

ADDENDUM – PART ONE

Development Concepts Chapter

(This chapter is presented in its entirety. Proposed changes are made in reference to the May 29 Addendum.)

XI. Development Concepts:

Conceptual designs are prepared for OPRD master plans to show the appropriate location, layout, size and type of the proposed facilities. This chapter describes and illustrates those facility development concepts. For the reader's orientation the park has been divided into several development "concept" areas, that can be located on the following "Trails and Development Concepts" map. Each concept area has a site plan at 1" = 200' scale, and each of the development projects within the concept area are labeled with a letter/number code. The codes on the map correspond to codes on the chapter matrix where each project is described in terms of facility type and size. The matrix also shows, for each project, design standards for implementation, as well as county and other review processes needed prior to construction of the project.

OPRD is dedicated to proposing facilities that are needed to support outdoor recreation, and are appropriate to the Department's role as a recreation provider in Oregon. Park development proposal locations are chosen so that important resources would not be significantly harmed by the development or related recreational use. They are also selected to fit well into the neighborhood of surrounding uses. Each of the concepts are intended to fit within the goals and suitability assessments in the master plan, and with the land use goals of Oregon, but are to be flexible within those limits. Final designs may change somewhat as plans are implemented. However, OPRD will review preliminary and final plans with the local land use jurisdictions, as required, to ensure compliance with any requirements.

Due to difficult development constraints in the middle and southern portions of the park most of the recreational facilities are proposed for the northern third of the property. The exception is an extensive system of trail loops to be located throughout the property

and in connection with the existing Banks-Vernonia State Trail that passes through the park.

This park is proposed mostly on lands that would be acquired from Longview Fibre. Park facilities are proposed at locations where access is feasible, where topography and other resource constraints will accommodate development, and where conflicts with neighboring uses can be avoided or minimized. Providing public vehicular access to the park will be a challenge given the topography and limited frontage on Highway 47. The proposed park entrance road would enter the park directly from Highway 47 near where the Banks-Vernonia State Trail crosses over the highway. The proposed entrance location offers the most direct and safest intersection, but will require substantial improvements.

The recommended entrance location is outside of Longview Fibre ownership. The owner of this parcel has given OPRD permission to plan for access in this location. ~~Two~~ An alternate entrance locations ~~are~~ is proposed in case the preferred access location is not feasible. The second choice of entrance locations is from Highway 47 about 2/3 mile south of the preferred location. The owner of this parcel has given OPRD permission to plan for this alternate access. ~~The third choice for access would occur from the north, where the Longview Fibre property abuts Hoffman Road. At least a mile of Hoffman Road would need to be substantially improved to develop access at this location.~~ Access from ~~either~~ of the ~~two~~ alternate locations would require relocating the other proposed entrance facilities. The proposed Concept Area "C" group day use facilities may be precluded if the preferred access location is not acquired. However, the other proposed park facilities could occur in their planned locations with any either of the ~~three~~ entrance road alternatives.

Another challenge will be to provide adequate water supplies for the park facilities. Surface water is not available for appropriation, and groundwater supplies are uncertain in the underlying geologic strata. Well testing will be needed prior to preliminary design to determine what amenity level each of the proposals can be built to. OPRD may complete well testing prior to finalizing any land transactions. Early indications suggest that groundwater availability may be sufficient to develop the park facilities as described in this chapter. The overnight areas with showers and flush toilets represent the largest demand for water, including the park residence. To keep demand to a minimum the facilities will be built with state of the art water saving fixtures, and without sewer

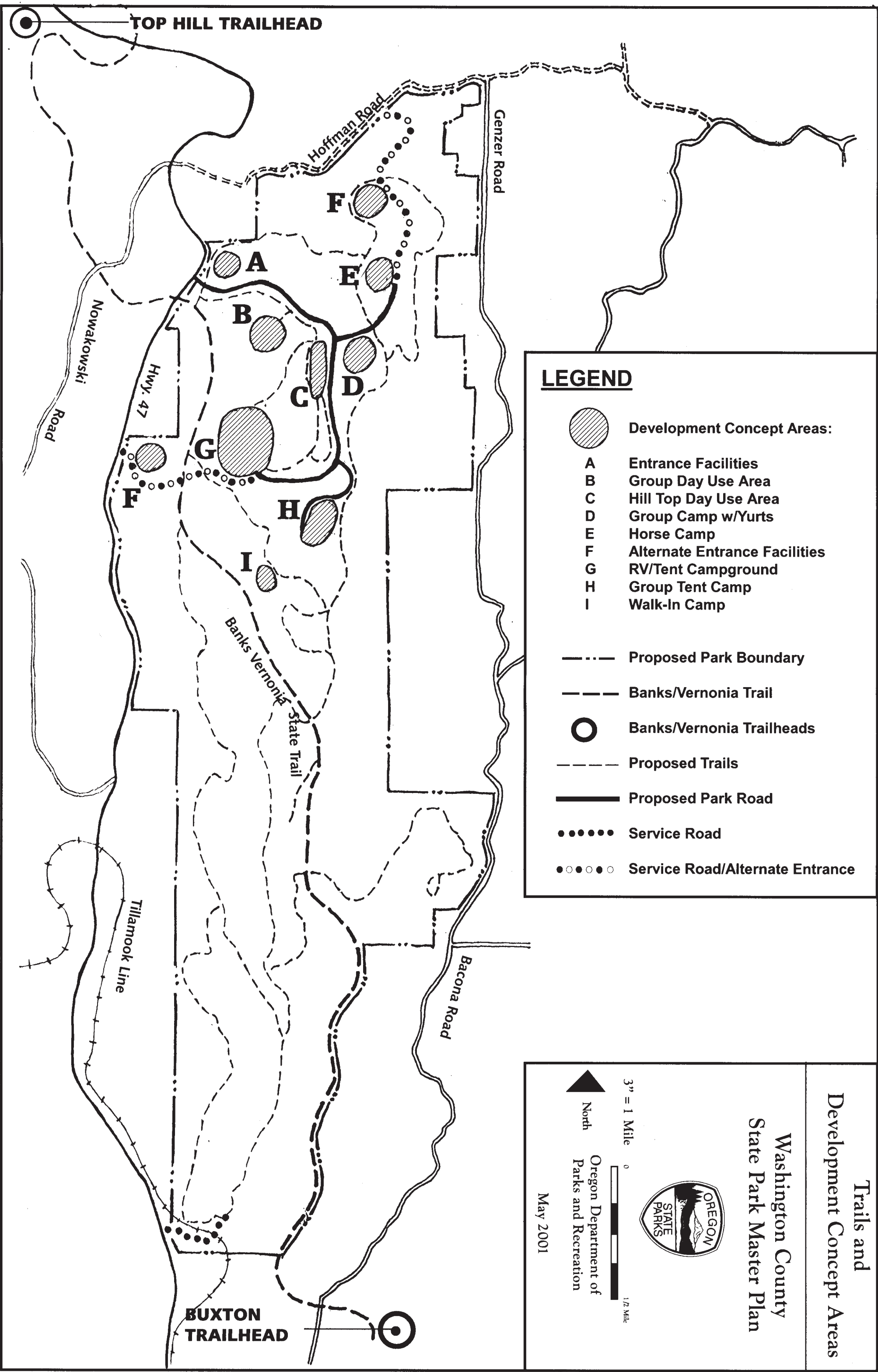
hookups at the sites. The tent camp and walk-in camp will have a more rustic amenity level, with drinking water and electricity, but no showers or flush toilets.

