

Plan Recommendations for the Bob and Crystal Rilee Park



Prepared for the
Chehalem Park & Recreation District
125 South Elliott Rd
Newberg, Oregon 97132

Prepared by the
Bob and Crystal Rilee Park Advisory Committee

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1.0 INTRODUCTION

The Chehalem Park & Recreation District (CPRD) obtained the Bob and Crystal Rilee Park (BCRP) property in 2015 (Figure 1). In June 2017, CPRD selected members of the community from a pool of interested applicants to serve as the Bob and Crystal Rilee Park Advisory Committee (BCRPAC). The BCRPAC members were selected by CPRD based on their stated interests in the BCRP, and background information provided in the application. CPRD intended to select members who would represent the diverse interests of the community served by CPRD (e.g. varied technical and professional backgrounds or interests, neighbors of the BCRP as well as other community members).

The role of the BCRPAC is to prepare a set of recommendations (this report) that will be considered by the CPRD Board of Directors while developing the master plan for the BCRP. The ideas presented here are meant to capture a wide range of opportunities with varying stages and requiring a range of infrastructure development. Although the BCRPAC understands we were selected to provide a variety of viewpoints that reflect the public served by CPRD, we urge CPRD to continue to engage the broader public as the BCRP master plan is developed, and we place a special emphasis on gaining community input when planning and making decisions on larger infrastructure components of the BCRP. We see this report as an initial step to capture ideas and opportunities formulated by the members of the committee based on our own perspectives and drawing from comments made by the public, but they are meant to be reviewed and modified as the planning process continues.

Figure 1. Bob and Crystal Rilee Park and Vicinity



2.0 FOCAL OPPORTUNITIES

The BCRPAC members decided to focus recommendations for the BCRP master plan on six different categories of opportunities as well as concerns related to security and access. Focal opportunities addressed by the BCRPAC include:

- Community Education Opportunities (Folk School, Heritage Farm, and similar opportunities)
- Equestrian Recreational Activities
- Mountain Biking
- Nature Play
- Habitat Restoration
- Secondary Uses: Hosting Events

This report summarizes the BCRPAC's assessment of each focal opportunity as well as design, access and security concerns, and provides our recommendations to the CPRD Board of Directors.

2.1 Community Education

This section covers a variety of opportunities associated with a broader concept of providing facilities to further the alternative education options available to CPRD constituents and the wider community. We focus on several opportunities that fall under this general category:

- Heritage Farm
- Visitor's Center
- Folk School
- Youth Farm
- Equestrian Education Center
- Garden Area

Of the following subsections, the Heritage Farm is the most well-developed opportunity with significant infrastructure already in place. Other opportunities would require varied amounts of structural development, but they are presented here as ideas for consideration by the CPRD Board. The subsections provide depictions of relative building sizes and locations for the facilities. These are approximations, and are meant to help the reader understand the scale of each proposal; however, the size, design, and placement of these structures would need to be refined by a design committee.

2.1.1 *Heritage Farm*

The Heritage Farm is a key component to the success of the BCRP as an interpretive and educational venue. The goal is to set up the Heritage Farm to allow for regular operation of a working farm and also be designed to accommodate visitors, guests, and students.

Recommendations

Buildings and structures:

Farm House

Based in part on the structures already present, we envision the Heritage Farm could recreate a working farm representative of a century farm circa 1950. The farm house could resemble a homestead from the 1850s that has been adapted to technology and a growing family over a span of 100 years. The existing farm house could be used for this purpose, but there is also a unique opportunity with the old Henry Parrett home that is located in the field near the main farm house. Salvageable parts of the original fabric of the Parrett home could be used in the design and construction of reproduction buildings for the Heritage Farm.

Other structures currently located behind the main farm house include a number of sheds and shops. These could be evaluated for their structural soundness and then considered by a design committee to determine how they may best be used to fill the roles described below, and augment the Heritage Farm experience.

Barn

Like the farm house, the barn could be representative of an 1850s structure that has been added on to and remodeled to keep up with a growing farm and more modern building practices.

