

A RESOLUTION AUTHORIZING THE CITY OF LEBANON)
TO APPLY FOR A LOCAL GOVERNMENT GRANT FROM) RESOLUTION NO 01
THE OREGON PARKS AND RECREATION DEPARTMENT) FOR 2002
FOR DEVELOPMENT OF A CAMPGROUND)
AT GILL'S LANDING)

WHEREAS, the Oregon Parks and Recreation Department is accepting applications for the Federal Land and Water Conservation Fund; and

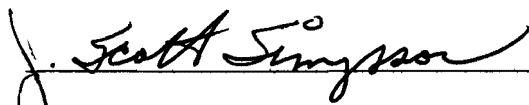
WHEREAS, the City of Lebanon desires to participate in this grant program to the greatest extent possible as a means of providing needed park and recreation acquisitions, improvements and enhancements; and

WHEREAS, the City Council, the Parks Advisory Committee, and the Parks Master Plan, has identified the construction of a campground at Gill's Landing and the subsequent removal of the primitive campground at River Park as a high priority need in the City of Lebanon; and

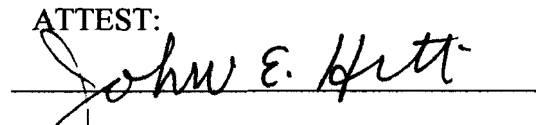
WHEREAS, the applicant hereby certifies that the matching share for this application is readily available at this time.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the City of Lebanon be authorized to apply for the a local Government Grant from the Oregon Parks and Recreation Department for construction of a campground at Gill's Landing and subsequent removal of the primitive campground at River Park as specified above.

Passed by the Council of the City of Lebanon by a vote of 4 for and 1 against, and approved by the Mayor this 16 day of February, 2002



J. Scott Simpson
Ron, Miller

ATTEST:


John E. Hitt, City Recorder



CITY OF LEBANON
PUBLIC WORKS DEPARTMENT
MEMORANDUM

TO: Jim Ruef, Director of Public Works

DATE: January 30, 2002

FROM: Rodney Sell, Maintenance Services Division
Manager

SUBJECT: Authority to proceed with Grant Application
for Gills Landing Campground

This memo is a request for Council approval to proceed with a Grant Application to the Oregon Parks and Recreation Department for the construction of a 21 site campground at Gill's Landing.

BACKGROUND INFORMATION

The Oregon Parks and Recreation Department is currently accepting grant applications for the Federal Land and Water Conservation Fund. The grants supply up to 50% matching funds for eligible projects. This year \$1,121,610 is available for local government projects with applications due by February 15, 2002.