Design Parameters

Here is a listing of what the OPRD planners have considered in designing the proposed concepts for Washington County State Park.

- Avoiding conflicts with existing park uses and facilities (Banks-Vernonia);
- Providing good access and circulation for vehicles and non-motorized travel within the park;
- Placing facilities, roads and trails in a manner that is understandable by the public in navigating through the park;
- Avoiding significant impacts on important natural or cultural resources in or adjacent to the park;
- Presenting an appearance that is harmonious with the setting of the park and the region of the state;
- Providing choices for park visitors who may have different desires for park amenities and settings;
- Providing ADA access;
- Taking advantage of scenic views;
- Clustering development to keep most of the park undeveloped;
- Avoiding or mitigating conflicts with local services or adjacent uses;
- Avoiding or mitigating potential impacts on the park by adjacent uses;
- Achieving compliance with regulatory requirements including the state land use goals, local comprehensive plans, building codes, resource laws, etc.;

- Providing opportunities for access by visitors with disabilities or different economic or cultural backgrounds.



DEVELOPMENT PROPOSAL CONCEPTS

Park Infrastructure

PROJECT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
WATER SUPPLY SYSTEM		
Well Construction: <ul style="list-style-type: none"> • Construct & test wells prior to major investment in park development. 	<ul style="list-style-type: none"> • OWRD standards for well construction & groundwater appropriation. 	<ul style="list-style-type: none"> • OWRD water right permit or documentation that permit not required.
Water System Plan: <ul style="list-style-type: none"> • Develop park-wide water system plan that describes: <ul style="list-style-type: none"> - Locations & capacities of wells. - Estimated water needs by uses. - Types, locations & capacities of storage & delivery facilities. - Water conservation measures. - Groundwater supply monitoring. - System maintenance. 	<ul style="list-style-type: none"> • Facilities & capacities must be consistent with fire protection standards of Section 428-4.4 of County code. • Facilities & capacities must comply with County/State Health Div. Standards. • Design system with low flow fixtures. 	<ul style="list-style-type: none"> • <u>Water quality/quantity consultation (described later in this chapter)</u>
Water Delivery Facilities Construction:	<ul style="list-style-type: none"> • As described in Water System Plan. • Compliance with County/State Health Div. Standards. 	<ul style="list-style-type: none"> • County/State Health Div. approval. • County Development Review approval. • <u>Water quality/quantity consultation (described later in this chapter)</u>

		<ul style="list-style-type: none"> • <u>CPO meeting (described later in this chapter)</u>
SEWAGE/WASTEWATER SYSTEM		
<p>Sewage/Wastewater System Plan:</p> <ul style="list-style-type: none"> • Develop park-wide system plan that describes: <ul style="list-style-type: none"> - Estimated sewage/wastewater flows associated with park uses. - Types, locations & capacities of proposed collection, treatment and disposal facilities. 	<ul style="list-style-type: none"> • Plan may include several separate sub-surface treatment systems or single treatment facility, lagoon or constructed treatment wetlands, and some vault toilets. May also include gray water treatment and reuse. 	<ul style="list-style-type: none"> • <u>Water quality/quantity consultation (described later in this chapter)</u> • County/DEQ confirmation of design feasibility.
<p>Collection, Treatment & Disposal Facility Construction:</p>	<ul style="list-style-type: none"> • As described in Sewage/wastewater System Plan. • Compliance with County/DEQ standards. 	<ul style="list-style-type: none"> • County/DEQ permit. • County Development Review approval. • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>

ROADS		
<p>Park Roads (public access roads): See "Trails & Development Concept Areas" Map for road locations.</p> <ul style="list-style-type: none"> About 2 miles long not counting roads within individual park use areas. 	<ul style="list-style-type: none"> Gently curving alignment to discourage high speeds. No shoulders, 20-22' wide, asphalt. Not to exceed 6% grade. Compliance with County "Fire Safety Design Standards for Roads & Driveways" in Section 428 of the County code. Design stream crossings for fish passage. Compliance with Section 422 of the County code where roads cross Dairy Creek. Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. 	<ul style="list-style-type: none"> Consult with appropriate agencies on fish passage requirements at stream crossings. County Development Review approval. Confirmation from fire district that preliminary construction is adequate for fire equipment. Confirmation from fire district that final construction complies with their standards. <u>Water quality/quantity consultation (described later in this chapter)</u> <u>CPO meeting (described later in this chapter)</u>
<p>Highway 47/Park Road Intersection Improvements: (Described under Concept A, "Entrance Facilities")</p>	<p>(See Concept A, "Entrance Facilities")</p>	<p>(See Concept A, "Entrance Facilities")</p>
<p>Service Roads:</p> <ul style="list-style-type: none"> Existing road at alternate park entrance route from Hwy 47 will serve as service/emergency access if not realigned for use as the park entrance road (see Concept "F"). Existing road at alternate park entrance route from Hoffman Road will serve as service/emergency access if not realigned for use 	<ul style="list-style-type: none"> Compliance with ODOT requirements for Hwy 47 access. Compliance with County requirements for Hoffman Road access. Design stream crossings for fish passage. Compliance with Section 422 of the County code where roads cross Dairy Creek. Compliance with Section 421 of the County code in flood hazard areas. 	<ul style="list-style-type: none"> ODOT access permit County road access permit Consult with appropriate agencies on fish passage requirements at stream crossing. County Development