Tool shed

Bob Rilee had a typical tool shed for working on equipment and small projects, and this structure still exists on-site. For many farmers, even today, this area is an important and even sometimes sacred space. This space could include some wood working tools and a blacksmith shop. Some farmers had simple machine tools for repairs and the size and scope of this structure could be developed as the program and farm is developed. This space could also be a lean-to off the bigger barn or part of another building like the vehicle shed.

Vehicle shed

The vehicle shed is just that, a shed used to protect vehicles and equipment. Part of it could be open front, but some should be enclosed. The enclosed portion would better protect vehicles and equipment, but also shield from view any modern or sensitive equipment.

Stable

Under the Heritage Farm concept, the primary focus of the farm operations could be horse-based farming. The animals would need to be housed in a separate building from people or equipment. The stable could be proximal to the vehicle and equipment shed, but should not be attached. There is a simple stable on-site.

Additional Structures

Additional structures could be added over time and as needed and in keeping with the century farm model. Not all heritage activity must be housed in the farm area; some can and should be housed in the equine area which is described later in this section. This is not an exhaustive list but those structures that would be most appropriate for the Heritage Farm include:

- Greenhouse
- Root cellar
- Chicken coop
- Cook house/shack

Some outbuildings could even be mobile structures like the cook shack. In the future, there could also be a bunk house or camping space for overnight guests.

Spatial Layout and Design

The farm would ideally be laid out and designed to not have any sight lines that would include modern traffic, parking, or administrative structures (Figure 2). This is important to the interpretive nature and guest experience of the farm; however, some encroachment would be necessary assuming the current farm house is used as the focal structure for the Heritage Farm. We are fortunate that many outbuildings exist on the far side of the main house, so they are already shielded from the parking area and the roadway. The Heritage Farm could utilize the existing parking lot, upgraded with restroom facilities. The parking lot could be modified to accommodate school busses, large truck and trailer traffic, and possibly expanded to provide enough parking for small events and visiting instructors and students.

Figure 2. Heritage Farm.



Supporting Groups

There are a few important support groups that could be instrumental to the success of the design, and operation of the Heritage Farm. This list is by no means exhaustive, but represents a start of the larger support network.

- The Association for Living History, Farm and Agricultural Museums
- Small Farm Conservancy
- Western Draft Horse Association
- Yamhill County Historical Society

Operations

The operations and oversight of the Heritage Farm could be managed by a group of local experts and enthusiasts that could draw on their collective expertise to make recommendations for the design and operation of the farm.

As a working farm, the homestead/main farm house could be occupied by a manager or family who would be responsible for the day-to-day operations of the farm. There could be a separate administration space for educators and those who are responsible for the educational and interpretive operations.

2.1.2 Folk School

Folk School Vision

The primary focus of the Folk School and its activities is to preserve and pass on traditional crafts and skills. This is not limited to American Pioneer traditions, but also includes Native American, Chinese and other groups represented in early human occupation of this area. It could also serve as a space for artists and craft-makers to meet, work, and collaborate.

Recommendations

School Model

We recommend using a model that is a hybrid of John Campbell and Tillers International. Background information on these two schools can be found at the following websites:

- John Campbell <https://www.folkschool.org/>
- Tillers International <http://www.tillersinternational.org/>

Our hybrid model is based on the premise that the preservation and passing on of traditional and heritage skills is the primary focus of the school and activities. Areas of study and studios could include but not be limited to:

- Metal Arts
- Woodworking
- Fiber Arts
- Book Arts
- Paint and sculpture
- Glass
- Theater
- Dance
- Writing
- Culinary
- Lapidary
- Leather
- Hats
- Photography (modern and historic processes)
- Equine arts (Driving, riding, farming)

Operations

Most Craft or Folk Schools primarily operate programs during the summer months. Although we propose following this schedule for BCRP, there could be opportunities for the school to offer classes during the off season.

