had a question on the annual Play Structure Replacement (Project 9152). About \$300,000 was budgeted for this year, but nothing last year. Is that spent every year or what? Tod replied that much of that number will hopefully include Boones Ferry Park playground replacements. All of the City's play structures are listed with year purchased and need for replacement based on the year that it was purchased. Tod added that by default, the Department does a pretty good job maintaining the play structures and have been able to push those replacements out year after year but the reason for that line item is to ensure that the Department has that continued CIP in there to replace those structures, when needed. That line item also includes surfacing material that does get replenished annually. There are a couple of City parks that the City does not own but does maintain that are in need of replacement. Along with Boones Ferry, there are hopes to replace some of those, as well. Boones Ferry Park replacements/upgrades are dependent on the Boones Ferry Park Master Plan which is currently in process.
 - h. Ken had a question about Project 9137 (French Prairie Bridge). He spoke with the County last year and they did not seem on-board with it. He also sat on the Marine Board for the State of Oregon and it didn't sound like the State was on-board with the project, either. He asked, "Why push forward if the people on the other side of the river are not on board?" Tod replied that that project is not much in the Parks Department's control, but more of a Community Development/Engineering project; however, it is also a Council goal, as well. Ken asked why money was being invested into this project when the landowners on the other side of the river are against it. Tod replied that he is on a technical advisory committee for the project, along with representatives from the County, and at this point, they had not spoken up against it.
- 6. Director Report – McCarty**
- a. None (Mike was absent).
- 7. Community Center Report – Stevenson**
- a. A new program, called Indoor Walk & Fit, has begun and runs through March inside the Community Center. There are some exercise stations and the program is run in partnership with SMART, who provides pedometers to the participants.
 - b. The Community Center received an add package in the budget this current fiscal year for a new A/V system in the multi-purpose room and that project is complete, except for some cabinetry waiting to be installed. The system is operating well.
- 8. Parks Report – Blankenship**
- a. Staff went to the Development Review Board on January 8th and the DRB approved the parking lot design at the community garden. There is a 2 week appeal period. If it is appealed, it will likely go to Council in early February. If not, construction should start mid-summer. In conjunction with that, the Department has a grant for relocation of the dog park, so that construction would hopefully coincide with the parking lot

construction. There will also be construction of a restroom as part of the project, as well. It would be a single stall, unisex restroom, and there will also be a drinking fountain. Main access for the lot will come off of Kolbe Lane. Schroeder Way will have a bollard preventing access to the parking lot from that road. The sides of the bridge will need to be retrofitted to support any impacts; however, the bridge is able to support standing weight already. A gravel shoulder will be added to Kolbe Lane, along with striping. The bridge will stay the same width, so it will be a one-lane bridge. Parks Staff will add a path through Murase Plaza park (as seen in the Memorial Park Master Plan) off of the asphalt trail by the Grove Shelter and down into the lower end of Kolbe Lane in an effort to get as much pedestrian access off the top of Kolbe Lane, as possible. Steve added that the trail will help complete the loop around the entire park.

- b. The Boeckman Creek Trailhead Project will have more info at the February Parks Board meeting.
- c. Trocadero Park in Villebois is open but there are still a few things left on the punch list. It was a very long process to complete this project, but staff is overall pleased with the park. The skatepark is popular and staff is getting good feedback from users.
- d. RP 7/8 is moving along and hopefully construction will start in the summer. Staff went to Council on January 4 to update them and Council agreed with some of the reasons why residents were upset but said that these parks have been in the plans since 2003. Polygon provided some sort of settlement for the residents that were upset with them. Ken asked what the resident concerns were. Tod replied that when the residents purchased their homes, they were told that the park area would simply be greenspace, not a developed park. Those residents were concerned that the soccer field would be programmed; however, Tod confirmed that it will simply be an open sports field available for drop-in use (soccer, Frisbee, etc.).
- e. Jim asked about the cost of the skatepark. Tod replied that it came in around \$150,000. It was an in-house design, which helped save costs. Pacific Community Design, who designed the park, had a skater on staff who designed the skatepark. Tod asked if Jim and his son had skated at the park and what their thoughts were. Jim replied, "less than satisfactory." He added that the biggest problem is that it has a top to bottom design...the bottom park is not as high as the top part. Some of the elements are designed for very good skaters but in a community park like this one, you might want to look for something a little tamer overall. Jim added that it was interesting that this park will ultimately be owned and maintained by the City but that there wasn't much community input. Jim shared that he had asked the previous Parks Director for input and information on the project but didn't get anything until he was in Europe, when he received a last-minute phone call from the developer who said they were going to the DRB the next day so there wasn't any time left to offer input. Brian agreed that there was not much community involvement regarding the skatepark. Even from a staff perspective, there wasn't much opportunity for their input, which is an overarching element of how things used to be but hopefully not moving forward.