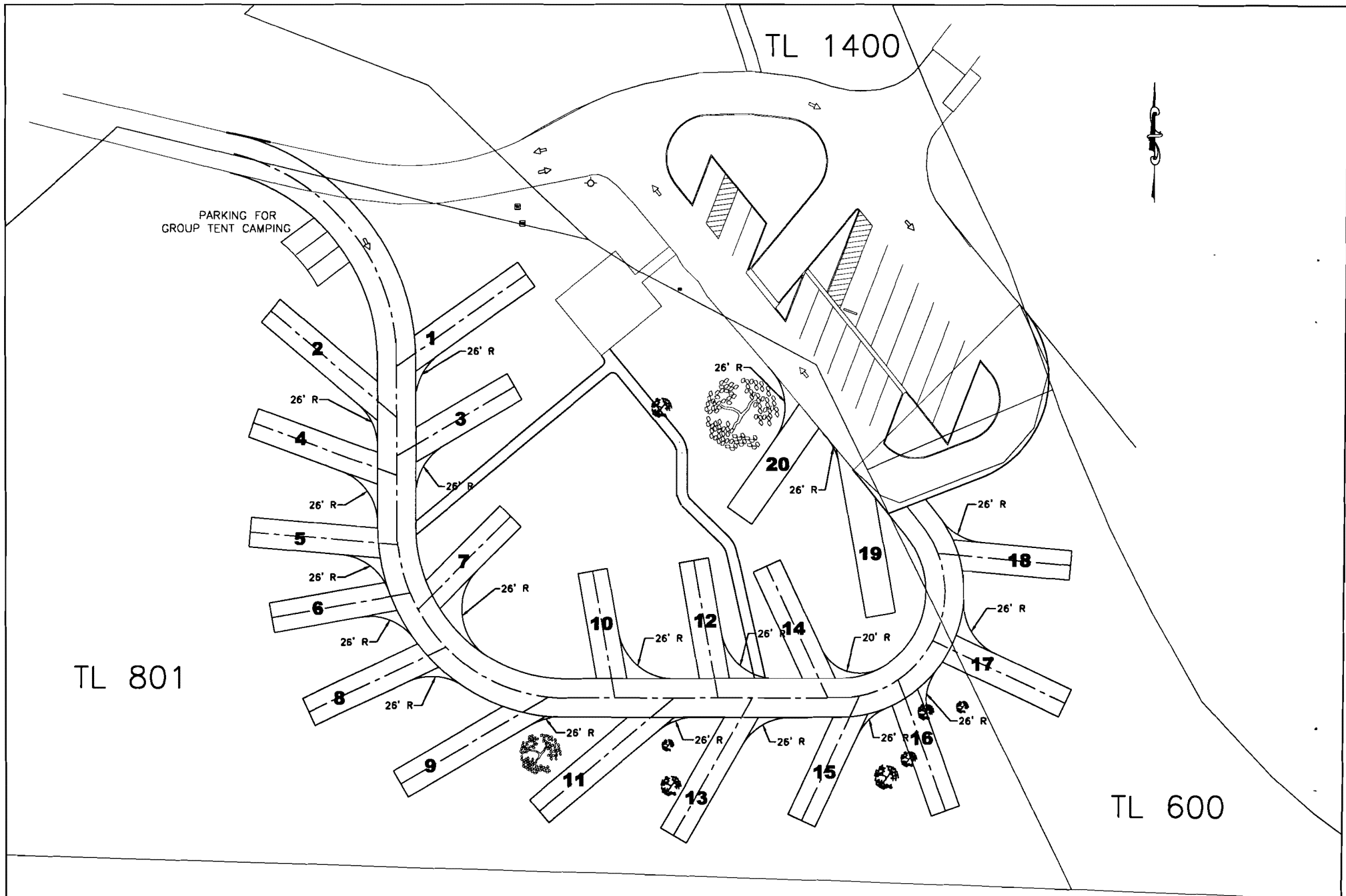
A grant proposal is nearing completion and will be ready for Council consideration at the February 6th Council meeting. During the information gathering process cost estimates were compiled using historical construction data to determine cost of different phases of construction. When historical data was not available local contractors were approached for estimates.

Two theories were used to determine the total cost estimate for the project. One using in-house personal and equipment while hiring from the temporary work force to develop a construction crew and using local contractors where special expertise is needed. This method allows the maximum force estimate match to be applied towards the grant, thus lowering the amount of hard match funds required. The total cost estimate for the complete construction of the campground using this method is \$398,700. The estimated soft match amount is \$51,000. This effectively reduces the hard match needed to \$148,000.

The second method considers cost associated with using outside forces to complete the project. This total cost estimate for this method is \$546,850. This method does not create soft matching funds. The estimated hard match needed with this method is \$273,425.

Funding options for the City's required matching funds are currently being researched and will be presented at the February 6th Council meeting.

Attachments: (1) Grant Narrative (2) Resolution for Council



DRAFT



DESIGNED BY / DATE	
DRAWN BY / DATE	
CHECKED BY / DATE	
PROJECT NUMBER	99722
FILE NAME	99222-3.dwg

CITY OF LEBANON
925 MAIN STREET
LEBANON, OREGON

GILLS LANDING

SHEET 1 OF 1
TITLE: RV Park
SCALE: N.T.S.

DRAFT

PROGRAM NARRATIVE

GILL'S LANDING CAMPGROUND

PROJECT DESCRIPTION, WHO WILL BENEFIT FROM THE PROJECT, THE PRIMARY USERS, WHO WILL OPERATE AND MAINTAIN THE FACILITY

The Gill's Landing Campground project will build 21 camping sites within view of the South Santiam River, and adjacent to the existing Gill's Landing boat ramp. After completion of the new campground the 10 primitive campsites at the adjoining River Park will be removed and replaced with turf and a walking trail.