While the school's primary function would be as a Folk School under the proposed concept, other uses of the facility could include:

- Charter school
- Field trip opportunities or outdoor natural resource education sites for local school districts or other groups
- Youth programs
- Club and guild events and activities
- Private parties or events

Some of these options align well with the other opportunities explored in this document.

Main Building

The main building would be the focal point for the school, and the largest building in the network of school buildings. We believe it could be designed in such a way that it is both inviting and inspirational; set up with visitors in mind and also as an effective workspace for students that could encourage cross-discipline activities and collaboration. A good example of this combination of functionality for students and accommodation of visitors are the mezzanines at Arrowmont.

The main building for the Folk School could be erected along the road adjacent to and north of Bob's Corner. Utilizing the grade in the field could allow for the building to have multiple stories, but it could still look unimposing from the road and entrance.

The design and material construction of the main building could be modeled after structures erected by the Civilian Conservation Corps (CCC) program such as Timberline Lodge, but the design could also incorporate elements reflecting Yamhill County heritage. Artisans, historians, and craftspeople could be employed on the project, not as makers but as teachers and mentors for a younger and growing workforce for the future.

Supporting structures

Not all Folk School activities would take place in the main building. The bulk of the support buildings and structures making up the remainder of the Folk School Complex could be located in the area next to Bob's Corner and extend to the Heritage Farm House complex. The current parking area could be shared with the Folk School, as most Folk School activities would be during the week while most events such as weddings and reunions would be held on the weekend.

School activities that could be housed in a building or structure separate from the main building include kilns, and possibly a small foundry. Some of these activities could also be better served in other areas of the BCRP, but still available for student use as part of the Folk School Program. Additional structures could also include a Native American Carving or Canoe Shelter, drying shed, or long house. Another idea suggested for the school program was to make study pods or studios in small tree houses.

If CPRD decided to build out the Folk School to the extent described in this section, we believe it could also need to provide some form of student housing. Ideas for that range from housing integrated with the main building to separate bunk houses, or even mobile wagons.

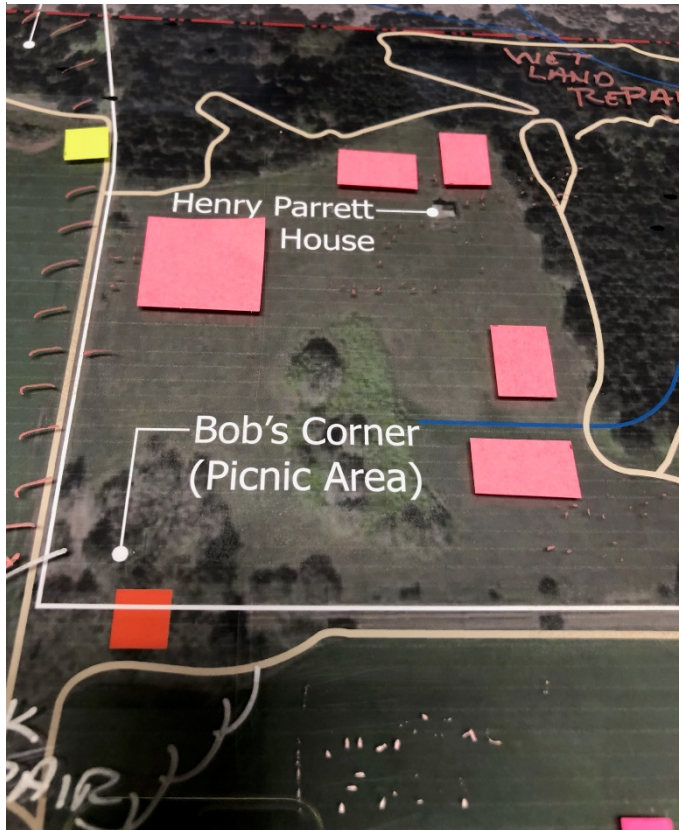
Garden Area

The garden area could incorporate several components of the complex vision. It could host parking, a play area, test gardens, walking trails, and water features. Parking for the Folk School could be incorporated into the Garden area as a feature, so that there is not one big concentration of cars in one area.