9. Recreation Report – Behler

- a. Wrapping up the first full week of Winter/Spring classes. Unfortunately, a few classes did not run this time around, including some early-morning fitness classes.
- b. Daddy Daughter Dance is March 2 and the Egg Hunt is March 31. Staff added a page in the Operating Guidelines that includes all department events throughout the year. Erica would love to get feedback about events from the Board. She also asked Board Members to let her know if they would be interested in getting involved in any of the events. Steve said it would be helpful to receive an email a few weeks prior to the event, as a reminder.
- c. Erica is starting to plan summer events, so she asked Board Members to let her know if they have any ideas for summer events or programs.
- d. Steve said the Community Tree Lighting event was great and asked if there was any money in the budget to get ornaments for the tree next year. Tod responded that Staff can look into it for next year.
- e. Jim asked if Erica had any ideas in general that she was looking for. Erica replied that her background is more outdoor recreation, so she would love to add that type of programming for adults & youth. Steve added that he would love to see a birding group that gets together in the parks in the mornings.

10. Board Comments

- a. David might be late to meetings moving forward due to a new job based in Portland. He won't be back in town until around 5:30pm or later.
- b. Denise thanked staff for the revisions on the operating guidelines. Steve agreed.

11. Citizen Input

- a. A resident, Paul Fruin, arrived after citizen input at the start of the meeting but was allowed to speak. He saw info in the Boones Ferry Messenger about the Boones Ferry Park Master Plan and asked for more information. There is an online survey open through January 15 on the Parks & Rec website. Steve added that he can go online and view each proposed plan and offer feedback. Brian added that the different elements can be added in any of the plans and if he has any questions, staff is available to discuss. Jim added that each plan has a different focus, for example one has more active elements, another more passive. Mr. Fruin asked if staff had received much input from the community and Tod agreed that they had received a good response, so far.

12. Adjourn – 6:00pm

- a. Ken made a motion to adjourn the meeting. Denise seconded the motion.

February 1, 2018

Wilsonville Parks & Recreation Advisory Board
City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

RE: Morgan Estates - Boeckman Creek Regional Trail and Trail Head Improvements
Pioneer Project No.: 338-001.

Board Members:

We appreciate this opportunity to review proposed Boeckman Creek Regional Trail and Trail Head improvements, associated with the proposed Morgan Estates Development with the Board.

Morgan Estates is an 82 Lot development proposed in the southwest corner of the Frog Pond West Neighborhood, within Sub-Area 1. This will be the first development within the Frog Pond master planned area. This development site consists of three tax lots totaling 21.13 acres, of which about 6.79 acres are within the Boeckman Creek corridor. The Boeckman Creek corridor will be zoned SROZ.

Morgan Farms

The plat name, Morgan Farms, was selected based on the history of the property. This property, including barns and stables, was originally developed for breeding horses. Bill and Helen Crawford of Boston Morgan Farm have been breeding and raising Morgan show horses for over 30 years. In 1973, they left their New England home and relocated to Wilsonville, OR. Then in late 2003, they made a big move to their present location in La Cresta in Murrieta, CA where they built a new farm. Besides operating their horse farm, the Crawfords were also active in Wilsonville schools and youth sports, until they moved to California.

The farm's celebrity in residence, of course, is *Tug Hill Whamuniton*. A WC Stallion in hand, six-time WC in the Park Saddle section and packing a total of 11 WC titles overall, this charismatic stallion is right at home and is enjoying welcoming visitors and charming the ladies of his court.



The Frog Pond West Master Plan identifies a regional trail system with the SROZ, see excerpt from Master Plan. Consistent with the Frog Pond West Master Plan, the Morgan Estates development will construct the initial trail section north of Boeckman Road, see Preliminary Trail Plan. The proposed trail alignment has been coordinated with City Staff.

Streets

The preliminary plat aligns the main entry street along the common property line with the school property. This primary local access (Street A) is designated P1, Primary Street, in the Frog Pond West Master Plan. This alignment frames the school with the street and provides for homes across the street to face the school site.

The local streets are laid out to provide a safe and efficient circulation pattern with 3 north/south and 4 east/west streets. All of the local streets will be designed consistent with the “Low Impact Green Street” design.

The street grid has been refined to provide compliance with the pedestrian access spacing of no greater than 330 feet. The north/south blocks range from 115 to 230 feet in length, with the east/west blocks spaced at 330 feet or less.

Streets B, E and G provide visual corridors from the school property, adjacent to the east of the development, to the SROZ. Streets B, C, E, F, and G all provide direct links to the SROZ or to trail heads. Tract ‘C’ provides a pedestrian link into the development and the trail system from Boeckman Road.