<p>as the park entrance road (see Concept “F”).</p> <ul style="list-style-type: none"> Existing road into the south end of the park will function as service/emergency access. Some trails may also function as service roads. 	<ul style="list-style-type: none"> Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. 	<p>Review approval</p> <ul style="list-style-type: none"> <u>Water quality/quantity consultation (described later in this chapter) for new construction, reconstruction, realignment or work on stream crossings</u>
TRAILS		
<p>Hiking, Biking & Horse Trails: See “Trails & Development Concept Areas” Map for trail locations.</p> <ul style="list-style-type: none"> Type of use allowed on each trail to be determined by park management. Motorized use will be precluded. Some trails may also function as service roads. 	<ul style="list-style-type: none"> Unpaved. 4-10 feet wide depending on type of use and topography. Design stream crossings for fish passage. Compliance with Section 422 of the County code where trails cross Williams, Brooke or Dairy Creek. Compliance with Section 421 of the County code in flood hazard areas. Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. 	<ul style="list-style-type: none"> Consult with appropriate agencies on fish passage requirements at stream crossings. County Development Review approval. <u>Water quality/quantity consultation (described later in this chapter) for new construction, reconstruction, realignment or work on stream crossings</u> <u>CPO meeting (described later in this chapter)</u>

Concepts A & B: Entrance Facilities and Group Day Use Area

ID #	PROJECT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
A	Entrance Facilities		
A1.	Hwy 47 Intersection Improvements: <ul style="list-style-type: none"> • Realign existing access • Provide right turn northbound deceleration lane. • Provide retaining wall and new culvert. • Install approach signs and warning lights. • Possible wetland fill and mitigation required. 	<ul style="list-style-type: none"> • Compliance with ODOT requirements. • Grading & drainage standards, Section 410 of County code. • Floodplain development standards, Section 421 of County code. • Significant Resource standards, Section 422 of County code, where road crosses Dairy Creek. • Erosion control standards, Section 426 of County code. • DSL/Army Corps wetland fill and mitigation standards. 	<ul style="list-style-type: none"> • ODOT access permit • County Development Review approval • Consult with appropriate agencies on fish passage requirements at stream crossing. • Possible DSL/Army Corps wetland fill and mitigation permit. • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
A2.	Entrance Signs: <ul style="list-style-type: none"> • Two decorative park entrance signs. 	<ul style="list-style-type: none"> • Must comply with ODOT requirements • Must comply with OPRD sign manual 	<ul style="list-style-type: none"> • County Development Review approval
A3.	Maintenance Building: <ul style="list-style-type: none"> • One 3-bay shop (1800 sf) max • 10,000 sf graveled yard with security fence • Staff parking for up to 8 cars. 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Designate parking spaces. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting</u>

		<ul style="list-style-type: none"> • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<u>(described later in this chapter)</u>
A4.	<p>Office Building and Visitor Parking:</p> <ul style="list-style-type: none"> • Bldg will include small lobby & reception counter, clerical space, park staff space, restroom and storage area. • 1800 sf max. • Visitor parking for 10 cars and 2 RV's max. 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Easily located by visitors. • Designate parking spaces. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
A5.	<p>Park Residence:</p> <ul style="list-style-type: none"> • House 2000 sf max • One car garage • Private yard w/fencing 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
A6.	<p>Orientation Pull-off:</p> <ul style="list-style-type: none"> • Short term parallel parking for 3 RV's or 6 cars max • Orientation sign structure w/lighting. 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Sign must comply with OPRD sign manual. • Designate parking spaces. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
A7.	<p>Park Road:</p> <ul style="list-style-type: none"> • Described under "Park Infrastructure". See the "Trails and Development 	(See "Park Infrastructure.")	(See "Park Infrastructure.")

	Concepts” map for road locations park-wide.		
A7a.	<p>Registration Booth:</p> <ul style="list-style-type: none"> To be located east of the pull off and west of the group day use area access. May include short-term parking for 5 cars & 2 RV’s max. 	<ul style="list-style-type: none"> Visually subordinate. Exterior lighting hooded to preserve night sky viewing. Designate parking spaces. Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. 	<ul style="list-style-type: none"> County Development Review approval <u>Water quality/quantity consultation (described later in this chapter)</u> <u>CPO meeting (described later in this chapter)</u>
A7b.	<p>Dump station:</p> <p>Not shown on Concept drawing.</p> <ul style="list-style-type: none"> To be located along the park road near the office area. 	<ul style="list-style-type: none"> Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> County Development Review approval <u>Water quality/quantity consultation (described later in this chapter)</u> <u>CPO meeting (described later in this chapter)</u>
A8&9.	<p>Hiking, Hiking & Horse Trails:</p> <p>Described under “Park Infrastructure”. See the “Trails and Development Concepts” map for trail locations park-wide.</p>	(See “Park infrastructure.”)	(See “Park infrastructure.”)

