

DEAN APOSTOL - LANDSCAPE ARCHITECT
23850 SE BORGES ROAD, GRESHAM, OR, 97080 503 661-6152
wordland@mail.aracnet.com

April 22,1999

To: Members of the Smith and Bybee Lakes Management Committee
RE: Recommendation on site selection for trailhead/boat launch

Dear Committee Members,

Emily, Marcia and I have been working diligently to evaluate alternative sites for a trailhead and canoe/kayak launch and an education shelter. This packet contains materials that should assist you in your own evaluation. I have included:

- * a "matrix" that evaluates each of 5 possible trailhead sites according to a set of criteria
- * an explanation of the criteria with brief site descriptions
- * a map that shows where the sites are
- * a summary of the design and siting program for the shelter

While there is still further evaluation work to do prior to the management committee meeting, I would like to summarize what we have done to date, and what our recommendation is likely to be.

Marcia worked with Emily to develop a comprehensive public involvement strategy to guide our communications with publics and stakeholders. Emily and/or I have met with the following groups and individuals to discuss the project:

- * Paddlers and boating recreationists. We met with a small group of paddlers at Metro on March 18th to discuss the project. This group included several members of the management committee, including Troy and Frank. We listed alternative sites and discussed what criteria should be used to evaluate them.
- * Oregon Ocean Paddlers Society (OOPS). I gave a brief "heads-up" about the project at their March membership meeting. About 50 individuals were there, and 4 expressed an interest in getting more involved. These called Emily for further information. We also placed an article in their newsletter.
- * Lower Columbia Canoe Club. Marcia and I stopped by their April 10th meeting to give a "heads-up." There were about 20 members present (Emily herself is also a member.) One of their members asked if they could have a seat on the management committee. I said to check through Emily. We also placed an article in their newsletter.
- * Individual contacts. We have had phone contact with Suzanne LaCampagne, a disabled paddler, and Richard Elmeyer, a frequent lakes paddler. We also posted a project notice at Alder Canoe and Kayak.

- * Recreational Land managers. We met with Charlie Cieko and Dan Kromer of Metro to discuss management implications of the various sites. They favor the triangle site.
- * Bicycle Interests. We met with a small group of bicycle interests, including Pam Arden, Dawn Uchiyama, and others regarding the relationship of the proposed new trailhead to the 40 mile loop.
- * Transportation managers. Dean attended a Bureau of transportation meeting that involved proposed Marine Drive widening. Emily has also been tracking this project, and its implications for our project.
- * Port of Portland. Dean and Emily met with Port representatives to discuss the availability of various sites under Port management. They favor the triangle site, and will allow its use as a trailhead/launch area.
- * Bureau of Environmental Services. Dean had a brief meeting with Tom Lipton to discuss stormwater management implications of developing a new trailhead.
- * North Portland Residents. Emily met with the St. Johns Neighborhood association. We contacted the North Portland Neighborhood office and received some outreach advice. We placed an article in the "Between the Rivers" newsletter, and posted some notices around the neighborhood. Dean phoned several neighborhood chairs, but did not receive return calls.
- * Environmental educators. Emily and Dean met with a small group of environmental educators who use the Lakes, to discuss trailhead and shelter issues. This group formed a consensus on the type of shelter that would best meet their needs, and its general location.

Findings and Recommendations

At this point, we believe the triangle site looks like the best for locating a new trailhead and boat launch. It has several advantages over other sites, as follows:

- * Its location allows use by boaters, interlakes trail users, and 40 mile loop recreationists. This would allow Metro to consolidate its facility management at one location, saving both infrastructure and operating expenses.
- * It has relatively good visibility
- * There would be minimal environmental impacts, as the triangle is a disturbed, weedy site. The launch area does not impact sensitive wildlife areas.
- * This new launch would get paddlers directly into Smith Lake, as called for in the recreation plan.
- * The site is already in public ownership and available.
- * There would be no adverse impacts to adjacent landowners.

While each of the other sites being evaluated have some of these attributes, no other site has all of them. There is one issue that we are still uncertain about, and bears further evaluation. This is the possibility that the triangle launch area may be in fairly shallow water, meaning that if and when the control structure is removed it could be high and dry part of the year. We hope to get more information on this issue soon.