Open Space

The SROZ area is to be set aside in Tract ‘A’ and dedicated to the City. The SROZ boundary includes 295,855 square feet (6.79 acres), which equals 33.7% of the gross site area, accounting for smoothed edges. The pathway connections and trail heads extending from Streets B, E and G are included in Tract ‘A’, for dedication to the City. These trail heads provide an additional 10,496 square feet of open space, outside of the SROZ.

The proposed preliminary plat provides a total of 50,568 square feet of general open space, outside of the SROZ. This equals 14.5% of the net developable area.

The proposed “active use” area includes Tract ‘F,’ and portions of Tract ‘A,’ which are outside of the SROZ, plus trail segment within the SROZ, totaling 40,424 square feet, or 79.9% of the total general open space. Tract ‘G’ has been added to preserve a very large White Oak. Tract ‘G’ contains 4,941 square feet. Tract ‘F’ & ‘G’ are proposed to be owned and maintained by the Home Owners Association (HOA).

Table 3
Open Space Percent of Gross & Net Site Area

Tract	Square Footage	% Gross Site	% Net Site
'A' (SROZ)	295,855	33.7	
Tract 'A' Outside SROZ	16,569 "Active Space"		
'B' & 'C'	10,318		
Tract 'F' less 809 sf SROZ	23,855 "Active Space" Includes trail within SROZ		79.9 "Active Space" of General Open Space
'G' (White Oak)	4,941		
Total Open Space	50,568		14.5
Total SROZ & Open Space	351,538	40.1	
Gross Site	38.5%	876,700 sf	
Net Site			384,252 sf

NOTE: Tract F includes 809 square feet of SROZ, accounting for smoothed edges.

Regional Trail and Trail Heads

The Frog Pond West Master Plan identifies 3 planned trail heads associated with the subject property. These trail heads will provide local access to and from the planned regional trail system to be developed along Boeckman Creek corridor, See attached Figures 12, 31, 32, & 35 from the Frog Pond West Master Plan.

The trail will run along the top edge of the SROZ and the rear or side of lots adjacent to the SROZ. The grades are designed to meet ADA standards as 5% maximum. Where the slopes are the steepest, there will be retaining walls constructed to meet grade requirements and to stabilize the slopes, See attached Preliminary Trail Plans, L1 & L2.

Note: On the L1 & L2 Plans, the dotted black line is the 25 Foot Impact Area at the outer edge of the SROZ, and the dotted purple line is the Area of Limited Conflicting Use (ALCU). However, the proposed regional trail and trail heads are exempted from the SROZ regulations.

As shown on the Preliminary Plans, the trail heads are as follows:

1. Trail head #1 extends off the west end of Street G. This trail head provides for future extension of the trail to the north, as the adjacent property is developed.
2. Trail head #2 connects with the sidewalk along Street E. Along this section, the trail and sidewalk are combined. This section of the trail links with Tract 'F', which is being designed for "active open space" for the development.

3. Trail head #3 extends off the west end of Street B, and provides an overlook into the canyon. From this overlook, there is a planned future trail link, which is intended to extend down the slope to pass under the future bridge. This segment will connect with the trail planned south of the road.

However, this segment will exceed ADA slope standards. Therefore the City will be exploring alternative ADA alignments. This segment is shown as a future link to be constructed by the City.

To maintain grades for the trail, some sections will be elevated above the slope into the canyon, Retaining walls will be constructed along these sections, ranging from 4-8 feet in height. There will also be a retaining wall for the overlook at the south end. For the areas will retaining walls wrought iron railings will be installed, to maintain open views into the canyon, while ensuring public safety.

Tract 'C' provides a pedestrian connection from Boeckman Road to and from the development connecting with the intersection of Streets B & C. With the Tract 'C' connection, it has been determined that the trail link shown on the Master Plan directly from Boeckman Road, at the southwest corn of the site will not be necessary.

The developer will construct the trail extending through the development, and will provide basic improvements at the trail heads. The initial trail head improvements will include directional signage, together with some outdoor fitness/exercise stations. The city has agreed to provide the sign design. These exercise stations will be constructed of strong durable material, likely metal, not wood.

Beyond these initial improvements, we suggest that the City coordinate with the School District's Environmental Education program (CREST) to develop environmental educational signage, related to storm water management and the natural habitat of Boeckman Creek.

Thank you for your consideration of our input.

Sincerely,
Pioneer Design Group, Inc.



