

2.4 Nature Play

In order to make the BCRP more appealing and available to local families with young children, we propose a Nature Play area. This would be in lieu of a traditional playground and would reflect the natural features of the BCRP. Features could include boulders, logs, ropes, as well as vintage farm equipment or other items to reflect the area's agricultural heritage.

A Nature Play Area is desirable because:

- It would provide a unique and desirable feature to encourage day-use of the BCRP by local families with children. The nearest Nature Play area is at Champoeg State Park, but is located in the campground and is primarily for the use of the overnight campers.
- The Nature Play area could be an important feature for children's groups that come to use the Heritage Farm for events such as field trips and day camps.
- Gives CPRD a feature in keeping with current play structure trends:
 - *"This growing trend in play aims to harness some of nature's allure and impact while offering it in a contained, safer and more available setting,"* --Michelle Guthrie Mathis, a Portland-based landscape architect who focuses on natural environments.
 - *Playing outside doesn't just give kids exercise. Research shows it helps kids with coordination and problem solving, cuts down on stress and frustration, and teaches them to risks, testing the limits of their abilities. Plus, kids who play outside learn to love nature — and they're inheriting an Earth that will very much need their protection.* --pdx Parent. "The All-Natural Playground." September 11, 2016. <https://www.pdxpathparent.com/all-natural-playground-apr15/>



Figure 8. The nature play area at Champoeg State Park (Photo credit: Learning Landscapes Design LLC).

2.4.1 Key Locations

The Nature Play area should be in a location:

- easily accessed by car or a short walk from a parking lot;
- near a walking trail that is a shorter distance, easily walkable, and well maintained that could be walked by families with children;
- with picnic tables and benches to help create an appealing destination for a family outing.

Some possible locations are:

- To the southeast of the existing farm house where there is a small grove of oak trees that appears to have been used as a picnic area. This would make the play area available for children attending other events at the Heritage Farm such as on school field trips.
- Adjacent to the parking lot at the farm house. This would make it easily accessible from car or children waiting for buses when visiting the Heritage Farm.
- In the meadow to the northeast of the existing farm house which is currently overrun with blackberry bushes but could be cleared to make a desirable picnic/day-use area.

2.4.2 Timeline

The playground should be constructed after BCRP infrastructure such as signage, trail maps, hazard notifications, and restrooms are installed so that the area is clearly laid out, safe, and family-friendly.

2.4.3 Recommendations and Restrictions

Create a space that is:

- Attractive, especially if it is adjacent to the events center and would be seen by event guests,
- Mindfully designed to tie in to the natural surroundings and historical aspects of the farm,
- Maintainable with durable equipment,
- Safe for children and would not become a liability,
- Appealing enough for word to get out and become a destination for family outings,
- Appropriately sized for the projected and desired use of the area.

2.5 Secondary Uses: Hosting Events

The BCRPAC believes the facilities developed or maintained primarily for other uses at the BCRP could also serve the community by providing a venue to hold weddings, reunions, and other similar events.

2.5.1 Key Locations

Event activities would initially be focused on the existing farmhouse, main gravel parking lot, existing catering kitchen, and the grounds surrounding the farmhouse. As other facilities are added to the BCRP (e.g. the visitor center or the folk school), these could also be used as event hosting locations.

2.5.2 Timeline

The farmhouse is event-ready now but in stages the BCRP could be further developed to bring in revenue to help support the other focal opportunities in this proposal for the property.

2.5.3 Recommendations

The extent of CPRD's use of the proposed event space is scalable to match the desires of CPRD, and the broader community. BCRPAC invited Rhiannon Porter (owner and operator of The Water Oasis & Wine Country Weddings Oregon) to one of our committee meetings for a question/answer session to learn about venue management services and discuss ideas for the BCRP. Engaging a formal venue management services firm would be a great way to:

- enhance security,
- handle event-related contracting,
- create rules and regulations,
- handle the “day of” responsibilities which include tasks such as setting up tables and chairs, and cleaning up and closing down the property at the end of the evening.

Such a firm could also help address some of the event-related concerns we've heard from the community including applying industry knowledge of how to create sound barriers to protect neighbors from event-generated noise.

Specific recommendations made by a venue manager, Rhiannon Porter, based on her own experience in venue management:

Weddings/Events could be a great source of income and revenue for the BCRP.

A pricing analysis study indicated CPRD could potentially charge anywhere from \$3,000 - \$6,000+ per wedding/event.

As a community property, revenue could be funneled back into BCRP for:

- Scholarships for equestrian items (school, access, training, boarding)
- Reduced park access fees (should access fees ever be implemented by the CPRD Board)
- Fund new recreational activities / big ticket items
- Items for service (septic, fencing, security system)

Create jobs for community:

- Morning staff - set up equipment / cleaning

- Day of staff - venue management, planner, security or park staff
- Evening staff - tear down equipment / clean up
- Local Vendors: catering, lodging, restaurants, transportation, local shopping.