B	Group Day Use Area		
B1	<p>Two Small Picnic Shelters:</p> <ul style="list-style-type: none"> • One story, 1200 sf max. each • May be enclosed • Have sinks and electrical • May include fireplaces 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
B2	<p>Toilet Building:</p> <ul style="list-style-type: none"> • Capacity based on parking provided. • Flush toilets and sinks. 	<ul style="list-style-type: none"> • Size by NRPA standards, adjusted for low flow fixtures. • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
B3	<p>Large Picnic Shelter:</p> <ul style="list-style-type: none"> • One story, 1850 sf max. • May be enclosed • Has sink & electrical • May include fireplace 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
B4.	<p>Parking Lot:</p> <ul style="list-style-type: none"> • Loop layout for up to 120 cars. No RV spaces. • Provide grassy area within and surrounding lot. 	<ul style="list-style-type: none"> • Designate parking spaces. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u>

	<ul style="list-style-type: none">Trails/path connections within area. Connections to trail system.	<ul style="list-style-type: none"><u>Landscape design standards (contained in this chapter)</u>	<ul style="list-style-type: none"><u>CPO meeting (described later in this chapter)</u>
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CONCEPT A-B

Washington County
State Park Master Plan



Oregon Department of
Parks and Recreation

May 2001

(A) ENTRANCE FACILITIES

A1. Highway Intersection
Improvements

A2. Entrance Signs

A3. Maintenance Building

A4. Office & Visitor Parking

A5. Park Residence

A9. Horse Trail

A7a. Registration Booth

A8. Hiking
Trail

Service Access &
Trail Connection

A6. Orientation
Pull-off

B1. Two Small Picnic
Shelters

A7. Park Road

B2. Toilet Building

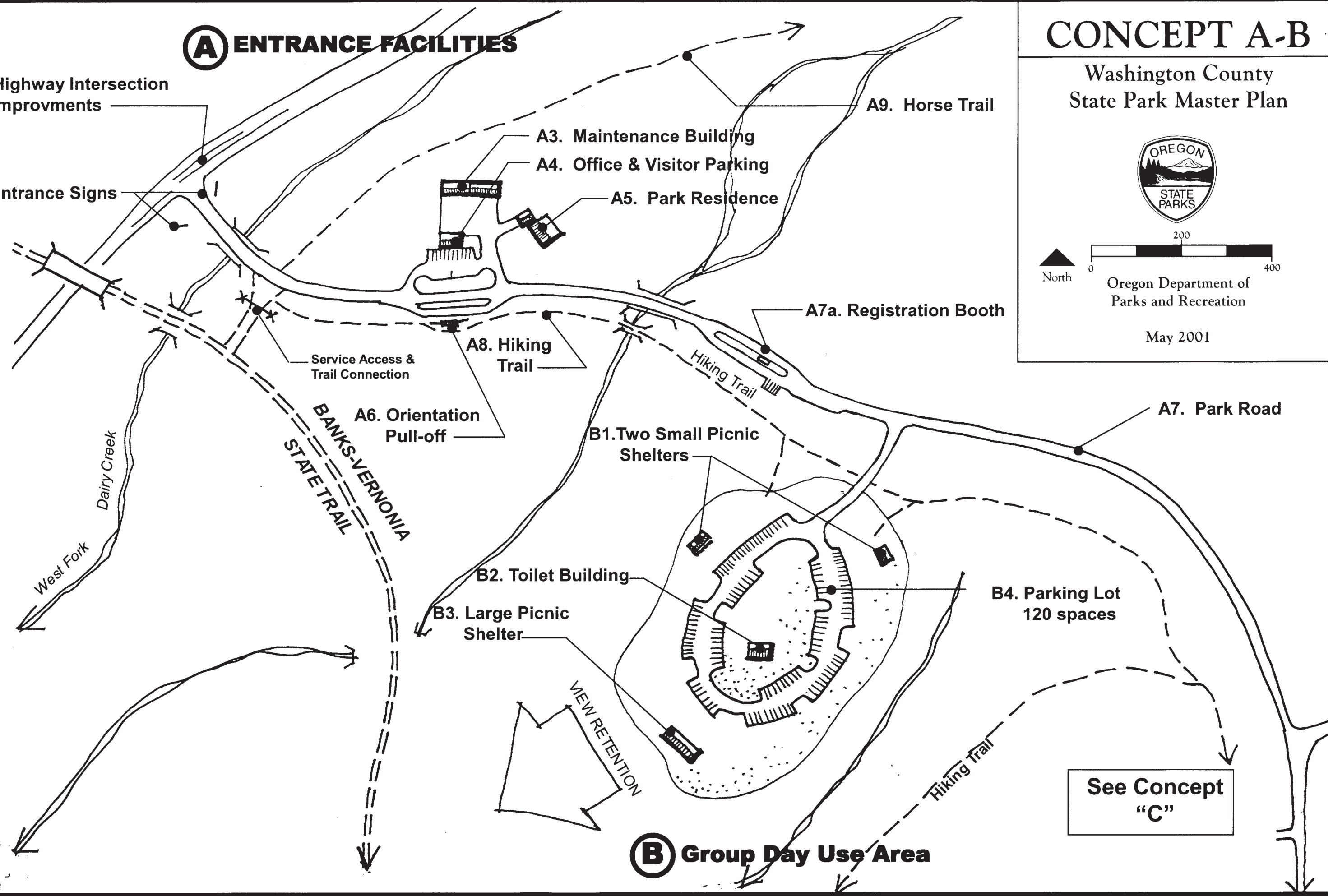
B3. Large Picnic
Shelter

B4. Parking Lot
120 spaces

VIEW RETENTION

See Concept
"C"

(B) Group Day Use Area



Concepts C, D & E:

Hilltop Day Use Area, Group Camp w/Yurts & Horse Camp

ID#	PROJECT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
C.	Hilltop Day Use Area This area would be available for night sky viewing by reservation.		
C1.	Observation Tower: <ul style="list-style-type: none"> • Tower accessible by stairs to upper levels and ramp to lower level. 	<ul style="list-style-type: none"> • Modeled after traditional forest management fire towers. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval. • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
C2.	Parking Lot:: <ul style="list-style-type: none"> • Loop layout for up to 30 cars & 3 RV spaces. • Provide grassy area within and surrounding lot. • Trails/paths within area. Connections to trail system. 	<ul style="list-style-type: none"> • Designate parking spaces. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval. • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
C3.	Toilet Building: <ul style="list-style-type: none"> • Capacity based on parking provided. • Flush toilets and sinks. 	<ul style="list-style-type: none"> • Size by NRPA standards, adjusted for low flow fixtures. • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. 	<ul style="list-style-type: none"> • County Development Review approval. • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting</u>