Ben Altman
Senior Planner/Project Manager

Cc: Jim Wolfston, Property Owner
Mike Morse, Pahlisch Homes

BOECKMAN CREEK FRONTAGES

Principles

- *Green is great.*
- *Design guidelines should be tailored to each zone.*
- *Provide access to nature.*
- *Provide compatible transitions to surrounding areas.*

Master Plan Intent

The Boeckman Creek Significant Resource Overlay Zone (SROZ) is a unique asset to the West Neighborhood. It provides a scenic backdrop, a large open space, the location of the Boeckman Trail, and a planned future trail crossing that will connect the Frog Pond neighborhoods to the Canyon Creek Road area on the west side of the Boeckman Creek corridor. The character and form of adjacent development—the orientation of lots, the design and location of open space tracts, the type of fencing, and the landscape plantings—will all influence (1) how compatible (or incompatible) new development is with the resource area; and (2) how much physical and visual access the neighborhood and larger community has to Boeckman Creek.

The Master Plan intends for the following to be implemented in order to ensure development is compatible with the adjacent SROZ and that physical and visual access to the Boeckman Creek Trail and SROZ area is provided:

1. The SROZ shall not be “walled off” or privatized by development. Rather, the objective is to ensure compatibility and to create physical and visual access for all neighborhood residents and visitors.
2. Streets shall terminate in, or run adjacent to, the Boeckman Creek trail at trailhead locations shown on the Street Demonstration Plan. It is particularly

Figure 12. Examples of Creekside Treatment



BOECKMAN TRAIL

The Boeckman Creek Regional Trail will be both a neighborhood amenity and a key pedestrian connection to adjacent areas. South of Boeckman Road, the trail will run within the creek canyon along the sewer line easement. After passing under the future Boeckman Road bridge (which will be raised to address the "dip"), the trail will climb to the top of the bank and run along the edge of the vegetated corridor/SROZ and the western edge of the Frog Pond West neighborhood. The trail alignment provides the opportunity for a trailhead park along this natural feature, with nodes of activity, or "pocket parks," such as trailheads and play areas framed by the forest edge. This location will ensure that the trail is a neighborhood asset and increase its use and safety. The area's east-west streets are intended to terminate at the trail, enhancing the visual and physical connection to the trail and creek corridor from within the neighborhood. As shown in Figure 34, the Boeckman Trail will continue east to the Kahle Road-Stafford Road intersection, connecting to the BPA Easement Trail and the South Neighborhood Trail.