This area was chosen for its proximity to the Folk School and topography because it has easy access and could be designed with ADA-compliant grades. One object of the vision is to be able to incorporate a number of elements and features to make it an inviting and inspirational space for the public.

This area could be developed with input from community members who are interested in gardening, art, youth activities, education, heritage, music, theater, and transportation.

Figure 3. Folk School layout.



Spatial Layout

The Folk School facilities would be placed primarily in the field near Bob's Corner. In Figure 3, the salmon-colored blocks represent the locations and relative sizes of the proposed Folk School buildings; the largest is the Main Building. The yellow-green block to the west of NE Parrett Mountain Rd represents the garden area; however, depending on the elements actually developed for the garden, this area could be significantly larger.

2.1.3 Visitor's Center

The visitor's center could be situated to serve both the Heritage Farm area and other focal uses of the BCRP. It could be located close enough to venues and trailheads to be useful, but not inhibit the important sightlines of the Heritage Farm area.

Recommendations

Visitor's Center Structure

The structure could be designed to mimic a Pre-War (WWII) neighborhood feed store. It could house a meeting area, restrooms, gift shop, interpretive and information area, and a small kitchen for events.

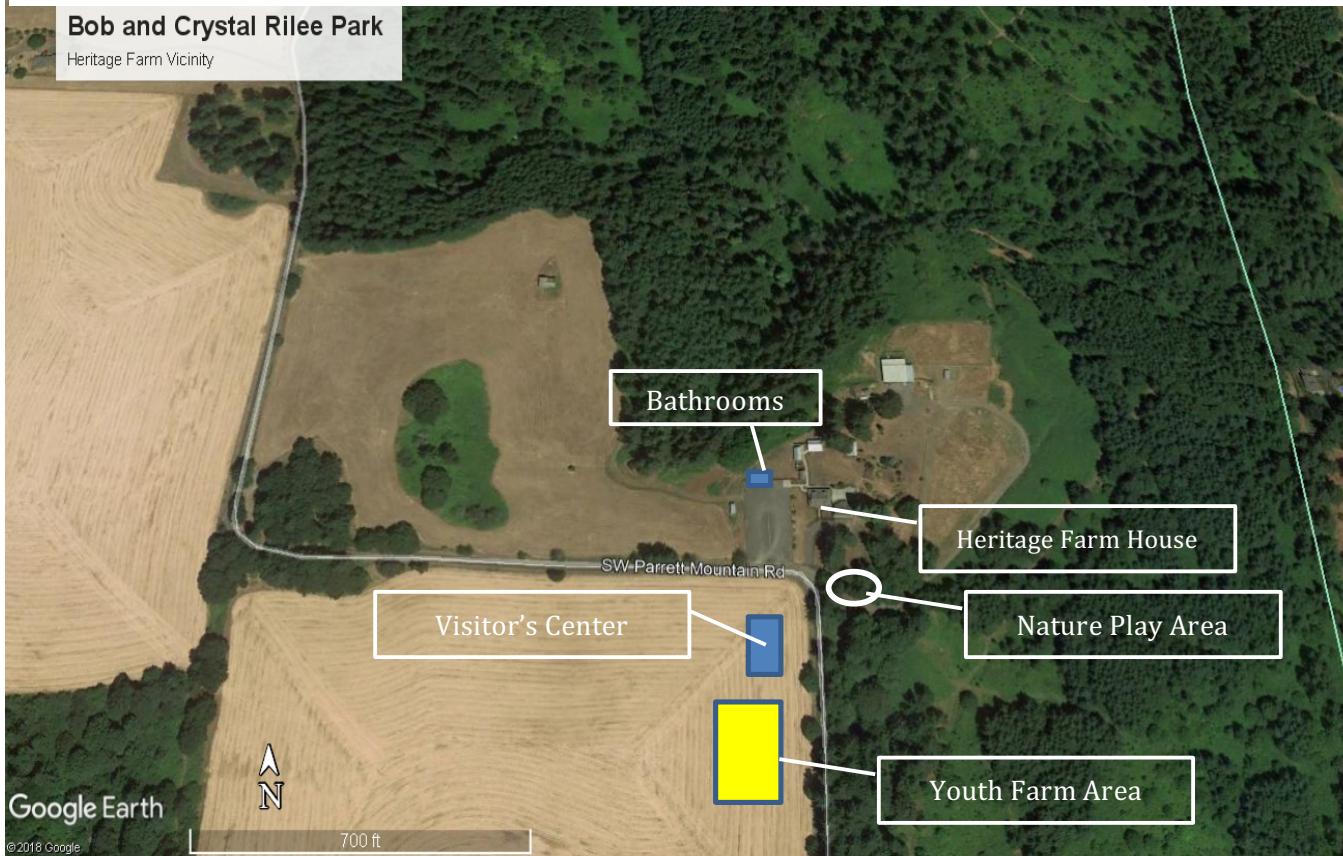
Uses of the center could include:

- classroom space
- intake area for youth field trips
- community room space for public and neighborhood meetings
- receptions
- parties
- events

Layout, Design and Placement

Figure 4 depicts the layout and relative sizes of the facilities associated with the Visitor's Center. The yellow block is the Youth Farm (discussed below), and the light blue blocks represent the Visitor's Center and the restrooms adjacent to the existing parking lot.

Figure 4. Visitor's Center.



2.1.4 Youth Farm

The purpose of the youth farm is to give younger audiences a more meaningful farm experience. The structures, tools, equipment and even animals could be scaled down to give a younger audience the ability to use some equipment and experience the farm in a way that they would not be able to in a full-sized farm environment.

Recommendations

Structures

The Youth Farm could have many of the same structures as its full-sized counterpart, except scaled to a youth size. The barn could be big enough to hold a class or large group, but the equipment and other features such as benches and stalls could be scaled for a younger audience.

The primary use of this area could be for field trips and events tailored to younger audiences, but this area could also be available for visiting families and groups.

Layout, design and placement

The youth farm could be laid out in such a way that visitors could experience it as a self-guided tour, but also be a part of a larger more organized program. It could serve as a visual target for the visitor center, and be placed on the northeast corner of Curtis Field. Please refer to figure 4 in the Visitor's Center section.

Operations

Operations of the Youth Farm could be modeled from a similar program run by the Wilsonville school district:

"The CREST Farm provides a rich educational environment for students in the West Linn-Wilsonville School District. At the farm, students learn about where their food comes from and gain hands-on experience growing fruits and vegetables. The Farm is located on a district-owned, 10-acre parcel of designated farmland in Wilsonville, OR. The CREST Farm has a Farm Manager, who works part-time in exchange for living on-site, and a grant-funded Farm Educator."

The program could take advantage of the "Hands on" learning environment created by the nearby Heritage Farm, but scaled equipment could be used to tailor the experience specifically to young visitors including such items as small-scale plows, wagons and other farm-related equipment. Activities could also focus on pioneer life and interpretation of the westward expansion that locally depended on the Oregon Trail.

2.1.5 Equestrian Educational Center

The equestrian-focused educational component of the Plan is detailed in this section, whereas recreational equestrian activities are described in Section 2.2. The purpose of the Equestrian Center would be to support the riding and driving community by providing an education facility set up to teach riding, driving, and to certify drivers. It could also serve as the gateway for the riding and driving trails in the BCRP.

Recommendations

Parking

The main gate could be on the corner of NE Parrett Mountain Rd by the old schoolhouse. The gate and parking area could be laid out to accommodate both equestrian and vehicular traffic. The parking area could be designed for year-round use, to accommodate large vehicles, and to meet the needs of animal loading and unloading tasks.

Structures

Structures could have a common design and arrangement informed by a historical design and timeframe. For example, most structures could be reproduced following the design and arrangements used by Louis Scholl at Fort Dalles.