Concerns from neighbors about weddings/events can easily be addressed by stipulating solutions within the contract. Examples of potential contractual requirements or restrictions include:

- Limit number of weddings/events per year
- Venue Management:
 - Hired service or self-operated.
 - Protect park/venue and implement all items addressed in contract as needed
- Planner/Coordinator:
 - Require an in-house planner to be used or that client must obtain one
 - Protect park/venue and implement all items addressed in contract as needed
- Vendors List:
 - Specify which vendors are allowed in categories of concern (catering, bar, parking, rentals, music).
- Water Usage / Septic:
 - Include “porta-potty” options in price of venue
 - Require clients to bring them (luxury bathrooms available)
- Parking / Road Access:
 - Include professional parking service or require clients to provide
- Safety / Security:
 - Include staff to monitor events
 - Closed circuit security system / cameras
- Trash:
 - Include clean up fees, clean up team, burden on client to do so
- Sound / Music:
 - Strict enforcement of Rules & Regulations for all participating vendors
 - Decibel readers required to monitor events and enforce decibel threshold
 - Speakers to face certain angles / No subwoofers
 - Set music end time

2.6 Habitat Restoration

BCRP is diverse in its habitat types. The park offers CPRD an opportunity to preserve some relatively rare habitat types, properly protect sensitive areas, restore degraded habitats, and provide a high quality experience for visitors interested in exploring our native habitats and observing the wildlife that frequent the BCRP. This section describes the habitat types present on the BCRP, and discusses opportunities for habitat restoration and protection for the benefit of CPRD and the public it serves.

Major habitat types or key elements on the property include the following:

- Remnant Oregon White Oak (*Quercus garryana*) Woodlands
- Conifer-dominated and Mixed Conifer/Deciduous Forest
- Streams and Riparian Buffers
- Wetlands and Seeps
- Transition/Edge Habitats
- Developed Agricultural Fields

In particular, Oregon white oak woodlands, streams with their riparian buffer habitats, and wetland areas have all been identified by ODFW as strategy habitats in the Oregon Conservation Strategy (ODFW 2016), underscoring their importance and the opportunities for them to serve as key focal areas for CPRD's habitat restoration efforts within the BCRP.

2.6.1 Key Feature Locations

2.6.1.1 Remnant Oregon White Oak Woodlands

The Oregon Conservation Strategy (ODFW 2016) identified oak woodlands as a strategy habitat within the Willamette Valley ecoregion due to their rarity and ongoing pressure from land-use changes and associated habitat loss through development. The BCRP hosts scattered individual Oregon white oak trees and a few pockets of oak-dominated stands. The largest area of oak trees is at Bob's Corner and then downslope to the southwest of the Bob's Corner picnic area. These trees are significant because much of the oak-dominated forest was historically cleared from the Willamette Valley.

2.6.1.2 Coniferous and Mixed Conifer/ Deciduous Forests

Coniferous and mixed conifer forests occur throughout the forested portions of the BCRP, aside from the stands of oak central to Bob's Corner. The dominant conifer on-site is Douglas-fir (*Pseudotsuga menziesii*), but age-class of this species varies widely across the BCRP, ranging from recently harvested stands to remnant old-growth trees.



Figure 9. An Oregon white oak stand near Bob's Corner.



Figure 10. A large Douglas-fir on the property.



Figure 11. A conifer-dominated forest along a trail.

West of NE Parrett Mountain Rd, these forests house the bulk of the equestrian/hiking trails. East of NE Parrett Mountain Rd., forests surround the old farmstead structures as well as the far southeastern section of the property under consideration for mountain biking trails.

2.6.1.3 Streams and Riparian Areas

ODFW's Conservation Strategy identified flowing water and riparian habitats as strategy habitats primarily because of the importance of surface water availability to many wildlife species, and because of the relatively high biodiversity supported by riparian habitats (ODFW 2016). The BCRP hosts several streams including:

A perennial unnamed tributary (NWI 2018) to the South Fork of Corral Creek, runs along the western border of the BCRP, roughly paralleling Forest Lower Loop.

An intermittent unnamed tributary (NWI 2018) of Corral Creek flows north of the farm house, east towards Corral Creek. This tributary feeds a palustrine forested wetland, part of which is also located on the property (NWI 2018).

An unmapped, unnamed tributary of the South Fork of Corral Creek runs from a wetland seep southwest of Bob's Corner, to the southwest and off the property (WHPacific 2016).

2.6.1.4 Wetlands and Seeps



Figure 12. Unnamed Tributary to the South Fork of Corral Creek.

No formal wetland delineation of the property has been completed, but wetlands and seeps are known to be located north of the farm house and southwest of Bob's Corner (WHPacific 2016). Wetlands and seeps are also recognized as strategy habitats by ODFW (2016).



Figure 13. A planted transition along Burt's 80 Field functioning as edge habitat between the agricultural crop on the right and forest or meadow on the left.

2.6.1.5 Transition/Edge Habitats

Edge habitats occur between two or more habitat categories, such as where a wetland abuts a forested upland habitat. They also include areas of transition between lands use for monoculture crops and forest or meadow. They are an interface, and typically enable the broader landscape to support a more diverse array of species.

2.6.1.6 Developed Agricultural Fields

Large areas of the property are currently leased by CPRD to a dry-land farmer who seeds them with rotational crops.

2.6.2 Timeline

The following are general recommendations. They are meant to be revisited and revised, as needed, but we indicate initial actions and those that can be implemented over time.

2.6.2.1 First Priority: Plan Development

- Develop a GIS database including the natural features discussed herein. Use this to inform project planning.
- Develop and implement a noxious weed management plan that includes a survey and monitoring program with associated control measures for targeted species and areas.
- Develop a habitat restoration plan that can be used to prioritize projects proposed within the BCRP.



Figure 14. Left: Tansy ragwort (*Senecio jacobaea*), a noxious weed on the Yamhill County weed list, observed along a trail on the property. Right: A large patch of Armenian (Himalayan) blackberry, a species on the Oregon Dept of Agriculture Noxious Weed List.