Figure 31. Boeckman Creek Forest Trail Cross-Section

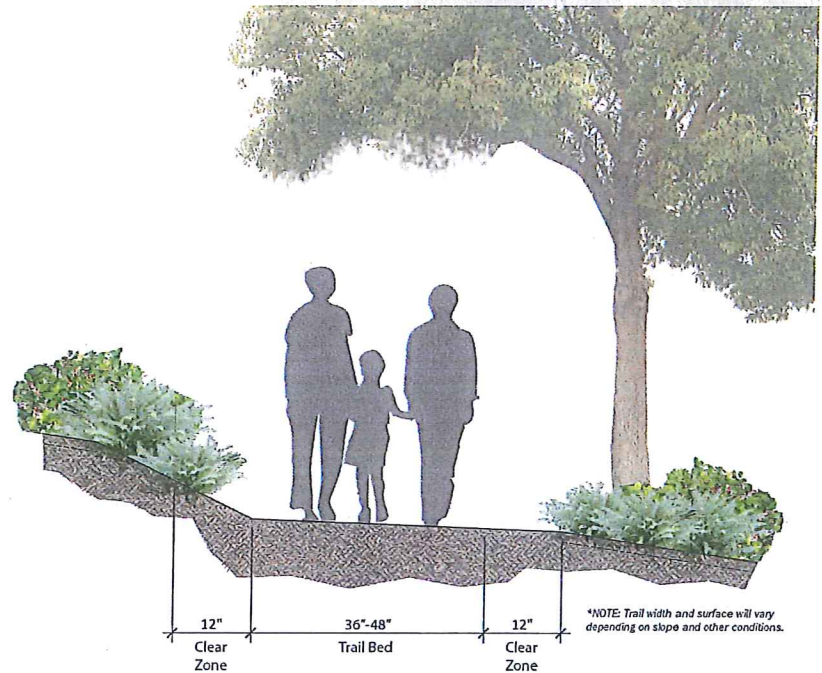


Figure 32. Boeckman Creek Regional Trail Cross-Section