Livery/Stable

The purpose of the livery stable would be to have both animals and equipment in one building for use in the BCRP as transportation or to rent out rigs for driving. This building could also house restrooms.

Arena

An arena could be the center or focal point of the Equine Center. It could be made available to the public for both riding and driving instruction.

Tack and Harness Shop

This facility could also be part of the Folk School. It could be set up for storage and display of harness and tack, and also all facets of leather work pertaining to driving, riding, farming, and horse drawn equipment, and vehicles. It could even include a tannery for tanning leather.

Blacksmith & Farrier Shop

The blacksmith shop could be focused on farrier work and training and set up so that visitors can view the activities but not interfere with the work or classes. It would best be situated close to the stable.

Vehicle and Equipment Store

This building or set of buildings could be used to store and maintain horse-drawn vehicles and equipment. This would not need to be limited to what is being used in the BCRP, but also could be available for collections and historic and rare vehicles and equipment. Collections storage would also support the driving school and certification program.

School House

The school house could eventually be restored back to original as a school house and used for classes, school groups, or as an additional event center.

Spatial Location

The Equestrian Center building locations and relative sizes are depicted below. The arena is the central structure, surrounded by the other structures, excepting the school house which already exists and is labeled on the figure as the “Former Parrett Mountain School.”

Figure 5. Equestrian Educational Center.



2.2 Equestrian Recreational Activities

Equestrian activities and trails at the BCRP have been in use for many years. There is an intricate trail system that has been established that pre-dates the CRPD ownership of the property. At one point, it was estimated to have over 15 miles of trails.

Trail map:

http://www.cprdnewberg.org/sites/default/files/fileattachments/general/page/380/reduced_bob_and_crystal_rilee_park_trail_map_081916.pdf

2.2.1 Key Locations

The existing trail system used by equestrians is primarily on the western half of the property. The existing trails travel along the fence lines with cross trails in much of the wooded western section of the BCRP.

There are several locations that equestrians currently access the BCRP system.

- The current equestrian parking area is a primary point of access for trailering to gain access.
- There is a local access location near the “Schoolhouse” building at the far north turn of Parrett Mountain Road.
- Additional access could be provided from the west if access could be obtained. This would also serve the resident equestrians that are on that side of the BCRP.

2.2.2 Timeline

The existing trail system is actively being used by the equestrian community.

Improvements to the parking area in section 2.2.3 should be addressed as soon as possible:

- Existing parking facility needs to have the entrance/exit expanded for road safety and accessibility to larger truck/trailer combinations as soon as possible.
- Additional Parking can be added in the future, as needed.

More facilities and obstacles can be added to the existing trail system as resources are available.

2.2.3 Recommendations and Restrictions

The goal to maintain and grow equestrian use would benefit from the existing infrastructure.

Maintenance of the trail system and protection of the overall BCRP resources requires some thought in the future growth and use for equestrians. BCRP is a destination location for Oregon Equestrians and could be expanded for additional features and facilities.

With any sport, there is risk. Horses are large animals with strong flight instincts and so consideration needs to be taken to ensure that the multi-use activities of the overall BCRP do not cause increased risk of accidents and liability for CPRD.

Parking area

The current parking area is very small and can accommodate a limited number of trucks/trailers. The entrance/exit is very tight and rigs must use both lanes of Parrett Mountain road to access/exit. This could be a traffic hazard.

Parking area improvements to current parking that could be create/developed and installed in the next 6-12 months at limited cost:

- BCRP Rule signage (no fires, no smoking, clean up after yourself and your horses)
- Mounting block or mounting ramp
- Porta-potty
- Area for manure clean up/signage to clean up after horse
- Water faucet to provide water for horses (depending on water access)
- Adding parking area (near corner of the old schoolhouse building)

Timing for an additional parking facility could be concurrent with the infrastructure improvements of the existing parking. This could be accomplished with limited cost to CPRD and would decrease traffic hazard of the existing parking facilities.