- Prepare a sensitive environmental resources plan including a strategy for complying with state and federal environmental laws and regulations. As a part of the initial due diligence for any proposed ground-disturbing project, (e.g. trail improvements, etc.), determine whether or not there are sensitive environmental resources and consider environmental challenges or permitting needs. Such resources could include:
 - Streams and wetlands are protected under the federal Clean Water Act and Oregon Removal/Fill Law. Any activities (e.g. culvert replacement, pedestrian bridge, etc.) that would affect jurisdictional wetlands or waters (streams) and meet certain impact thresholds for fill or utilize funding sources could require permits from the US Army Corps of Engineers at the federal level, and the Oregon Department of State Lands.
 - There are some species that CPRD should be aware of because management actions that could affect these species may need to be modified or avoided to comply with State or Federal laws including the Endangered Species Act (ESA), the Migratory Bird Treaty Act (MBTA), and the Bald and Golden Eagle Protection Act (BGEPA). Federally protected wildlife species that could inhabit BCRP include (USFWS 2018):
 - Northern spotted owl (*Strix occidentalis caurina*) – This is a listed (threatened) species under the federal ESA. The species could occur within the BCRP.

- Fender's blue butterfly (*Icaricia icarioides fender*) – This is a listed (endangered) species under the federal ESA. This species is associated with kincaid's lupine, and could occur within the BCRP.
- Marbled murrelet (*Brachyramphus marmoratus*) – This is a listed (threatened) species under the federal ESA. Its occurrence is highly unlikely because of the BCRP's inland location and small proportion of old-growth timber, but the BCRP is within its range.
- Migratory birds – many species occur on BCRP.
- Federally protected plants that could inhabit BCRP include (USFWS 2018):
 - Bradshaw's desert-parsley (*Lomatium bradshawii*) - endangered, federal ESA
 - Kincaid's lupine (*Lupinus sulphureus ssp. kincaidii*) – threatened, federal ESA
 - Nelson's checker-mallow (*Sidalcea nelsoniana*) – threatened, federal ESA
 - Willamette daisy (*Erigeron decumbens*) – endangered, federal ESA
- Federal ESA-listed fish species (coho salmon [*Oncorhynchus kisutch*] and steelhead trout [*Oncorhynchus mykiss*]) are located downstream from BCRP. These species are administered by the National Marine Fisheries Service (NMFS).
- There is no designated critical habitat on or adjacent to BCRP for USFWS-administered species. ESA-listed coho salmon and steelhead trout occur within the Willamette River, which is also listed as critical habitat for these species, downstream from the BCRP.

2.6.2.2 Lower Priority/ Later Implementation

- Designate a nature trail and install interpretive signage to encourage public outreach and understanding of habitat types and restoration activities in the BCRP.
- Starting from Bob's Corner, a nature trail with natural history signage could guide hikers through the remnant oaks, and down into the southern portion of the BCRP where there is a mixed conifer/hardwood forest. Educational signage could be placed along Curtis' Upper Loop, and the Confession Trail.

2.6.3 Habitat Restoration Recommendations

Habitat restoration projects generally seek to modify degraded or damaged habitats to enhance their function as a part of the ecosystem and support a variety of native

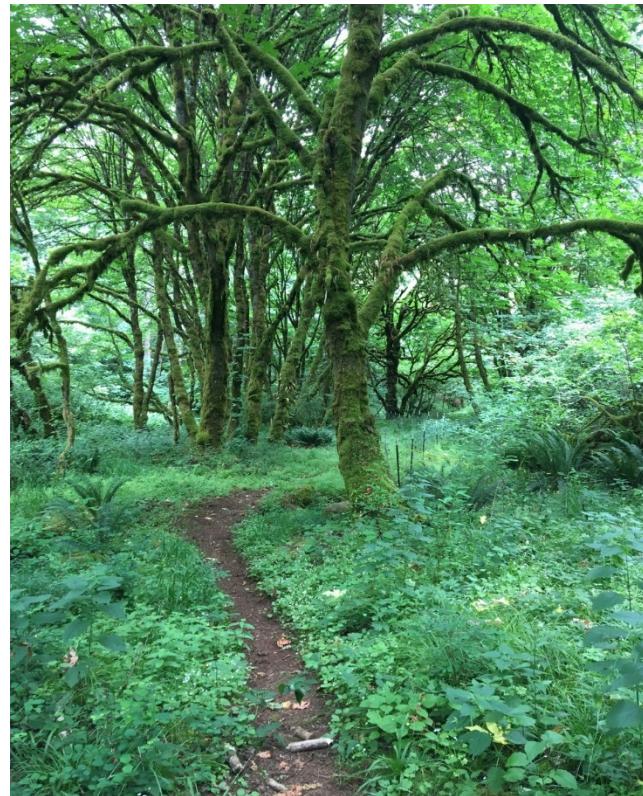


Figure 15. Deciduous forest (bigleaf maples [*Acer macrophyllum*]) near Unnamed Tributary to S. Fork of Corral Creek.

species. Positive outcomes of habitat restoration include increased biodiversity, and project-specific improvements to the targeted resource (e.g. increased water quality from stream or riparian restoration, reductions in noxious weed incidence from weed control projects, etc.). The following are specific habitat restoration recommendations for the BCRP.

Restoration opportunities in remnant Oregon white oak woodlands include:

- Following the noxious weed management plan, detect and remove noxious weeds (e.g. Armenian (Himalayan) blackberries [*Rubus armeniacus*]), especially from the stand of oaks northeast of Bob's Corner.
- Protect Oregon white oak trees in and downslope from Bob's Corner. Replant oaks to expand stand size.

Restoration opportunities in coniferous and mixed conifer / deciduous habitat types include:

- Removal of very large patches of Armenian (Himalayan) blackberries.
- Survey and locate, or if needed, create large diameter (at least 24" diameter at breast [dbh] height) snags to support cavity nesting species.
- Determine the desired habitat trajectory for the area around Linda Vista and the Donald T. Everest Family Heritage Trail. Currently this area supports some conifers which were replanted after the last timber harvest, but it has an open canopy. This area could either continue to develop as a sparsely-treed meadow or CPRD could perform management actions, such as tree planting, to generate a multi-age-class coniferous stand or an oak stand.