		<ul style="list-style-type: none"> • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<u>(described later in this chapter)</u>
C4.	<p>Group Shelter:</p> <ul style="list-style-type: none"> • One story, 1850 sf max • May be enclosed. • Sink and electrical outlets provided. 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval. • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
D.	Group Camp w/Yurts or Camper Cabins		
D1.	<p>Parking Lot:</p> <ul style="list-style-type: none"> • Loop layout for up to 40 cars. • Disabled parking at yurts. • Provide grassy area within and surrounding lot. • Trail/path connections within area. Connections to trail system. 	<ul style="list-style-type: none"> • Designate parking spaces. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval. • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
D2.	<p>Shower/toilet building:</p> <ul style="list-style-type: none"> • Capacity based on number of yurts. • Flush toilets, sinks and showers. 	<ul style="list-style-type: none"> • Size by NRPA standards for RV sites, adjusted for low flow fixtures. • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval. • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
D3.	<p>Four Yurt or Camper Cabin Clusters:</p> <ul style="list-style-type: none"> • Each cluster has up to 5 yurts or camper 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. 	<ul style="list-style-type: none"> • County Development Review approval.

	<p>cabins.</p> <ul style="list-style-type: none"> • Each yurt/camper cabin sleeps max 5 persons. • No plumbing. • May be heated. • Trail connections within area and to trail system. 	<ul style="list-style-type: none"> • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
D4.	<p>Group Shelter:</p> <ul style="list-style-type: none"> • May be a large yurt or wooden structure. • One story, 2200 sf max. • May include full kitchen. • One toilet. • May be enclosed. • May include a fireplace. 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval. • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
E.	Horse Camp		
E1.	<p>Camp Loop:</p> <ul style="list-style-type: none"> • Up to 21 sites • Each site w/small corral • Water, electrical, fire ring and table at each camp site. • Unpaved. • Manure collection bin & watering trough. • Trail connection to horse trail. 	<ul style="list-style-type: none"> • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval. • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
E2.	<p>Vault Toilet Building:</p> <ul style="list-style-type: none"> • Size to number of camp sites. 	<ul style="list-style-type: none"> • Size by NRPA standards for tent sites. • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. 	<ul style="list-style-type: none"> • County Development Review approval. • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting</u>

		<ul style="list-style-type: none"> • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<p><u>(described later in this chapter)</u></p>
E2a.	<p>Group Shelter:</p> <ul style="list-style-type: none"> • May be enclosed. • May have fireplace. • Sink and electrical outlets provided. • One story, 1850 sq ft max. 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval. • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>

(E) HORSE CAMP

E1. Camp Loop
21 sites with corrals

E2. Vault Toilet

E2a. Group Shelter

Hiking and Horse Trail

New Park Road

(C) HILLTOP DAY USE AREA

C1. Observation Tower

(D) GROUP CAMP WITH YURTS

D1. Parking Lot
40 Spaces

D4. Group Shelter

D2. Shower Toilet Building

C2. Parking Lot
3 Long & 30 Short

D3. Four Yurt Clusters
(5 Each)

Grassy Area

VIEW RETENTION

VIEW

Grassy Area

C4. Group Shelter
C3. Toilet Building

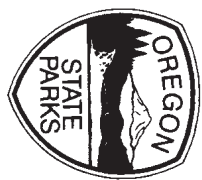
Hiking Trail

Hiking Trail



Oregon Department of
Parks and Recreation

May 2001



Washington County
State Park Master Plan

CONCEPT C, D & E

Concept F: Alternate Entrance Facilities

ID#	PROJECT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
F.	<p>Alternate Entrance Facilities Alternatives to Concept “A”, with same facilities. Two alternate <u>Alternate</u> locations considered, shown on the “Trails & Development Concept Areas” Map. No concept drawings are <u>is</u> provided for these <u>this</u> locations.</p>		
	<p>Highway 47 Alternate Entrance:</p> <ul style="list-style-type: none"> • Second choice alternative for park entrance, for consideration if Concept “A” location not feasible. • About <u> </u> -3/4 mile long entrance road from Hwy. 47 to Concept “G” campground, max. 6% grade, 20-22’ wide, two lanes, no shoulders, asphalt. • Hwy 47/entrance road intersection improvements. • Other entrance/administration facilities the same as Concept “A” . • Existing road will function as service/emergency access if not needed for main entrance. 	<ul style="list-style-type: none"> • Compliance with ODOT requirements. • Grading & drainage standards, Section 410 of County code. • Significant Resource standards, Section 422 of County code, where road crosses Dairy Creek. • Erosion control standards, Section 426 of County code. • Standards for other entrance/administration facilities the same as Concept “A”. 	<ul style="list-style-type: none"> • County Development Review approval. • ODOT access permit. • Consult with appropriate agencies on fish passage requirements at stream crossing. • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
	<p>Hoffman Road Alternate Entrance:</p> <ul style="list-style-type: none"> • Third-choice alternative for park entrance, for consideration if Hwy 47 access locations not feasible. • Change in Hoffman Road functional 	<ul style="list-style-type: none"> • Compliance with County requirements for Hoffman Road access. • Compliance with ODOT requirements. • Grading & drainage standards, Section 410 of County code. 	<ul style="list-style-type: none"> • County comprehensive plan amendment followed by Development Review approval.

	<p>classification:</p> <ul style="list-style-type: none"> • Hoffman Road improvements needed: • Up to one mile long entrance road from Hoffman Road to Concept "E" horse camp, max. 6% grade, 20-22' wide, two lanes, no shoulders, asphalt. • Hoffman Road/entrance road intersection improvements: • Highway 47/Hoffman Road intersection improvements: • Other entrance/administration facilities the same as Concept "A". • Existing road will function as service/emergency access if not needed for main entrance. 	<ul style="list-style-type: none"> • Significant Resource standards, Section 422 of County code, where road crosses Dairy Creek. • Erosion control standards, Section 426 of County code. • Standards for other entrance/administration facilities the same as Concept "A". 	<ul style="list-style-type: none"> • County road access permit. • ODOT approval. • Consult with appropriate agencies on fish passage requirements at stream crossing.
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Concept G: RV/Tent Campground