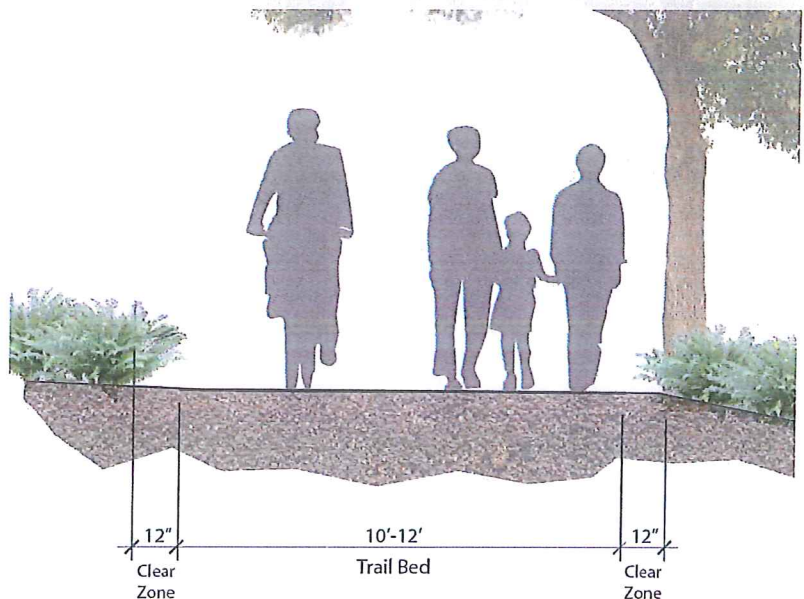
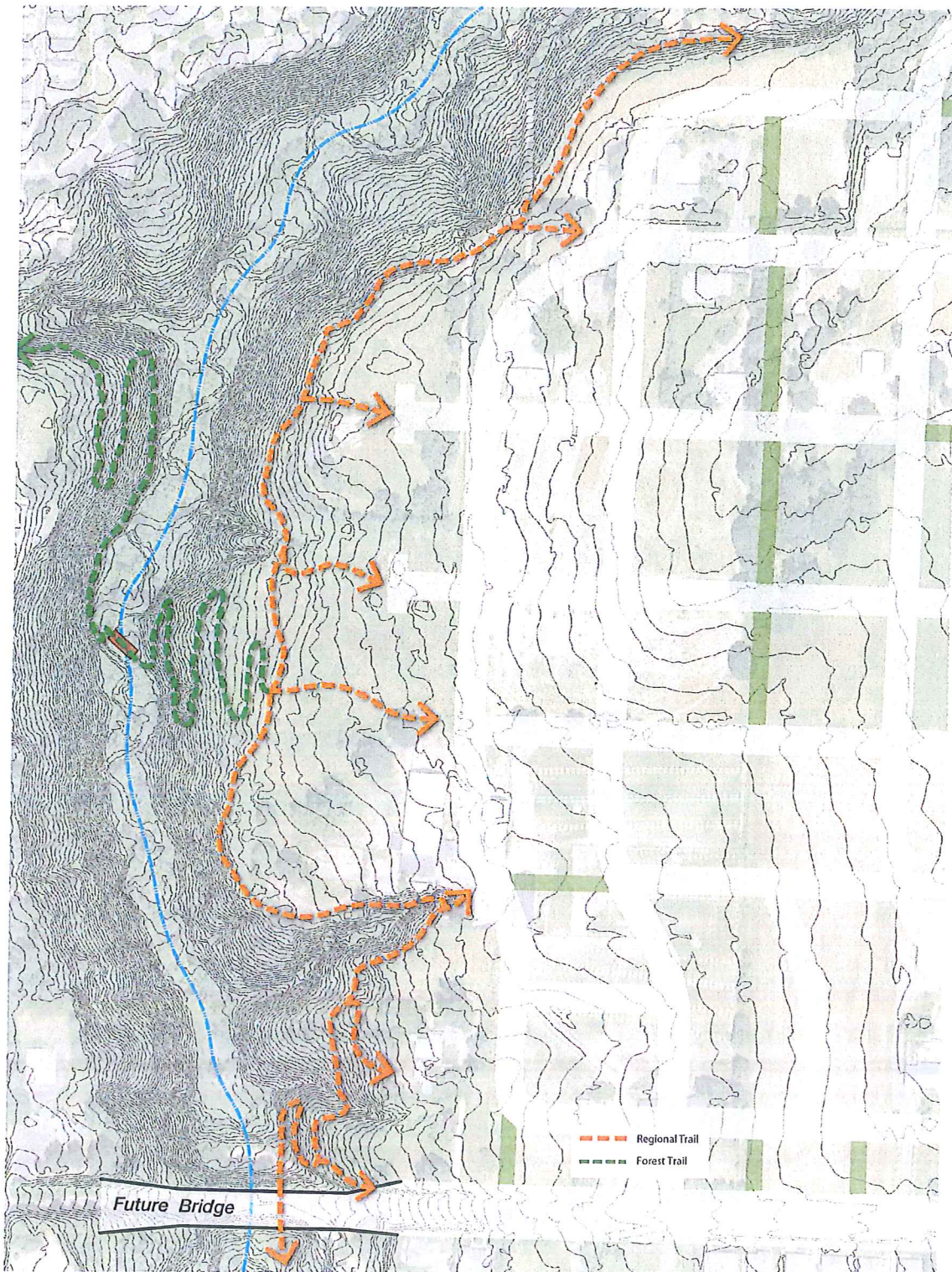
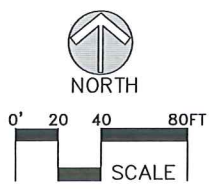
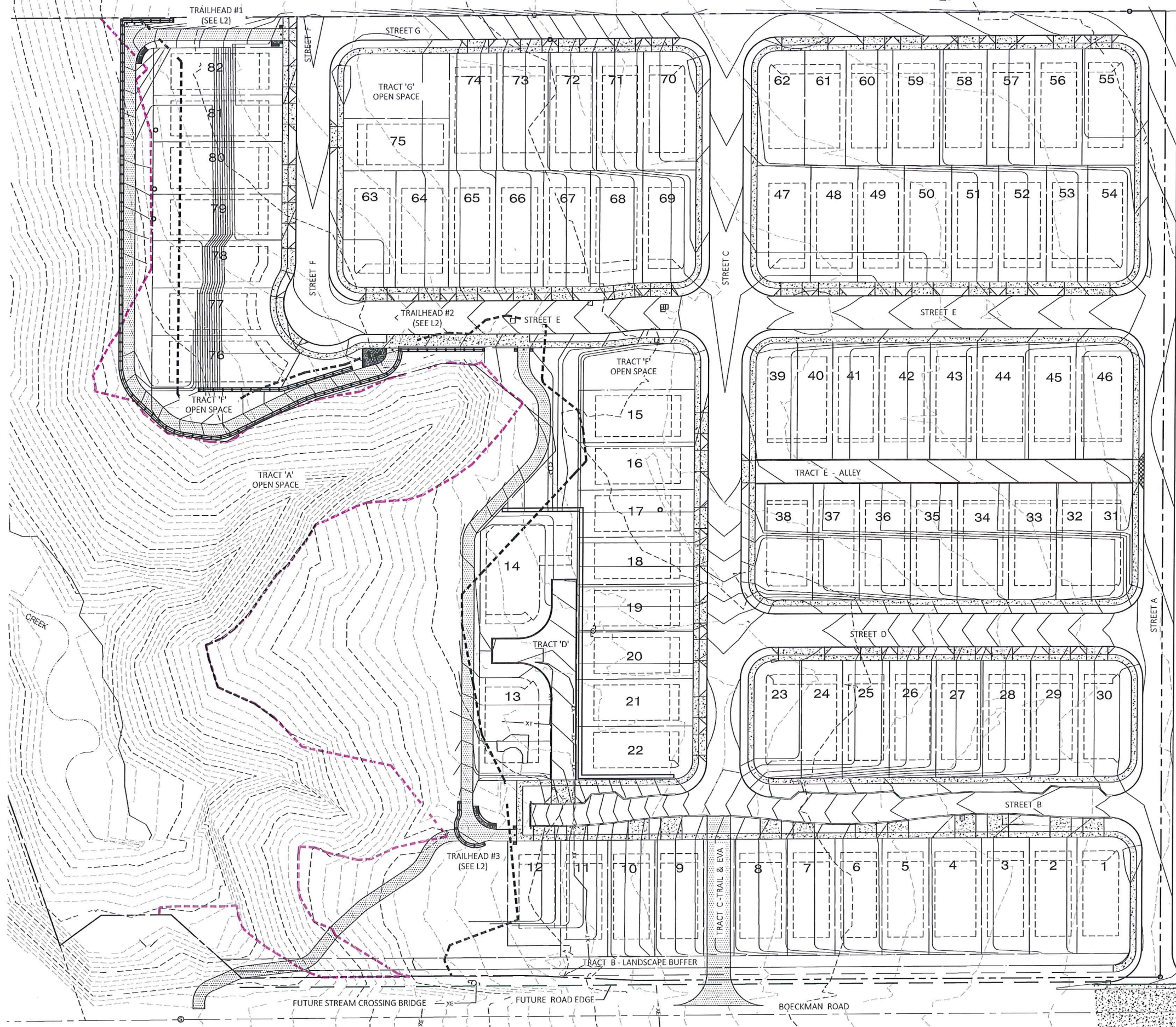