In 2001 with the help of State and Federal matching funds an ADA accessible 4 Stall restroom 2 stall shower building was constructed at Gill's Landing. The bathroom was designed for use by the general public and future campground occupants while they enjoy the surrounding parks, the natural river setting and the abundant wildlife this picturesque site has to offer.

This grant will facilitate the distribution of utilities to each of the 21 sites, and construct connecting ADA compatible pathways within the campground that will access other features at Gill's landing, the adjoining River Park and the new Walden Ponds Parkway currently under development. A circular asphalt roadway and 21 paved campsites will be built with fire pits and picnic tables at each site.

Because of the numerous outdoor activities accessible from this site a wide range of people will benefit from its development. We expect this facility to be used by local citizens while attracting outdoor enthusiast from surrounding counties, and throughout the State.

The Parks Section of Public Works will maintain and operate this facility with an on site park hosts being responsible for daily maintenance with the support of Parks staff for major maintenance responsibilities.

STEPS THAT LED TO THE SELECTION OF THIS PROJECT, CITIZEN INVOLVEMENT, ECONOMIC AND SOCIAL BENEFIT, (SCORP NEEDS ASSESSMENT)

During the process of developing the City's Parks Master Plan, the community was surveyed through public meetings and by mailed questionnaires. Their comments and the subsequent Master Plan identified the construction of a new campground and the removal of the existing campground as a top priority for future development of the park system.

The Master Plan recommends building a new campground at the Gill's Landing site, removing the existing campground at the adjoining River Park and using the area to construction facilities that the entire community can use and enjoy. Activities and facilities at the future River Park site will be designed to accommodate a wide range of activities and diverse users. This new area will be constructed to encourage public gathering for small private and large organized events that attract people from across

the country in all income levels.

Several, free to the public, special events currently take place at the River Park site and have quickly increased the demand for a larger gathering area. Current events draw people from around the country and even around the world. These events include The Oregon State Horseshoe Championships, The Regional Basset Hound Olympics, the Annual Rollin Oldies Car Show and numerous smaller events.

As identified in the City's Master Plan and in the Statewide Comprehensive Outdoor Recreation Plan (SCORP), areas need to be developed where the public can gather, regardless of income level, to enjoy diverse recreational activities that include ADA Accessible; community cultural events, picnicking, fishing, wildlife viewing, walking, swimming, jogging, nature study, canoe and kayak access, bicycling, boating and numerous others. The planned construction of the Gill's Landing Campground and subsequent further development of River Park will provide these and many other opportunities for the general public to experience and enjoy. As recommended in the 1994-1999 Oregon Outdoor Recreation Plan this proposed development will maintain the natural ecosystem, including cultural resources and aesthetic values while providing compatible recreation to people of all income levels.

In preparation for this grant request the City of Lebanon's, City Planner (Doug Parker), was contacted. Mr. Parker affirmed that the proposal to construct a campground at Gill's Landing is in compliance with the City of Lebanon's Comprehensive Plan and it Represents a local recreational opportunity that Lebanon resident's support. His letter is included at the end of this document.

UNUSUAL FEATURES, INNOVATIVE DESIGN, HISTORIC SIGNIFICANCE, CONSERVATION PROCEDURES, FLOOD PLAIN STATUS, THREATENED OR ENDANGERED SPECIES

An unusual and unique feature of this site is its proximity to numerous existing and future outdoor activities. An existing gravel hiking trail built by Eagle Scouts in 1996 to 1998 follows the river upstream and accesses 13 acres along the South Santiam River. Eagle Scouts continue to develop this trail and are currently working on plans to add a viewing bench along the river. As identified in the Parks Master Plan this trail will eventually connect with park property at other sites along the South Santiam River. Wildlife abounds in this strip of land along the river and is the sanctuary for beaver, deer, nutria, possum, skunk, river otter, and numerous birds including ducks, hawks, and an occasional eagle.