*Figure 16. Sparsely distributed Douglas-fir of various age classes, shrub species (e.g. Oceanspray [*Holodiscus discolor*]), and grasses along the Linda Vista trail.*

Restoration opportunities in the stream and riparian habitat type include:

- Follow the noxious weed plan to control noxious weeds encroaching on riparian areas.
- Protect the riparian buffers along the unnamed tributaries to the South Fork of Corral Creek and Corral Creek.

- Place new culverts, or upgrade the trail corridor to move it out of the riparian area along the unnamed tributary to the South Fork of Corral Creek to reduce impacts to the streambank and subsequent silt run-off.

Restoration opportunities in the wetland and seep habitat type include:

- Establish management buffers around the wetland north of the farm house and the seep southwest from Bob's Corner.
- Complete wetland plant restoration (plantings) in the wetland north of the farm house.

Restoration opportunities in the transition / edge habitat type include:

- Clean and/or replace blue-bird houses installed along the edges of the fields.
- Maintain a wide rough to provide for the equestrian trails and also create roadside edge habitat for native plant species such as the Willamette daisy and Kincaid's lupine.
- Install bee and bat houses.

2.7 Access and Security Concerns

In the context of this plan, “SECURITY” relates to the security/safety of CPRD assets, the safety of BCRP users and the safety of neighboring Parrett Mt. landowners. Changing the Rilee property from a private farm to a public park will result in a change to the user demographics. As a private farm, all users, with the exception of trespassers, were known and supposedly approved by the Rilee family and Rilee Foundation. The awareness of who was using the property, specifically the leasing farmer and the paid equestrian visitors, provided a measure of safety/security that no longer protects the BCRP or the neighboring landowners. The opening of the BCRP to unknown, potentially irresponsible users introduces a number of risks that were minimized by private ownership. As CPRD pursues opening the property to the public, it incurs a responsibility to address, and hopefully minimize, the new character of these risks.

Concerns such as increased road traffic, noise impacts to neighbors, well depletion due to increased water use, and parking control are already being addressed by CPRD.

The security risks are generally:

1. Human caused wildfire
2. Vandalism
3. Theft
4. Trespass
5. Property abuse
6. Failure to follow BCRP Rules

The BCRP shares many of the same characteristics, and therefore problems, as many of the Oregon State Parks. For example, some of the control measures implemented at Champoeg State Park are proven methods to maximize enjoyable, safe user experiences while providing security and safety, and are here proposed for implementation at the BCRP. The goal is to impose the minimum restrictions to responsible users and discourage irresponsible behaviors.

2.7.1 Key Locations

The BCRP is effectively divided into two separate sections by Parrett Mt. Rd., both sides of which are currently fenced with nine lockable equipment access gates. The western section is approximately 200 acres, which is unmanaged forest currently laced with horse trails or fields leased for farming. The mid-20th century schoolhouse is the only structure west of Parrett Mt. Road. The eastern section is approximately 120 acres containing Bob’s Corner Park, the existing farm house complex, some potential pasture and unmanaged forest.

Some security measures would be applicable to both sections of the BCRP and could be implemented now. Where specific assets will be developed, security measures cannot be assigned until a facility is finally planned.

2.7.2 Timeline

For existing facilities Security measures should be prioritized and could be put in place as soon as possible.

2.7.3 Recommendations and Restrictions

Human-caused wildfire

- a. Identify and evaluate the fire risk along the BCRP boundaries. Evaluation could include fire spreading from the BCRP to the immediate neighbors and from the neighbors into the BCRP.
- b. Request TVFR identify measures that would improve emergency access from inside or outside of the BCRP.
- c. Request TVFR suggest contingency equipment that could be staged/stored in the BCRP that would augment a TVFR response.

User Identification and access control

The mitigation of vandalism, theft, trespass, abuse of BCRP assets and failure to follow BCRP rules, all depend on the ability to control access and identify BCRP users. The following actions are employed by Oregon State Parks and are recommended for the BCRP.

- a. Designate a limited number of access points to the BCRP.
- b. Designate Bobs Corner Park for “Day Use Only”. It is currently being used for night-time gatherings of unknown purpose. Gates could be installed and locked at night. Night closure would limit vandalism, littering and reduce wildfire risk.
- c. The parking area at the existing farmhouse could be expanded and reconfigured for more structured parking and better traffic flow to this key BCRP entrance from Parrett Mt. Road.
- d. Identify and clearly mark the BCRP boundary.
- e. Install surveillance cameras to record all entries through the access points. Coverage could also include the existing farm house and its associated structures, and the proposed Nature Play area. The video quality would need to be capable of identifying license plates and persons entering the BCRP. The installation of a similar network of cameras is being considered for Champoeg Park.
- f. Identify location and ownership of all perimeter fencing (BCRP or neighbors). Consult with immediate neighbors to determine whether additional fencing to restrict trespass is necessary. Construct additional fencing as requested.
- g. Identify seasonal use closures such as horse and bike trail closure during wettest winter months to prevent erosion and Bobs Corner Park closure during extreme fire weather. Signs explaining why the closures are necessary could be erected at the access points where closures are put into effect.

Presently, access to the property is uncontrolled and open to unknown users. Imposing monitored access points would inconvenience some but at the same time provide all BCRP users with a safer, more secure, more enjoyable BCRP experience. Although it is recognized that risk can only be mitigated, never eliminated, the implementation of proven user identification and control measures would provide an enhanced level of security and safety for CPRD assets, BCRP users and BCRP neighbors.