- Parking entrance/exit easier
 - Good straight access for entrance/exit with plenty of space for trailer parking/spacing to keep neighbor horses from kicking each other.
- Accommodate larger rigs and more access
- Mounting structure
- Water faucet/facilities (porta-potty)
- Manure clean up area



Figure 6. The existing equestrian parking area and trailhead.

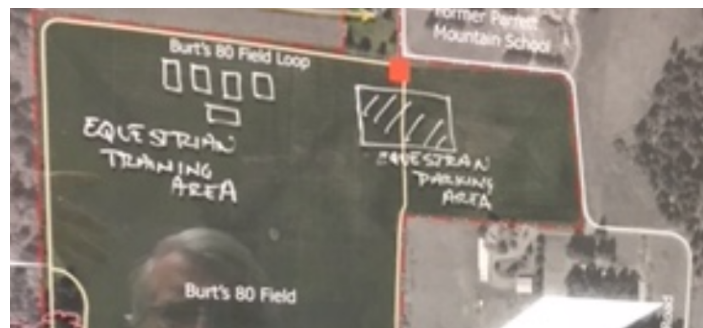


Figure 7. Proposed location of additional parking area.

Trails

The Trails System has been established by years of usage by local equestrians. The original owner, Crystal Rilee Smith, encouraged the locals to use the land and she enjoyed seeing the horses riding on her property.

Some improvement ideas and expansion:

- Trail Maintenance that is needed now and is ongoing:
 - Spring scheduled clean up days to invite local equestrians, OET, 4-H and others to assist.
 - Strict instruction to maintain existing trails; **NO NEW Trails** without CRPD approval.
- Marking trails with good signage.
- Rating of trails for experience of horse/rider
 - Assistance could be provided by equestrian neighbors that are familiar with and have ridden these trails
- Seasonal weather signage to warn against very slippery trails (close in winter?)
 - Possible posts with chains to close both ends of dangerous trails during winter.
 - This should be done as soon as possible. Limited cost for posts and chain/cable. This should not be done without assessment of the trail difficulty/safety.
- Footings improvement of steep trails/possible cutting in switchbacks to lessen the difficulty and slipperiness. This is an ongoing need in order to keep the trails in good shape and reduce the risk of erosion of the environment.
- On-trail picnic area with bench/table and hitching post.
- Additional local access points from the perimeter of the BCRP.
 - There were previously several local access points for equestrians to access the BCRP trails. Some of these have been closed off by fencing the property. To reduce parking issues, local access points could be added.

Possible additional equestrian-usage facilities

Additional facilities can be added to the BCRP that would increase the equestrian opportunities for use and benefit the equine community. Educational opportunities and events for our youth and our community can be provided with some added equestrian features.

- Trail course with obstacles. Primary focus could be in the Burts 80 upper field but could be added throughout the trail system. This could provide a venue for trail challenge events and organized competitive rides.
 - Bridge
 - Plastic wall (walk through)
 - Log to back through
 - Barrels and gates

- Event arena (also near new parking/Burts 80 field). This would require a flat large area. Minimum dimensions for the area should be 100 x 200 feet. This would accommodate everything from dressage to team penning events
 - Possible usage/events:
 - Jumping/dressage practice area or show event
 - 4-H practice area/4-H Horse group home arena
 - Gymkhana events/play days
 - Equestrian clinics
 - Team Penning (could utilize cows that might be part of the craft school/heritage farm portion)
 - Reining area.
- Adding driving training area (upper field near old schoolhouse/back of Nine Star)
 - Unique opportunity to provide certification for driving. Currently, there are a limited number of locations in the USA where these can be obtained.
- Horse corrals/paddocks
 - Many of these have been built by OET at varied riding areas/state parks.
 - If the CPRD Board decides to allow camping at BCRP, this would allow for horse camping.