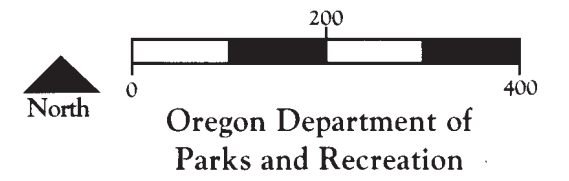
ID#	PROJECT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
G.	RV/Tent Campground Connect to trail system.		
G1.	Lower Camp Loop: <ul style="list-style-type: none"> • Up to 39 sites • Max 40' long RV pads • May be paved • Water and electrical, table and fire ring at each site. • Include disabled sites. 	<ul style="list-style-type: none"> • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
G2.	Shower/Toilet Building, lower loop: <ul style="list-style-type: none"> • Capacity based on number of sites. • Flush toilets, sinks and showers. 	<ul style="list-style-type: none"> • Size by NRPA standards for RV sites, adjusted for low flow fixtures. • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
G3.	Group Shelter, Lower Loop: <ul style="list-style-type: none"> • One story, 1850 sf max • May be enclosed • Has sink & electrical • May include fireplace 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>

			<u>chapter)</u>
G4.	Group Shelter, Upper Loop: <ul style="list-style-type: none"> • One story, 1850 sf max • May be enclosed • Has sink & electrical • May include fireplace 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
G5.	Upper Camp Loop: <ul style="list-style-type: none"> • Up to 41 sites • Max 40' long RV pads • May be paved • Water and electrical, table and fire ring at each site. • Include disabled sites. 	<ul style="list-style-type: none"> • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
G6.	Shower/Toilet Building, Upper Loop: <ul style="list-style-type: none"> • Capacity based on number of sites. • Flush toilets, sinks and showers. 	<ul style="list-style-type: none"> • Size by NRPA standards for RV sites, adjusted for low flow fixtures. • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
G6a	Camp Talk Area:	<ul style="list-style-type: none"> • Size to accommodate Concept "G" campground users. 	<ul style="list-style-type: none"> • County Development

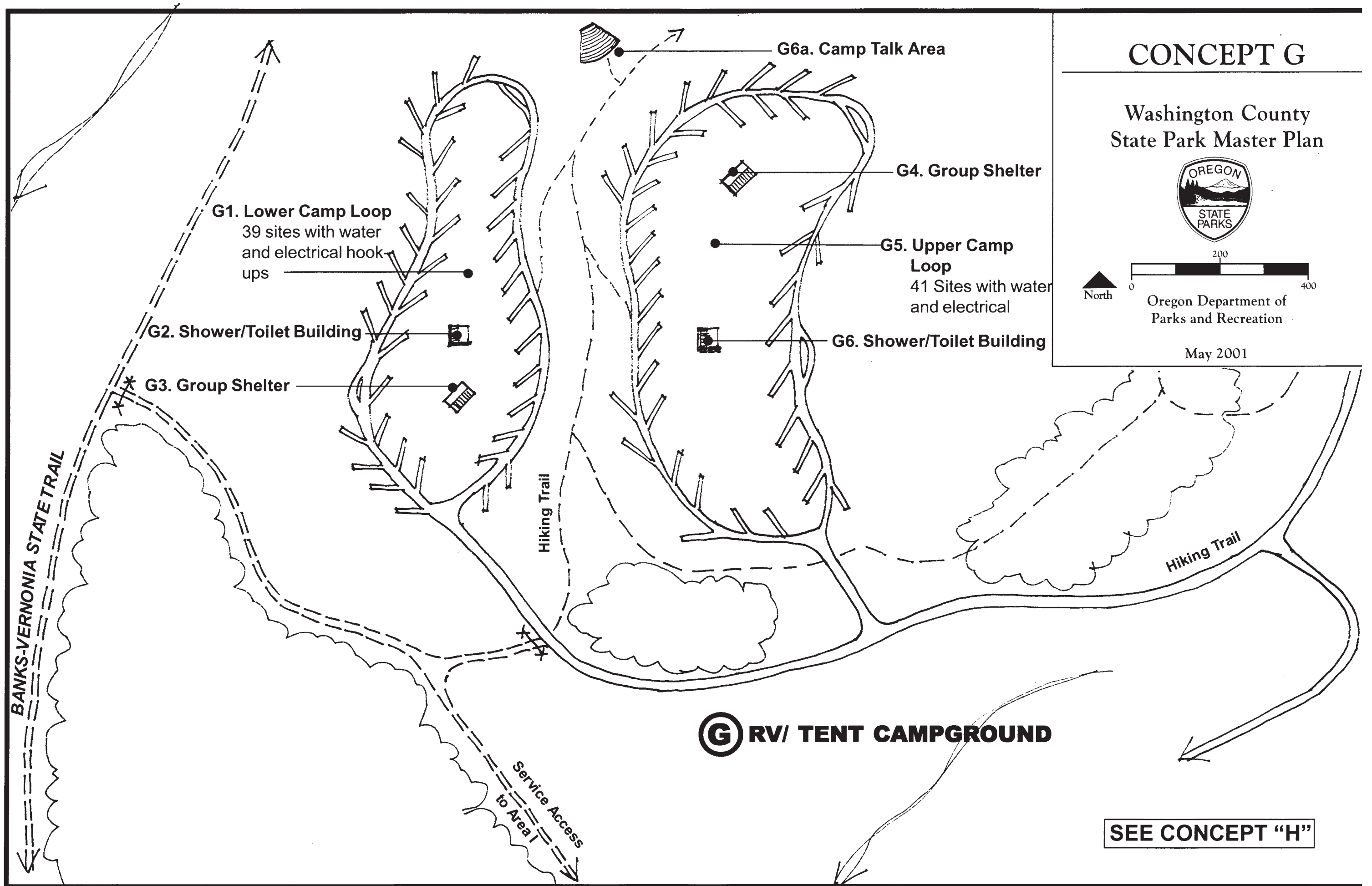
	<ul style="list-style-type: none"> Outdoor seating and presentation area with audio visual capabilities. 	<ul style="list-style-type: none"> Exterior lighting hooded to preserve night sky viewing. Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. <u>Landscape design standards (contained in this chapter)</u> 	<p>Review approval</p> <ul style="list-style-type: none"> <u>Water quality/quantity consultation (described later in this chapter)</u> <u>CPO meeting (described later in this chapter)</u>
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CONCEPT G