3.0 NEXT STEPS: DESIGN AND DEVELOPMENT PLANS

3.1 Steering Committee

The BCRPAC understands there are many potentially competing ideas proposed in these Plan Recommendations. To help the Board navigate implementation of the Plan, we recommend setting up a Steering Committee. This committee could initially focus on design and implementation of some or all of the ideas presented in this Plan. We believe the committee would need professional help to better understand design and development constraints faced by the BCRP and to help the Board ultimately choose among the many ideas presented here, as well as others that may come up during ongoing public outreach and involvement. This committee would also work with professionals to determine phasing of proposed facility development.

Once development plans are approved by the Board, and development of key features in this plan ensue, this committee could manage the continued operation and future development of the BCRP. The Steering Committee could report to the CPRD Board, and apply to them for approval of significant development or operational plans, possibly on an annual basis.

3.2 Initial Ideas for the Phased Development Plan

During our discussions, the BCRPAC identified some actions that could be prioritized and implemented during 2019 due to either their priority, or low cost. First the CPRD Board could choose a steering committee and obtain professional help with design and implementation of elements presented in the Plan.

Components of this Plan that could be implemented without any major changes to the current infrastructure and without a major cost to CPRD would include:

- Developing an educational program based on the existing infrastructure at the Heritage Farm area that also incorporates use of the existing space for events.
- Making improvements to the existing equestrian parking area.
- Upgrading the current parking lot at the existing farmhouse by adding a restroom.
- Creating an initial Nature Play Area near the farmhouse and upgraded parking lot.
- Assessing the existing and further developing trails in the bike area, using the current farmhouse parking lot as an access point.
- Developing a noxious weed management, habitat restoration, and sensitive resource management plan, and continuing to implement actions such as the ongoing blackberry removal effort.
- Implementing the access and security measures as soon as they are approved by the CPRD Board.

Historical and Cultural Resources

In addition to the opportunities discussed in this report, BCRPAC would like to bring special attention to the CPRD Board regarding historical and cultural resources present at the BCRP. On October 5, 2018, a subset of the BCRPAC met on-site with Rachel Thomas who is the Archivist at George Fox University and also the chair of the Newberg Historical Society to briefly explore the historical and family-related items stored at the farm house and in the outbuildings. Based on this initial assessment, we believe there are potentially historical resources at BCRP that need to be properly curated, and protected. It might also be possible to display of some of these items on-site, using them as an opportunity to educate the public about the history of Parrett Mountain farm and the surrounding area. We urge CPRD to manage these historical resources for the public, and we discussed three potential options with Rachel while we were on-site:

- CPRD could continue providing a storage space at the BCRP and partner with the Newberg Historical Society to manage the collection.
- CPRD could hire a professional to handle the collection.
- CPRD could transfer or donate the historical items to a curating organization such as the Yamhill County Historical Society.

Of special importance, the labels on some of the storage boxes indicated Native American artifacts. If actually present, these must be assessed and are protected under the federal Native American Graves Protection and Repatriation Act.

4.0 LITERATURE CITED

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CHTAC Bob and Crystal Rilee Park Trails

Managed Use Recommendations

Recommended by the Chehalem Heritage Trails Advisory Committee on 1/18/2023

Adopted by the Chehalem Park and Recreation District Board of Directors on 1/26/2023

Overview

Recognizing it is difficult to develop and implement trail signage recommendations, it is important to first determine the managed use of trails at Bob and Crystal Rilee Park. This motivation coincides with recurring public comment from Bob and Crystal Rilee Park trail users concerning undesired interactions between equestrians and cyclists. As such, the Chehalem Heritage Trails Advisory Committee (CHTAC) has the opportunity to address these concerns by recommending short-term trail managed use parameters for Bob and Crystal Rilee Park. Allen Holstein has proposed the following recommendation to address these concerns and provide all users (hikers, equestrians, and cyclists) with clear and equitable trail access at Bob and Crystal Rilee Park.

Specifically, to resolve undesired interactions between equestrians and cyclists, these two user groups should have access to separate trails. Parrett Mountain Road provides for a natural division of the park property while maintaining equitable recreation opportunities for both user groups.

The park property west of Parrett Mountain Road includes different trail grades and treads that produce varied hiking and equestrian experiences. Additionally, the west side of the park is easily accessible from the existing trailhead parking lot, which is particularly accessible to horse trailers given its large oval shape and loop configuration.

The park property east of Parrett Mountain Road provides primarily well-developed, forested trails that are most accessible to hikers and cyclists. There are also existing bike-specific trails located on the east side of the park. The heritage farm parking lot and adjacent trailhead, not being particularly accessible to horse trailers, lends itself to be well-suited to hikers and cyclists.

parameters also incentivize Chehalem Park and Recreation District (CPRD) staff to develop new trails with these user groups in mind. All this being said, these parameters are to be a short-term solution allowing for CPRD staff to appropriately install much-needed trail signage and prevent undesired trail user interactions. Adjusted long-term trail managed use parameters are to come out of CPRD's Bob and Crystal Rilee Park Master Plan process, expected to be completed in 2024.

Recommendation

The CHTAC recommends the following trail managed use parameters for Bob and Crystal Rilee Park to the CPRD Board of Directors for adoption.

1. All trails west of Parrett Mountain Road be managed as pedestrian and horse trails. No bikes allowed.
2. All trails east of Parrett Mountain Road be managed as pedestrian and bike trails. No horses allowed.

3. Some trails can be managed as single-user (Pedestrian-only, Horse-only, or Bike-only) trails as conditions and connections allow. These trails will be clearly marked.