Canoes and Kayaks frequently use the existing boat launch as a beginning or ending spot for day trips up and down the Santiam River. On hot summer days the sandy beach next to the boat ramp attracts a continuous flow of families who enjoy the water recreation opportunities this site offers. Currently the adjoining property downstream and across the river is being acquired for Public use and in the near future will include a recreational trail system on over 150 Acres of land along this pristine natural scenic waterway.

Innovative designs and foresight are used to incorporate current and future developments so American with Disabilities (ADA) will have access to walkways that connect to the adjoining parks and future trail systems that are currently identified in the Parks Master Plan. These trails will run for miles along the South Santiam River.

The most historic aspect of this area is within site of the proposed campground at Gill's Landing. In 1853 a ferry crossing was established and operated until 1875. In 1875 construction was completed on an exceptionally long 246 feet, wide span covered bridge. You can still see the concrete bridge embedment, which is the last remaining remnant of the original bridge. In 1915, the covered bridge was replaced with a steel structure. In the late 1800's, Gill's Landing was also the stopping point for a one-time journey of a paddle wheel steamboat. Unfortunately for Lebanon the steamboat captain discovered the river to be too shallow and never attempted the trip a second time.

Conservation efforts at this site include the initial purchase of this property and the subsequent conversion to public property and designation for use by the general public. The acquisition of this land insured all future development on this site would be done for the use and enjoyment of the public while protecting this natural setting.

A flood plain assessment of this site was completed in 2001 prior to the construction of the new bathroom/shower facility. The lowest point on this site is 1.25 feet above the 100 year flood plain with the remaining property rising at an average 2% upslope to the back of the site.

No threatened or endangered species are known to be present at this site. The adjacent Santiam River has been identified as containing Chinook Salmon and Winter Steelhead species protected by the Endangered Species Act. It should be noted that the campground site is well removed from the river by a wide paved parking area and construction activities are not expected to impact the river. Recommended and required preventative construction measures will be used at the proposed campground site to mitigate any possible negative impacts.

UNUSUAL FEATURES, WORK DONE BY, USE OF VOLUNTEERS AND DONATIONS, TARGET DATES FOR COMPLETION.

One of the groups that volunteer at this site is the Rolling Oldies Car Club. They are continually developing work crews made up of volunteer and other non-profit organized groups to improve facilities and help keep the park clean and free of brush that inhibits parks use. Currently they are organizing a riverbank cleanup that will utilize free labor from the Linn County Corrections Work Crew to pick up litter and remove non-native vegetation (Blackberries) from the bank and improve wildlife and river viewing opportunities.

Construction of the campground will be completed using existing Public Works Maintenance staff with the addition of temporary employees from local temporary employment services. Cable utility engineering, electrical construction, and asphalt placement will be contracted to local businesses. Supervision of all construction activities will be completed on site by the Crew Chief of the Parks Maintenance Section with support from the Maintenance Supervisor and Division Manager. Engineering staff members will complete site engineering, surveying and construction staking and inspections. The target date for the start of construction is July 1, 2002 or as soon as grant funds become available. The process of construction is to:

1. Clear and grub the site.
2. Install all utilities underground including power – sewer – water – storm – irrigation – phone – cable
3. Excavate for road and camp site construction
4. Construct the road base
5. Install hard surface asphalt
6. Backfill and finish grade the site
7. Build all connecting walkways and concrete pads.
8. Install landscaping including turf
9. Construct all signing, traffic markings, and the maintenance shed
10. Remove the primitive camping area and install turf at River Park

The target date for completion of this project is June 30, 2003. If construction conditions, start date, workforce, and weather conditions permit, the project could be completed in one construction season and be opened for use in late October of 2002.

DESCRIPTION OF THE EXISTING TOPOGRAPHY, PRESENT DEVELOPMENT, SURROUNDING AREA, MUTUAL INFLUENCES, AND EFFECTS ON PROPOSED AND FUTURE PROJECTS, SCORP REFERENCE

This site has a slow progressive 2 % slope that rises equally across the site from the river to an existing dike at the back or south edge of the property. This site is perfectly suited for a campground with ADA accessible sites with the gradual slope permitting easy access to the bathroom/shower facility, internal pathways, and connecting trail systems.