We have not encountered any direct opposition to the triangle site. However, some have suggested slowing the selection process a bit to allow more analysis or outreach. We do not believe that much will be gained by slowing down at this point.

Decision by the Management Committee

We would like the management committee to vote on a preferred site. If the committee feels more time is needed, then that would be a second option. On the education shelter, we ask that the committee adopt the design program as written, or propose changes. We will have a recommended site and design sketch by the next meeting.

Thanks for your time and attention to this issue. We will work with whatever decision you make on this. I'll look forward to seeing you on the 27th. Feel free to call me before then with any questions.

Thank you,

Two handwritten signatures in black ink. The signature on the left is more compact and stylized, while the one on the right is longer and more fluid, extending further to the right.

Dean Apostol



4150 N. Suttle Rd. • Portland, Oregon 97217 • 1 (503) 286-8352

May 26, 1999

Ms. Emily Roth
Metro
600 NE Grand Ave.
Portland, OR 97232

Re: Facility Planning

Dear Emily:

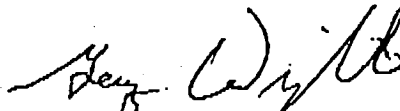
Just a few notes for the sub-committee to ponder before doing anything drastic:

1. Doesn't the city code require drinkable/running/potable water? There is no mention of it in the Cost Estimate.
2. We have progressed a long way from the Canopy, Port-a-Potty and Signboard that was discussed four years ago. Are we losing sight of our conservatorship of both a "Natural Area" and the Trust Fund?
3. I suggest we consider a minimum of building at a budget as follows.
 - A. New asphalt for access and bus turnaround (\$40,000).
 - B. Canopy for inclement weather and instructional use (625sq. Approx. \$40,000)
 - C. Informational signboards (can also double as wind breaks for the canopy; not blocking all the view) (\$10,000),
 - D. Gates (\$6,000),
 - E. Toilets (\$30,000? Not in my lifetime! \$4,000 max.),
 - F. Parking on old marine drive (\$ 0)
 - G. Striping parking (\$2,500)
 - H. Landscaping restoration (\$50,000)
 - I. Canoe launch (\$8,000)

4. Asphalt overlay was mentioned at the meeting last night. We are not building a freeway, the existing old Marine Drive should be fine as is for parking and driving access east from where the entry access joins it.
5. I am opposed to the "formal park" designs being presented by the consultants. What we do should be as simple and unobtrusive as possible.
6. I am sure you are all aware that "Recreation" = People therefore "More Recreation" = More People, and that More People = less natural/more damage/etc. In other words, the easier access will allow for more use and abuse. Are you prepared for double or triple the number of people out on the lakes at any given time.
7. In my four years of association with the Smith and Bybee Lakes Natural Areas Management Committee, I have been watching a growing tendency on the part of the committee to dismiss the natural and habitat concerns in favor of access by more people. I am concerned that the easier we make access to the lakes, the more they will be damaged either deliberately or by well-meaning mistakes.
8. I feel that there should be a responsible concern for the stewardship of the Trust Fund. Spending principal does not show good stewardship; spending half a million dollars at one stroke is irresponsible. I agree that some amenities are necessary, however, my vote would be for less expensive ones.
9. We have learned that both the prison project and the Marine Drive extension project are hopelessly over budget and neither have broken ground yet. Anyone depending on them for supplemental financial assistance is due for a rude awaking.

I do not mean to be pushy or obnoxious about the above. I only feel these items should be considered before we spend any more money on this project.

Sincerely,



Gerry Wright

Uchiyama, Dawn

From: Uchiyama, Dawn
Sent: Tuesday, June 22, 1999 3:50 PM
To: 'Emily Roth'; 'Dean Apostle'
Subject: Permitting Info

Hey guys, I didn't forget - it just took some time to pull the information together. Emily I've sent a package over to you interoffice mail with copies of sections of the code you'll need to be aware of, some accessibility material from ODOT and the Parks Restroom Study. I didn't know if you wanted copies or not - you might want to just hand it all over to Dean.