Map Depicting Proposed Trail Managed Use Parameters at Bob and Crystal Rilee Park



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Board Letter

Hearing Date:

January 22, 2026

Staff:

Casey Creighton, Kellan Sasken

Subject:

Update on the Golf Course Clubhouse Feasibility Report Presentation

Order on Agenda:

To CPRD Board of Directors,

Ankrom Moisan to present to the Board Final three concepts and cost estimates presented to the CPRD Board before advancing to Design Development.

Golf Operations goals • What would define this project being operationally successful?

What would improve the operations and flow of the course?

- Pro shop: Check-in desk, golf simulation, indoor training, retail shop, club storage, maintenance
- Food and Beverage: dining space for casual dining, private events, celebrations, weddings, tournament meals and presentations
- Community meeting spaces (separate from F&B spaces or same?)
- Golf cart storage: charging, maintenance, cleaning
- Restrooms: accessible from indoors and outdoors
- Site related program items • How will building siting affect practice areas and parking?
- How, or should, the existing clubhouse and cart barn be used?
- Replacement of putting course and chipping green if required

The consultant team (Ankrom Moisan Architects and YA Group) is in the Pre-Design phase, which includes:

Developing a comprehensive clubhouse building program.

Documenting existing site conditions and performing zoning analysis.

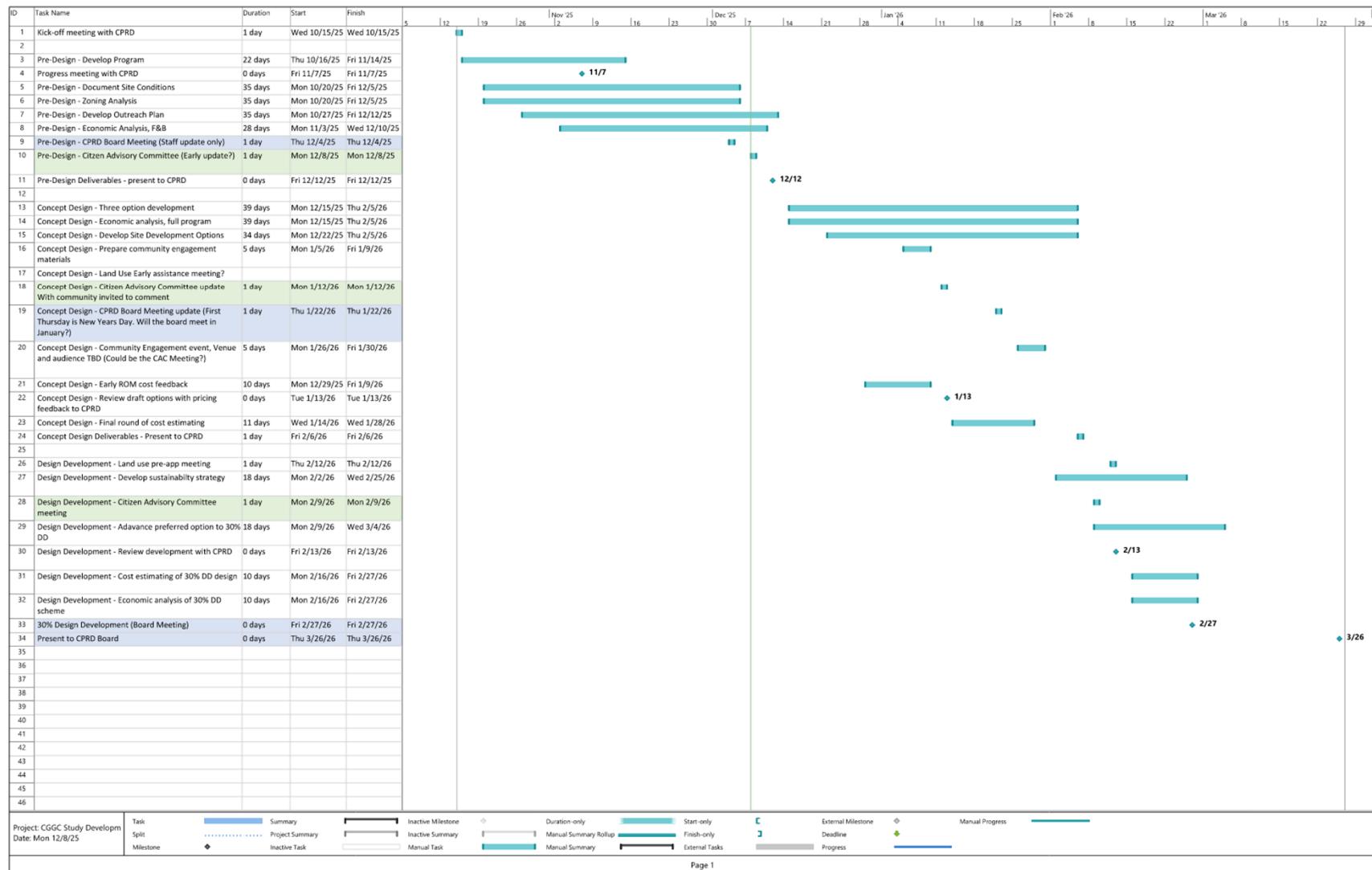
Initiating economic and market analysis for food/beverage and meeting space options.

PRE-DESIGN

PRESENTATION FOR: CPRD
DATE: 12/16/2025

Document List

1. Project Schedule
2. Outreach Plan
3. Clubhouse Programs
4. Amenity Options
5. Existing Conditions Plan
6. Site Layout Diagrams
7. Landscape sketches
8. Economic Draft Study



PUBLIC OUTREACH PLAN

Chehalem Glenn Golf Course Clubhouse Replacement Study

Purpose of the Outreach Plan

- Establish a clear process for engaging CPRD staff, the Citizen Advisory Committee, the Board, and the broader community.
- Ensure transparency, incorporate stakeholder input, and maintain alignment with project goals across all phases.