Figure 35. Boeckman Trail in Frog Pond West





(A) TRAILHEAD CONTEXT / KEY PLAN

PERCIVAL
LANDSCAPE
ARCHITECTURE
P.O. BOX 14676
PORTLAND,
OREGON
97293
perlandscape@gmail.com
503-939-3547

REGISTERED
374
JOE PERCIVAL
LANDSCAPE ARCHITECT
OREGON

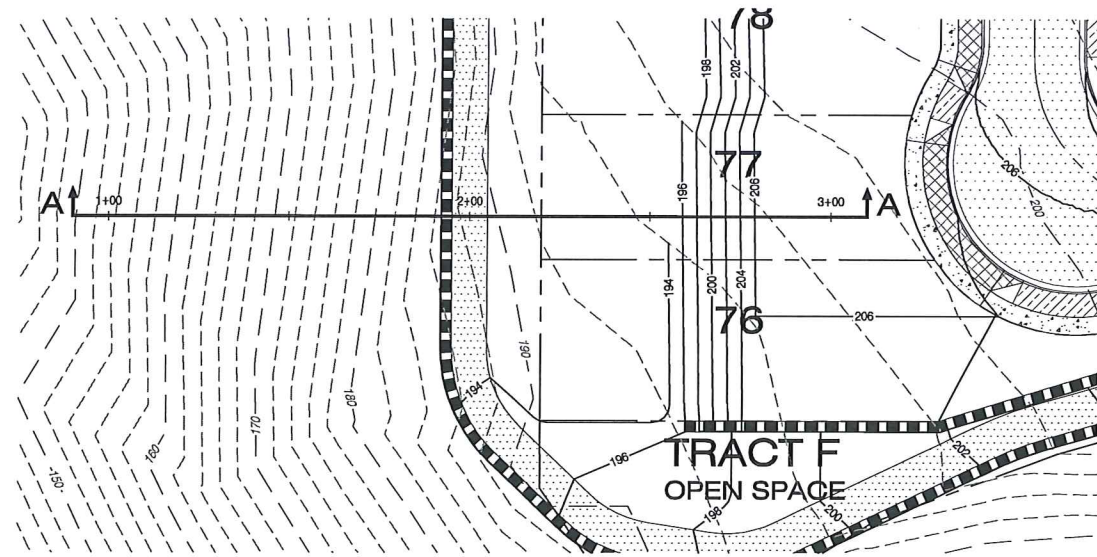
TRAILHEAD - CONTEXT / KEY DESIGN REVIEW PLAN
LANDSCAPE

MORGAN FARMS
CITY OF WILSONVILLE, OREGON

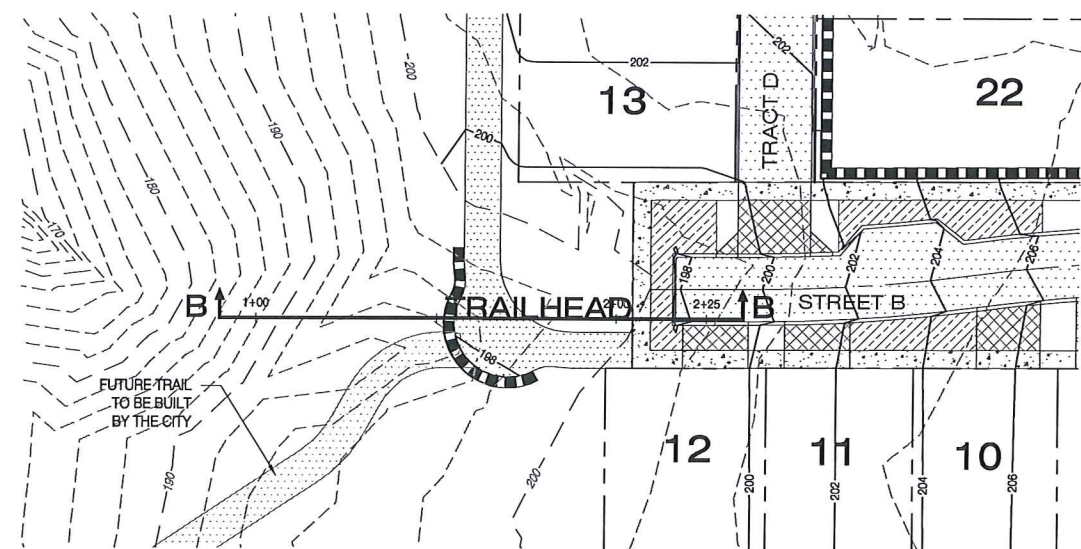
Designed by	JDP	Date	1/31/18
Drawn by	JDP	Date	1/31/18
Reviewed by	JDP	Date	2/1/18

By	Revision	Date	No.
JDP <td>CITY DESIGN REVIEW <td>2/7/18 <td>1</td> </td></td>	CITY DESIGN REVIEW <td>2/7/18 <td>1</td> </td>	2/7/18 <td>1</td>	1