As I understand it, here are the issues:

potable water

potable water is not required by the plumbing code, but it may be required by the building code. I haven't heard back yet from a buildings inspector on this one yet, but I'll keep you posted. The plumbing inspector thought it might be required by Mult.Co. Health Department as part of a toilet facility. You'll need to check on that one. If you don't mind, let me know what you find out.

water (potable or not)

you'll probably need water for irrigation for the required landscaping and if you don't have potable water then you'll need another approved source. Also note, at our facilities, our O&M people want water service with at least a few quick couplers for clean-up etc.

landscaping requirements

I've sent you the code requirements on this and it has to do with how far you are from the r-o-w. You'll need to know if old Marine Drive been vacated (in other words, is it technically street r-o-w?)

I know you're thinking about some restoration kind of plantings, but be aware that usually a pretty clear distinction is made between native/restoration type planting and screening type plantings. The plant size/specification requirements are all spelled out for screens (and thus the need for irrigation).

to pave or not to pave

this one is really annoying and I think it comes down to if the moon is properly aligned with the permit center. I told you I checked into it last year with the Whitaker Ponds parking and the answer I got from the building bureau was you must pave, no exceptions. Well I checked with Sue Donaldson (a planner here on staff) and she said exceptions are allowed, especially if in an e-zone, but that an exception requires a land use review (more time, more money). I also talked with an LA here on staff who recently got a permit for a lot and she said she'd be really surprised if they would let a public facility get away with not paving. She thought that if there was any possibility of it happening, a bunch of front end work would be needed to set the stage for the exception to go through. (speaking from experience, these things have a tendency to take on a life of their own. Did I mention the part about more time and more money?)

composting toilets

well Dean you know more about this than we do but there is a little blurb in the restroom study on composting toilets (we probably got it from you). The plumbing inspector and Sue Donaldson didn't seem real hopeful on this one. The plumbing inspector told me to contact the "soils guy" in the building bureau and that certainly any approval would have to have his stamp. I put a call into him but haven't heard back yet. I'll keep you posted on this one too. Sue said they don't work a lot with composting toilets and they tend to treat them like septic fields. Sounds like there's a learning curve to overcome, sigh....

That's it for now. I'll be in touch. Let me know if I've forgotten anything.

Friends of Smith & Bybee Lakes
P.O. Box 83862
Portland, OR 97283-0862



To: Smith and Bybee Lakes Management Committee
Emily Roth, Wildlife Area Manager
Re: Smith and Bybee Lakes Facilities Plan
July 27, 1999

Dear Committee members,

For the past few years, the Friends of Smith & Bybee Lakes have advocated for relocating the non-motorized boat access to Smith and Bybee Lakes. We are pleased that the Management Committee is considering the new facilities plan for the lakes. We appreciate the work that consultant Dean Apostol has done in bringing this plan together. We support moving the parking lot and the non-motorized boat access to the proposed "triangle" site. It is important to relocate the boat access to avoid disturbing the turtles in the slough and ponds adjacent to the current parking lot. We support the decision to plant native vegetation only.

We are concerned about the aesthetics of the new facility. We are very fortunate to have a wildlife area of this size and nature within the city limits of Portland. In this sense, the Smith and Bybee Lakes Wildlife Area is quite unique. We believe that the new facilities should have more of a "rustic", low-key appearance rather than a manicured park-like appearance. People should come to enjoy the Wildlife Area, not the entrance. There are wildlife refugees nearby that exemplify a simpler approach, namely Ridgefield National Wildlife Refuge and Sauvie Island Wildlife Area.

The Friends of Smith & Bybee Lakes urge Metro and the Management Committee to review the list of design items with a goal of giving the facility a "rustic", low-key appearance. Some optional items could be eliminated or simplified. Some items should be retained if they reduce long-term maintenance costs. We would like to see this as a goal for any future design decisions for this facilities plan. This approach may also save money, which could be used for other purposes, such as partial funding for the replacement of the water control structure and subsequent revegetation.