Stakeholder Groups to Engage

- CPRD Staff: Superintendent, Assistant Superintendent, Director of Golf.
- CPRD Board of Directors
- Golf Course Clubhouse Citizens' Advisory Committee
- City of Newberg (Land Use Pre-App Coordination)
- Community Members / Golf Course Users and non-users

Communication Methods

- Regular email and video call updates to CPRD staff.
- Graphic summaries and simple presentation decks for public audiences. Design team to present design concepts at public, Committee and Board meetings.
- Online posting of key milestones (through CPRD website).

Roles & Responsibilities

- Lead Consultant Team:** Facilitate meetings, prepare outreach materials, document feedback.
- CPRD Staff:** Coordinate stakeholder access, approve outreach content, host public postings.
- Citizen Advisory Committee:** Provide community perspective and recommendations.
- Board of Directors:** Review final concepts and make decisions.

OUTREACH STRUCTURE BY PHASE

PHASE 1 — PRE-DESIGN

Purpose & Goals

- Establish shared understanding of needs, opportunities, constraints.
- Define programmatic requirements and validate assumptions

- Understand operational needs and baseline community expectations.

Meetings / Engagements

- CPRD Staff - Kickoff Meeting**
 - Confirm scope, schedule, communication flow.
- CPRD Staff - Site Walk**
 - Document existing conditions and opportunities.
- Citizen Advisory Committee – 12.8.2025**
 - Update on schedule and process. By CPRD Staff.

Deliverables / Outcomes

- Preliminary program options and initial economic study information
- Site Topographic info.
- High Level Zoning analysis.
- Three to five building sighting concept alternatives.

PHASE 2 — CONCEPT DESIGN

Purpose & Goals

- Develop and refine **three design concepts** aligned with program, site constraints, and economic feasibility.
- Provide opportunities for stakeholder review and feedback.
- Increase community understanding and buy-in.

Meetings / Engagements

- CPRD Staff - Working Sessions (1-2 rounds) – Dates TBD**
 - Review developing concepts and refine priorities.
- Citizen Advisory Committee – Concept Review – 1.12.2026**
 - Present three concepts, gather feedback, validate alignment with project goals.
 - Community invited to comment
- CPRD Staff - Initial Concept and Pricing presentation – 1.13.2026**
 - Review draft options with pricing information from Walsh Construction.

- CPRD Board Meeting – Initial Concept Presentation – 1.22.2026
 - Present three concepts, gather feedback, validate alignment with project goals.
- Community Engagement Event - Initial Concept Presentation 1.17 or 18.2026
 - Provide accessible overview of concept options and gather high-level feedback.
 - Present preferred direction and confirm path to entitlements.
- CPRD Staff - Concept Phase Deliverable Presentation – 2.6.2026
 - Review draft options with pricing information from Walsh Construction.

Deliverables / Outcomes

- Three distinct design concepts with cost estimates and schedule implications.
- Stakeholder input summary and recommendations.
- Preferred alternative identified for advancement.

PHASE 3 — DESIGN DEVELOPMENT (30% DD)

Purpose & Goals

- Advance the selected concept to 30% DD.
- Validate assumptions with CPRD leadership and the Board.
- Inform next steps for future design and permitting phases.

Meetings / Engagements

Citizen Advisory Committee – Selected Option Presentation - 2.12.2026

- Update on design direction and verify that design aligns with community priorities.
- City of Newberg Land Use Pre-Application Meeting - 2.12.2026
 - Gather official feedback on design from jurisdiction.
- CPRD Staff - Review Design Development Progress – 2.13.2026
 - Review draft DD package, cost updates, and refinements based on community and Pre-Application Meeting information.
- CPRD Board of Directors – Update Presentation – 2.27.2026
 - Share progress and collect feedback on development of the selected design concept.
- CPRD Board of Directors – Final Presentation – 3.26.2026

- Provide comprehensive summary: program, concept development, costs, schedule.

Deliverables / Outcomes

- 30% Design Development package with updated cost estimate.
- Outreach in this phase to update on development of the selected scheme and share the progress and the completed version of the 30% DD package.

Base Program

12/8/2025

Proshop	Area	Notes
Transaction counter	150	
Retail Shop	350	
Offices		
Golf Director	120	
Head Pro	120	
Proshop Total	740	

Food and Beverage		
Casual Dining	300	15 sf/diner X 20 diners
Bar front and back	200	
Food prep	175	
Service	75	Bussing, beverages, etc.
Fridge/Freeze/Store	150	
Dish washing	120	
F&B Total	1020	

Support		
Restrooms	350	One set with access from inside and out the back of the building
Storage - non F&B (custodial, retail stock)	200	Direct access to exterior for loading, ideally
Mechanical	150	
Support Total	700	
MAIN FLOOR AREA	2460	

Cart Barn		
Storage/charging	2600	65 sf/cart X 40 carts
Maintenance	200	Cleaning is to be done outdoors just outside the cart barn entrance
Cart Barn Area	2800	

Exterior Spaces		
Covered Dining	450	15 sf/diner X 30 diners
uncovered Dining/lounging	300	Larger seating, gas fire pit, etc.
Parking	55 addl. new spaces	165 total + drop-off area (6 cars per hole, planned for 27 holes)
Driving Range		No Change in base program
Event Pavillion	2400	Reuse the existing tent in a new location on a new concrete pac

Mid Program

12/8/2025

Proshop	Area	Notes
Transaction counter	150	
Retail Shop	350	
Offices		
Golf Director	120	
Head Pro	120	
Proshop Total	740	