Additional Recommendations

- The BCRP rules should be posted at all access points.
- Good access to the location could increase the use by the equestrian community.
 - Because the non-neighbor user accesses the BCRP by transport, the parking access is a critical concern.
 - This could increase the large vehicle traffic to/from the BCRP. Local road infrastructure limits the access to the BCRP from several directions. Equestrian trail riders are used to bumpy gravel roads for access, but narrow and windy roads are not preferred for long truck/trailer rigs. Increased traffic should be expected on the easier access roads.
- Horses are large, powerful animals with a flight instinct, and as such:
 - Keeping the user communities safely separated should be of concern to CPRD.
 - Run-away horses are the leading cause of equine accidents on trails.

2.3 Mountain Biking

CPRD desires trail riding opportunities appealing to a range of mountain bikers.

Trails could:

- Be primarily singletrack; as narrow as possible considering target difficulty level
- Appeal to diverse age and skill levels
- Be adequately challenging; providing opportunities for riders to improve their skill level
- Maximize the use of available grade;
 - Steep enough to coast all or nearly all the way down
 - Containing grade reversals to manage speed (safe for all ages and skill levels, should not be intimidating)
- Primarily utilize existing roads to return cyclist to the top of trails, but also provide minimal technical uphill trails
- Generally be directional, allowing for higher user density and reducing user conflict
- Utilize generally accepted best practices for trail construction, signage, and management (IMBA, etc.)

2.3.1 Key Locations

- Mountain biking trails could be focused on the east side of Parrett Mountain Road. Initially, they could be located south of the Heritage Farm house, and later expanded north of the Heritage Farm.
- The primary mountain biking trailhead could be located at the gate just south of the existing farm house driveway.
- The mountain biking trailhead is adequately served by existing parking areas, either at the existing farm house or the equestrian trailhead. Proximity of parking to the trailhead is not typically a concern for cyclists.
- Upon development of trails north of the Heritage Farm, a secondary minor mountain biking trailhead across Parrett Mountain Road from the equestrian trailhead could be considered.
- Appropriate buffers should be maintained between the proposed Heritage Farm), and mountain biking trails north of the existing Farm house.

2.3.2 Timeline

- Mountain biking can be accommodated immediately on existing roads, paths, and trails.
- All new trails should be planned and designed. There are no obstacles to starting planning and design process immediately.
- No additional BCRP facilities are required but may enhance appeal and user experience.

2.3.3 Recommendations and Restrictions

- Engage local mountain biking groups/organizations for design, construction, and maintenance resources.
 - Salem Area Trail Alliance (SATA) <http://www.salemtrails.org>
 - Northwest Trail Alliance (NWTa) <http://nw-trail.org>
- Establish a local Trail Steward, an individual or small group that can represent mountain biking at the BCRP. This individual or small group would maintain a mountain biking trail master plan, represent the mountain biking community to the CPRD Board, act as a conduit for communications between the CPRD Board and cycling BCRP users, and to help the mountain biking community to self-enforce positive conduct and adherence to BCRP guidelines.
- CPRD could adopt, adapt, or develop a trail building and maintenance philosophy to help provide guidelines for construction and maintenance of mountain biking trails. For example; International Mountain Bicycling Association, U.S. Forest Service.
- CPRD could adopt, adapt, or develop a trail design and planning process. For example, (International Mountain Bicycling Association, 2004)
 1. Permission
 - a. Who is involved in project?
 - b. Trail goals?
 - c. Who will represent interest of each organization?
 2. Identify Boundaries
 - a. What trail or section of land will be included?
 3. Determine Trail Users
 4. Identify Control Points
 5. Configure Loops
 6. Plan a Contour Route
 7. Determine Type of Trail Flow
 8. Walk and Flag the Corridor
 9. Develop a Construction Plan
 - a. Who will be responsible for what?
 - b. What is the timeline?
 10. Conduct an Assessment Study
 11. Flag the Final Alignment and Confirm Permission

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 Champoege 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.pdxparent.com/all-natural-playground-apr15/>



Figure 8. The nature play area at Champoege 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).

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.



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.

2.6.1.6 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.



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

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

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 Champoege 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 Champoege 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.

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