Washington County State Park Master Plan



May 2001

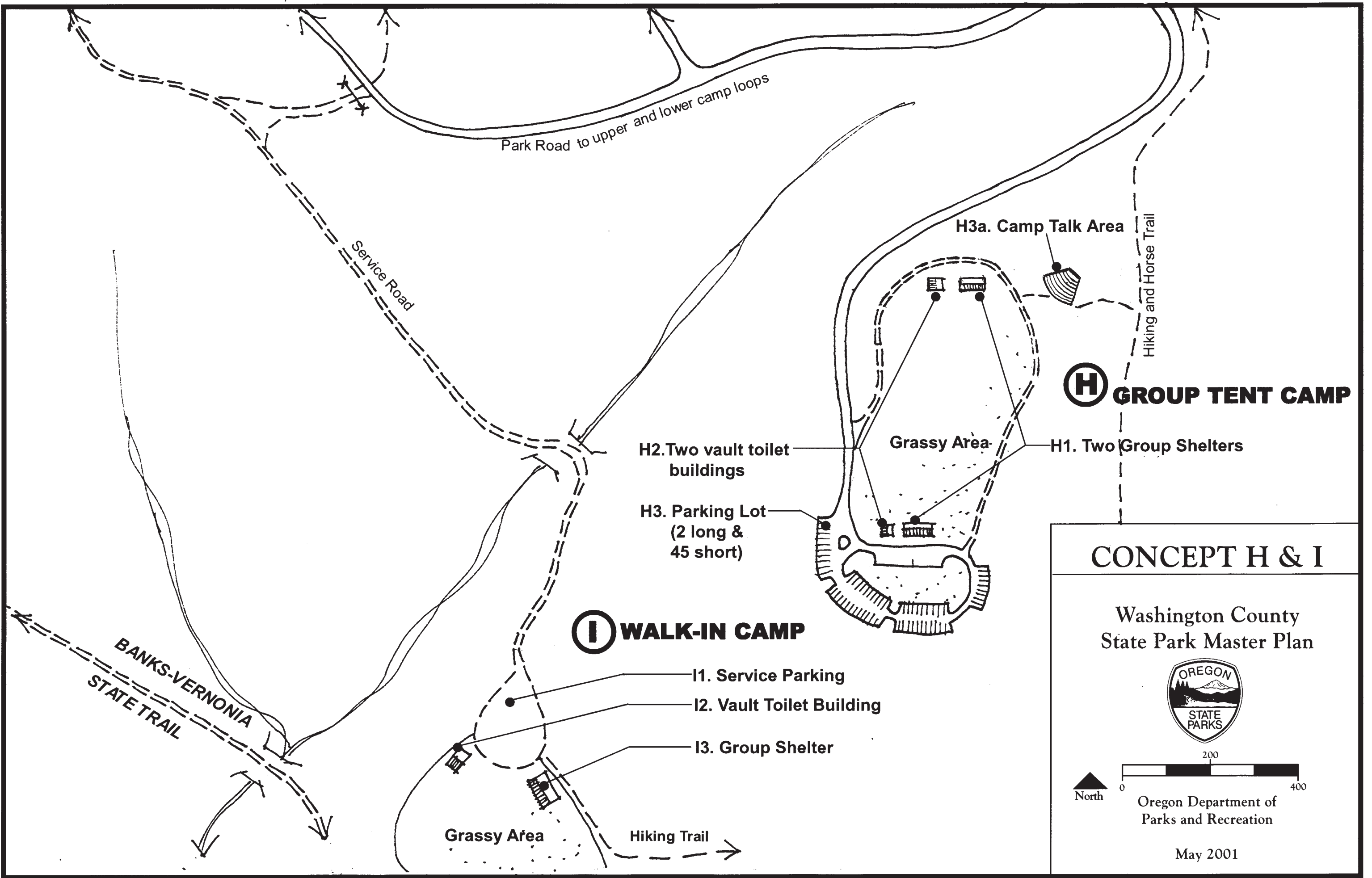


Concepts H & I: Group Tent Camp and Walk-in Camp

ID#	DEVELOPMENT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
H.	Group Tent Camp Up to 80 person capacity (20 camp site equivalent)		
H1.	Two Group Shelters, each: <ul style="list-style-type: none"> • One story, 1850 sf max • May be enclosed • Has sink & electrical • May include fireplace 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
H2.	Two Vault Toilet Buildings: <ul style="list-style-type: none"> • Size for campground capacity. 	<ul style="list-style-type: none"> • Size by NRPA standards for tent sites. • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
H3.	Parking Lot: <ul style="list-style-type: none"> • Loop layout for up to 45 cars & 2 RV spaces. • Provide grassy area within and surrounding lot. • Trails/paths within area. Connections to trail system. 	<ul style="list-style-type: none"> • Designate parking spaces. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • County Development Review approval • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>

			chapter)
H3a.	<p>Camp Talk Area:</p> <ul style="list-style-type: none"> Outdoor seating and presentation area with audio visual capabilities. 	<ul style="list-style-type: none"> Size to accommodate Concept “H” and “I” campground users. Exterior lighting hooded to preserve night sky viewing. Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> County Development Review approval <u>Water quality/quantity consultation (described later in this chapter)</u> <u>CPO meeting (described later in this chapter)</u>
I	<p>Walk-in Camp Up to 40 person capacity (10 camp site equivalent)</p>		
I1.	<p>Service Parking:</p> <ul style="list-style-type: none"> Small gravel turn-around and parking for up to 10 cars. 	<ul style="list-style-type: none"> Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> County Development Review approval <u>Water quality/quantity consultation (described later in this chapter)</u> <u>CPO meeting (described later in this chapter)</u>
I2.	<p>Vault Toilet Building:</p> <ul style="list-style-type: none"> Size for campground capacity. 	<ul style="list-style-type: none"> Size by NRPA standards for tent sites. Visually subordinate. Exterior lighting hooded to preserve night sky viewing. Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. Fire safety standards, Section 428 of County code. <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> County Development Review approval <u>Water quality/quantity consultation (described later in this chapter)</u> <u>CPO meeting (described later in this chapter)</u>
I3.	<p>Group Shelter:</p> <ul style="list-style-type: none"> One story, 1850 sf max 	<ul style="list-style-type: none"> Visually subordinate. Exterior lighting hooded to preserve night sky viewing. 	<ul style="list-style-type: none"> County Development Review approval