Food and Beverage		
Casual Dining	600	15 sf/diner X 40 diners
Private dining/meeting room	270	15 sf/person X 18 people
Bar front and back	275	
Food prep	250	
Service	100	Bussing, beverages, etc.
Fridge/Freeze/Store	250	
Dish washing	150	
F&B Total	1895	

Support		
Restrooms	700	Both indoor and outdoor accessible
stock)	250	Direct access to exterior for loading, ideally
Mechanical	150	
Support Total	1100	
MAIN FLOOR AREA	3735	

Cart Barn		
Storage/charging	2600	65 sf/cart X 40 carts
Maintenance	200	Cleaning is to be done outdoors just outside the cart barn entrance
Cart Barn Area	2800	

Exterior Spaces		
Covered Dining	450	15 sf/diner X 30 diners
uncovered Dining/lounging	300	Larger seating, gas fire pit, etc.
Parking	165 spaces	6 cars per hole, planned for 27 holes
Driving Range	1/2 covered	Cover half of the current driving range - no heat or lights
Event Pavillion	2400	Wood roof structure with columns and some wood frame walls

Full Program

12/8/2025

Proshop	Area	Notes
Transaction counter	150	
Retail Shop	350	
Indoor golf sim./training bay	370	12'x18' bay plus 150sf circulation and spectating
	370	Additional bay
	370	Additional bay
Offices		
Golf Director	120	
Head Pro	120	
Proshop Total	1850	

Food and Beverage		
Casual Dining	1200	15 sf/diner X 80 diners
Private dining/meeting room	600	15 sf/person X 40 people
Bar front and back	320	
Food prep	600	
Service	200	Bussing, beverages, etc.
Fridge/Freeze/Store	400	
Office, food service manager	120	
Dish washing	200	
F&B Total	3640	

Support		
Restrooms	1000	Both indoor and outdoor accessible
Storage - non F&B (custodial, retail std)	250	Direct access to exterior for loading, ideally
Mechanical	150	
Support Total	1400	
MAIN FLOOR AREA	6890	

Cart Barn		
Storage/charging	2600	65 sf/cart X 40 carts
Maintenance	200	Cleaning is to be done outdoors just outside the cart barn entrance
Cart Barn Area	2800	

Exterior Spaces		
Covered Dining	450	15 sf/diner X 30 diners
uncovered Dining/lounging	300	Larger seating, gas fire pit, etc.
Parking	165 spaces	6 cars per hole, planned for 27 holes
Driving Range	1/2 covered	Cover half of the current driving range - add heaters, lights/power
Event Pavillion	2400	Fully enclosed with HVAC

Amenities - Possible add-ons	
Himalayan putting green	
Expanded real grass putting course	
Artificial turf putting course	
Covered range	
Covered range with heat and power	
Covered range with ball tracing	
Indoor hitting bays	

Below is a summary of POSSIBLE AMENITIES. These are not recommendations, but rather options for consideration and further review.

Driving Range

- Consideration for expansion to increase driving range capacity (i.e., # of stalls).
 - If additional 9 holes are added, there will naturally be more pre-round demand for warm-up.
 - Consideration of adding a two-story range building to create the additional stalls.
- Consideration for covering the driving range to enable year-round use.
- Potential for implementing climate control measures (i.e., heaters, fans, mist, etc.) to create a comfortable year-round environment.
- Consideration for the addition of lighting to extend driving range operation hours beyond sundown.
- Consideration for integration of technology (i.e., TrackMan, TopTracer, etc.) to the stalls (either all or partial) to cater the experience to both traditional golfers and social users looking for a casual experience.
 - Potential considerations for development of dedicated year-round teaching bays for lessons with this technology, regardless of if it is implemented across the driving range.
- Consideration for integrating F&B offerings and dedicated gathering spaces/seating lounge area within the driving range environment.

Putting Course

- Consideration for adding a Himalayan putting green.
 - Potential for pay-per-use, however, depending on the strategy could be used as a draw to the clubhouse with complimentary use.
- Consideration for improvements to the existing putting course
 - Enhanced grass quality, expanded size, or replacement with a turf-alternative.
 - Integration of social elements (i.e., drink stands at tee-boxes).

Clubhouse & Surrounding Areas

- Consideration for using the outdoor space between the driving range, golf course, and practice area to create a social hub and gathering space with a comfortable environment.
 - Potential addition of music and outdoor speakers in the landscaping to enhance the experience.
- Consideration for activation of the outdoor space with a lawn area for events, barbecues, and casual activities such as cornhole.
- Consideration for the integration of new amenities, such as tennis or pickleball.
- Consideration for ensuring enough outdoor space is available for appropriate tournament staging (for carts) and scoring areas.
- Consideration to add air compressor / shoe cleaning station near parking lot.
- Consideration for adding a community room to the clubhouse as a space for casual gathering, events and meetings, and entertainment.
- Consideration for adding tech-enabled indoor simulators.
 - Potential to connect with the indoor food and beverage offering or community room and offer multi-sport simulators beyond just golf.
- Consideration for the addition of bicycle racks and/or integrating with bike and scooter sharing programs in the local market (if applicable).
- Consideration for the addition of EV charging stations in the parking lot.
- Consider improvements with the integration of the Chehalem Glenn & Gettman Loops walking trail to the experience offered at the course (i.e., food and beverage engagement).
- Consideration should also be given how golfers making the turn after 9-holes are best to be serviced. Some potential examples include a dedicated halfway house, express to-go window in a convenient spot to collect the orders, or a beverage cart (either stationary or continuously driving through the course).

Operating Model

- Consideration the contracting structure and service model that will be deployed going forward. i.e. A self-operated, third-party management agreement.