In 2001, with the help of the Oregon State Marine Board and the Oregon Department of Fish and Wildlife, a fully accessible restroom/shower facility was built and opened for public use. The restroom/shower facility is available to all user of the park. Utilities to service the restroom/ shower and future campground were brought into the site during construction of the restroom/shower building and have the design capacity to accommodate the proposed campground.

This site has received a continued development effort over several years and has evolved from a primitive site with little use to a magnet that attracts growing numbers of families and individuals looking to experience the outdoors. Local Eagle Scouts continue to improve the gravel-hiking trail on 13 riverfront acres that begins in the paved parking lot adjacent to the proposed campground and follows the river upstream along the undisturbed natural scenic waterway. Currently Eagle Scouts are designing and planning the construction of a wildlife-viewing bench at the end of the trail.

Other significant development in the area includes Walden Ponds. The Walden Ponds property is the future site for an innovative effluent discharge alternative that will improve river-water quality by land applying treated effluent. A similar well-known site is the Oregon Gardens in Silverton, Oregon. Walden Ponds consists of over 300 acres and is directly adjacent to River Park and downriver and across the South Santiam River from Gill's Landing. 150 acres of this site will be used to provide outdoor recreation opportunities for the general public. This will include an extensive trail system for public river front access, specific sites for wildlife viewing, hiking/jogging, bike riding and provide access to pond and river fishing, while meandering through conifer and deciduous forest along a natural scenic waterway.

Again SCORP and The City of Lebanon's Master plan address an extensive need for opportunities for the general public to experience the outdoor recreation opportunities this site will provide. The Gill's Landing Campground will offer easy access to this wonderful natural resource. As with Gill's Landing the acquisition of the Walden Ponds property secures a large natural scenic area for perpetual use by the Public, removing the risk of losing a valuable natural resource to commercial development.

Mutual influences at this site are the four adjoining natural assets that provide outdoor recreational opportunities. River Park to the west, Walden Ponds to the north, The South Santiam River to the east, and the Eagle Scout trail to the southeast. Each site has a positive and complementary influence on the other and ultimately provides the numerous recreational opportunities the public deserves and requires for a quality and relaxing recreational environment. The continuous relaxing sounds of flowing water from the river bounding off the 10 foot high dike at the south of the property provides a tranquil and secluded setting. The site is further secluded from residential areas by the Willamette Industries property directly to the south. The campground will benefit the Willamette property by removing hidden access areas previously covered with dense brush and removing a possible entry site for vandalism to their facility. The public benefits by the Willamette property providing a large buffer area from the lights and sounds of the city.

The Gill's Landing Campground provides numerous positive effects on proposed and future projects at this site and the adjoining facilities. This project will add the finishing component to complete the improvements to the Gill's Landing site. With the exception of a future campground overflow area at the site this project completes the objectives set out in the Master plan. Leaving only small enhancements to be completed. The campground completes the goal of making all of the Gill's Landing property usable and available for the enjoyment of the public.

The largest public benefit comes from the effects this project has on the adjoining River Park. Moving the campground from River Park to Gill's Landing allows the City to progress on several of the top priorities identified in the SCORP plan and the City's Parks Master Plan. Removing the existing primitive campground, constructing large and small covered meeting areas, hard surface trails and parking facilities, and improved restroom facilities will allow the park to be developed with two key goals of the SCORP Plan in mind.

1. To remove barriers and provide low and no cost opportunities for the community to participate in traditional outdoor community activities such as park walking, sports, games, playground equipment, picnicking, etc.
2. To provide areas for the community to participate in organized recreational programs such as special events, (Basset Hound Olympics, Rollin Oldies Car Show, State Horseshoe Championships) and cultural events including art and music presentations.

These subsequent improvements to River Park will provide the necessary opportunities the public needs to enhance their quality of life by providing opportunities to access diverse cultural and recreational events that are easily accessible to the community without the barriers of traveling to distant locations and the expenses associated with this travel. River Park is centrally located in the community and is within walking distance of all major residential areas. This fact alone allows for easy access to events regardless of a families income level.