From the Goal Statement in the Management Plan: *"The lakes will be preserved as historical remnants of the Columbia River riparian and wetlands system. They will be maintained and enhanced, to the extent possible, in a manner that is faithful to their original natural condition. Only those recreational uses that are compatible with environmental objectives of the Management Plan will be encouraged."*

Thanks for your consideration.
Sincerely,

Recommend: 1 kiosk only

Frank Opila
President, Friends of Smith & Bybee Lakes
503-283-1145

Friends of Smith & Bybee Lakes
P.O. Box 83862
Portland, OR 97283-0862



To: Smith and Bybee Lakes Management Committee
Re: Smith and Bybee Lakes Facilities Plan
August 23, 1999

Dear Committee members,

These are the recommendations for the Facilities Plan from Friends of Smith & Bybee Lakes.

Definition of Rustic (Thanks to Peter Teneau)

Rustic means a rougher rather than finished look and simple rather than developed, "improved" look. This might be achieved by textured surfaces, blending colors on structures, and eliminating structures or hardware that are not required to meet code requirements or convenient use of the facility. Planting of natives should be casual to eliminate the need for any but the most minimal maintenance (no lawn). Try as far as possible to mimic the natural Smith and Bybee Lakes environment. Gravel would be fine, but it may not be possible (pavement may be a requirement in this situation). A "park like" appearance should be avoided because it is not compatible with the activity or the atmosphere that we are trying to provide and preserve here (wildlife area). When determining detail choose less rather than more.

Recommendations for Facilities Plan

- Keep it rustic, simple, and low-key.
We would like to see this adopted as a goal that is communicated to the landscape architects and/or contractors who perform further design and development. Items in the current design budget could remain as placeholders, with exceptions noted below.
- Some design items (i.e. pavement for parking lot, double vault toilet) may be acceptable if they lessen the cost of long term maintenance.
- One kiosk is sufficient.
- Landscaping should be casual with natural looking distribution. All landscaping should be native.
- Paving overlay may not be necessary. Old N. Marine Dr. was designed to handle a lot of weight.
- 10 directional signs may be excessive.
- Vehicle access from under the existing overpass should be blocked with either a gate or boulders. This should be included in the Facilities Plan and budget.
- The actual boat launch should be budgeted higher.
The rubber mat system in the Facilities Plan "is considered to be experimental". The Plan also says that the launch area "needs to be designed by an expert in shoreline systems at the design development stage of this project."
- Funding should be from sources other than the Trust Fund as much as possible.
- If implementation is done in phases, the first phase should include boat access to the water.
This includes removal of log debris and at least a rough pathway to the water. Formal development could occur in the second phase.

Sincerely,


Frank Opila, President

Smith-Bybee Lakes Education Shelter Proposed Siting and Design Criteria

Preferred criteria are in italic font

Siting Criteria

1) Distance from trailhead

- * +/- 100 yards
- * up to 1/8 mile
- * *up to 1/4 mile*
- * any distance

2) Relation to interlakes trail

- * adjacent
- * *visible from*
- * away from
- * unrelated

3) Relation to habitat

- * near important habitat
- * *away from important habitat*
- * on Bybee Lake side
- * on Smith Lake side

4) Flooding

- * above highest known water level
- * *occasional flooding ok*
- * frequent flooding ok

5) Safety

- * *away from tall cottonwoods*
- * away from any tall trees
- * other

6) Comfort

- * *open to sun*
- * *sheltered from east wind*
- * *sheltered from southwesters*
- * heated space

7) Image/aesthetics

- * *highly aesthetic site with views out*
- * *moderately aesthetic site*
- * *not highest priority*
- * not important
- * seen from lakes
- * hidden from lakes

Design Criteria

1) Proposed uses

- * *outdoor classroom*
- * *on-site meetings*
- * *monitoring station*
- * *warming/resting area*
- * *events*
- * *picnics*
- * *storage*
- * *other*

2) How many people to accommodate

- * *up to 10*
- * *20*
- * *30-35*
- * *??*

3) Degree of weather protection

- * *overhead rain*
- * *sideways rain*
- * *east winds*
- * *summer heat*

4) Image and durability

- * *synthetic/recycled materials*
- * *rustic*
- * *"eco" building (e.g. green roof)*
- * *arty (e.g. carvings, totems)*
- * *longhouse nouveau*
- * *vandal resistant (graffiti, carving, fire)*

5) Season of use

- * *winter*
- * *3-season*
- * *year around*