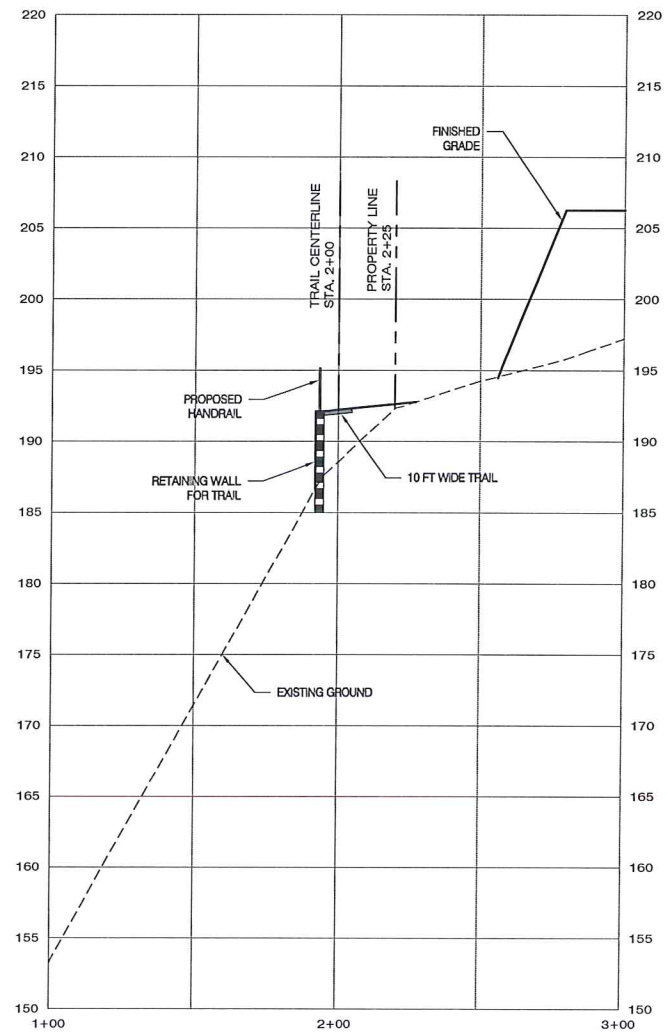
Project
MORGAN FARMS
No. 1715
Type D.R. PLAN
Sheet L1



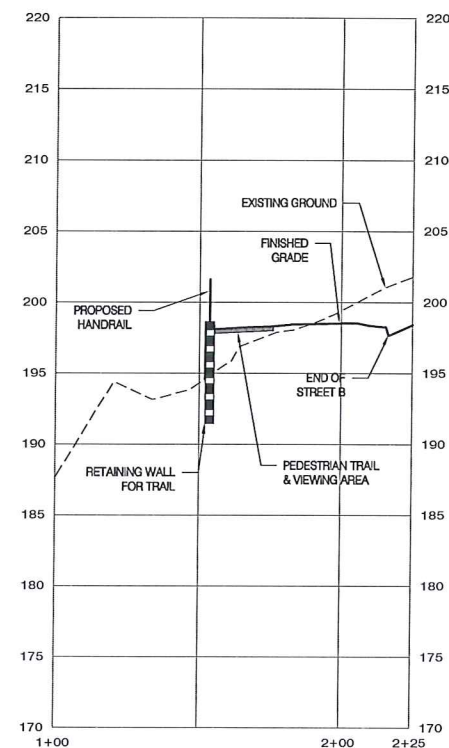
CROSS SECTION A-A PLAN
SCALE: 1"=30'



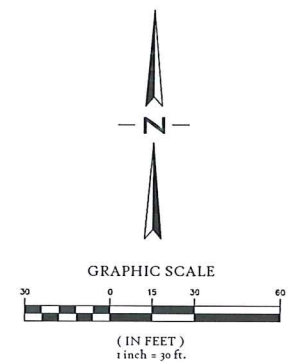
CROSS SECTION B-B PLAN
SCALE: 1"=30'



CROSS SECTION A-A PROFILE
SCALE: H:1"=30'; V:1"=6'



CROSS SECTION B-B PROFILE
SCALE: H:1"=30'; V:1"=6'



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**TRAIL CROSS SECTIONS
PLAN AND PROFILES**

MORGAN FARMS
CITY OF WILSONVILLE, OREGON

Designed by	Date	Reviewed by	Date
TCC	02/2018	BA	02/2018
Drawn by		Project No.	338-001
Reviewed by		Horiz. Scale:	1"=30'
		Vert. Scale:	1"=6'

By	Revision	Date

Project	MORGAN FARMS
No.	338-001
Type	PLANNING
Sheet	1 of 1

P206
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