MASTER PLAN AND SCORP COMPLIANCE

All of the proposed work in this application further the priorities set by the City of Lebanon's Parks Master Plan and SCORP. One of the top needs of the community and important recommendations identified by the Parks Master plan is the development of recreational facilities that provide access to river frontage opportunities along the South Santiam River.

EXISTING UTILITY LINES

There are no overhead utility lines at this site. During the construction of the Gill's Landing Restroom/Shower facility in 2000 and 2001 new buried underground utilities, with enough capacity to also serve the campground were brought into the site and installed under the entrance road that is over 600 feet long and terminate in the mechanical room of the restroom building. All new campsite utilities will be installed below ground.

PUBLIC INVOLVEMENT

SCORP identifies the need for a public process dealing with future planning involved with park development. Public involvement was a critical element in the overall planning process for the City of Lebanon's Park Master Plan from which this grant request was based. Opportunities for public input came from a number of sources including a random household survey, public hearings, and a community workshop and the formation of a 16 person advisory board that represented the various interests in the community. This project and subsequent grant application have been approved and developed with the help of the current Parks Committee / Tree Board which is made up of 10 local citizens and one staff position.

UNIQUE FEATURES:

The unique feature of this project is its location next to the South Santiam River. Wildlife abounds in the strip of land between the dike and the river. Wildlife that frequents this sanctuary includes: beaver, deer, nutria, possum, skunk, river otter, and numerous birds including ducks, hawks, and an occasional eagle.

ADA INFORMATION

The Gill's Landing campground site is undeveloped with the exception of the restroom/shower facility built in September of 2001. During the design and final inspection of this building it was inspected for and meets all ADA accessibility requirements including aids for sight impaired and other disabilities.

An ADA Compliance survey of our Parks facilities was completed in 1994. Because this facility was undeveloped it was not included in the survey. The following information was gathered during a recent self-evaluation of the site using work sheets provided by the Oregon State Marine Board.

There will be one of the 21 campsites that will be ADA accessible. The asphalt paved sites will have a length of 50' and 60' with a width 14' wide. A concrete pad of adequate size will be constructed for access to the ADA picnic table and fire pit. The ADA site is 100 foot from the existing ADA restroom/shower facility and will be accessed by a five foot paved walkway that runs behind the existing curb and directly from the campsite to the restroom building. The entrance to this site is directly adjacent to the existing asphalt parking lot. Directly across the parking lot is the beginning of the paved connecting trail to River Park.

A paved parking lot services the existing boat ramp and the new restroom facility. The slope of the parking lot is 2 % with a level side slope. The parking lot will have one ADA boat trailer parking space, which includes one ADA Parking Space. The current and proposed ADA parking and ADA camping site meet the use requirements for this facility including the campground area.

Adjacent to the proposed campground site and within the Gill's Landing Park area is the OSMB funded boat ramp and float (dock). The Boat ramp, and dock are too steep to meet ADA requirements. The boat ramp and float (dock) were constructed with Oregon State Marine Board (OSMB) funds. Currently the OSMB is researching methods of construction and possible retrofits that consider ADA requirements and the fluctuating river water levels. The City intends to pursue any recommended changes as they are developed and apply for grant funds to retrofit these facilities as they become available. This site has recently been suggested for an appropriate location to build an ADA fishing platform and will be pursued as grant funding becomes available.

On the north side of the existing paved parking lot a paved trail that meets ADA requirements leads under the Grant Street Bridge and into River Park. The trail is level with a side slope of apx. 1%. As the trail enters River Park it turns to gravel for 100 feet before connecting to a second paved trail. To improve ADA access to River Park a proposal has been added to the upcoming 2002/2003 Parks Budget to install asphalt paving on the gravel section of the trail.

On the south side of the existing paved parking lot a gravel trail build and maintained by Eagle Scouts leads along the river and upstream. Because of the topography along the trail and the fact that it is under water during moderate high water events it is not suitable for retrofitting to ADA requirements. A future trail system has been proposed that runs parallel to this trail and can be easily constructed to meet ADA requirements. The City is currently exploring opportunities to bring this property into public ownership.