	<ul style="list-style-type: none"> • May be enclosed • Has sink & electrical • May include fireplace 	<ul style="list-style-type: none"> • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • <u>Landscape design standards (contained in this chapter)</u> 	<ul style="list-style-type: none"> • <u>Water quality/quantity consultation (described later in this chapter)</u> • <u>CPO meeting (described later in this chapter)</u>
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Park Road to upper and lower camp loops

Service Road

H3a. Camp Talk Area

Hiking and Horse Trail

H GROUP TENT CAMP

H2. Two vault toilet buildings

Grassy Area

H1. Two Group Shelters

H3. Parking Lot (2 long & 45 short)

I WALK-IN CAMP

I1. Service Parking

I2. Vault Toilet Building

I3. Group Shelter

Grassy Area

Hiking Trail

BANKS-VERNONIA STATE TRAIL

CONCEPT H & I

Washington County State Park Master Plan



Oregon Department of Parks and Recreation

May 2001

Additional Requirements for Development

Meeting with Local Community Planning Organization (CPO)

Prior to applying to Washington County for development review of major park development proposals, OPRD or it's representative will meet with the local Community Planning Organization (CPO) to present the development plans and discuss the proposed development. OPRD will share any comments and recommendations received from agencies regarding the proposed development with the CPO meeting participants.

This requirement is indicated for the affected projects in the "Review/Approvals Needed" column of the "Development Proposal Concepts" matrices in this chapter.

Water Quality and Quantity Consultation

OPRD will consult with key agencies with interests in water quality and quantity when completing water and waste water management plans and designs for park development projects that potentially contribute to water quality or quantity degradation. The consultation will occur prior to applying to Washington County for development review approval. The purpose of the consultation will be to solicit comments and recommendations regarding the measures needed to protect surface and groundwater quality and quantity. The agencies to be consulted will include the Tualatin River Watershed Council, Clean Water Services, Oregon Water Resources District Watermaster, Oregon Fish and Wildlife, Oregon DEQ, and Washington County's stormwater management engineers. The comments and recommendations gathered from the agencies will be reported to Washington County when applying for the County's development review approval.

This requirement is indicated for the affected projects in the "Review/Approvals Needed" column of the "Development Proposal Concepts" matrices in this chapter.

Landscaping Standards

Applicability

The following standards apply to development of park facilities, including roads and parking, within day use areas, overnight use areas, and the park entrance and administration area. These standards do not apply to any landscaping associated with park roads, trails or other projects that are located outside of these development areas.

Landscaping Objectives

The landscaping required by these standards is intended to create functional and visual harmony between developed park facilities and the natural surroundings. Carefully designed landscaping is appropriate in various situations to beautify or accent structural development, to make structures blend visually, to make structures visually subordinate to the natural surroundings or to screen them from particular viewpoints. Landscaping also creates shade and helps to mitigate temperatures around certain facilities, especially parking lots. In addition, landscaping is needed to rehabilitate areas disturbed by construction, and is sometimes needed to help detain surface water runoff and to prevent erosion.

Landscaping Plans

Landscaping plans shall be included with the development review applications submitted to Washington County for development of day use areas, overnight use areas and the park entrance and administration area. Each landscaping plan shall be prepared by a licensed landscape architect, and shall include:

1. A planting plan drawn to scale and supportive text which describe:

- a. The landscaping objectives for each area to be planted;
 - b. The locations of all trees existing in or within 50 feet of the area where grading or construction will occur that are six (6) inches or larger in diameter at four (4) feet above grade, and which of these trees are proposed to be removed; and
 - c. The proposed types and placement of plant materials including the locations, species, container sizes and numbers of plant materials and methods of installation.
2. A landscaping maintenance plan describing the short and long term maintenance activities and schedule.

Parking Area Landscaping

Parking lots shall be designed with landscaping areas to visually enhance the parking areas, to provide shade and visual screening where appropriate, and to break up large expanses of parking into smaller clusters. The type, extent and placement of landscaping shall be appropriate to balance the extent of parking with the surroundings, and must be designed in keeping with other design objectives of the overall development site. Key areas, such as parking lot entrances, shall be accented with appropriate plantings.

Plant Materials, Installation and Maintenance

1. All planted materials except lawns shall be native species.
2. Plant materials shall be selected to achieve the landscaping objectives for each site, and shall be compatible with the site conditions to produce hardy and drought resistant landscaped areas.

3. Selection of plant materials should avoid species that result in high maintenance costs, such as species that are particularly invasive or that in their mature stages have root systems that may damage structures or underground utilities.

4. Installation of landscaping shall be overseen by a licensed landscape architect or their designee.

5. Plant materials shall be installed to current nursery industry standards.

6. Deciduous trees shall be fully branched, have a minimum caliper of one and one-half (1 ½) inches, and a minimum height of eight (8) feet in height at the time of planting.

7. Evergreen trees shall be a minimum of six (6) feet in height, fully branched, at the time of planting.

8. Shrubs shall be in one (1) gallon containers or eight (8) inch burlap balls with a minimum spread of twelve (12) inches.

9. Ground cover plants shall be planted at a maximum of thirty (30) inches on center and thirty (30) inches between rows. Rows of plants shall be staggered for a more effective covering. Ground cover shall be supplied in a minimum four (4) inch size container or a two and one-quarter (2 ¼) inch container or equivalent if planted eighteen (18) inches on center.

10. Reductions in the minimum sizes of plant materials may be permitted if, in the opinion of a licensed landscape architect, the chance of survival or intended affect of the landscaped area will not be diminished, or if limited availability of materials necessitates substituting with reduced sizes.

11. Unless otherwise approved by Washington County, all landscaping required herein shall be installed prior to the issuance of any compliance permits by the County, except landscaping that may be installed later according to a phased development schedule approved by the County.

12. All landscaping shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a substantially similar manner as described in the landscaping plans, unless a modification is approved by Washington County.