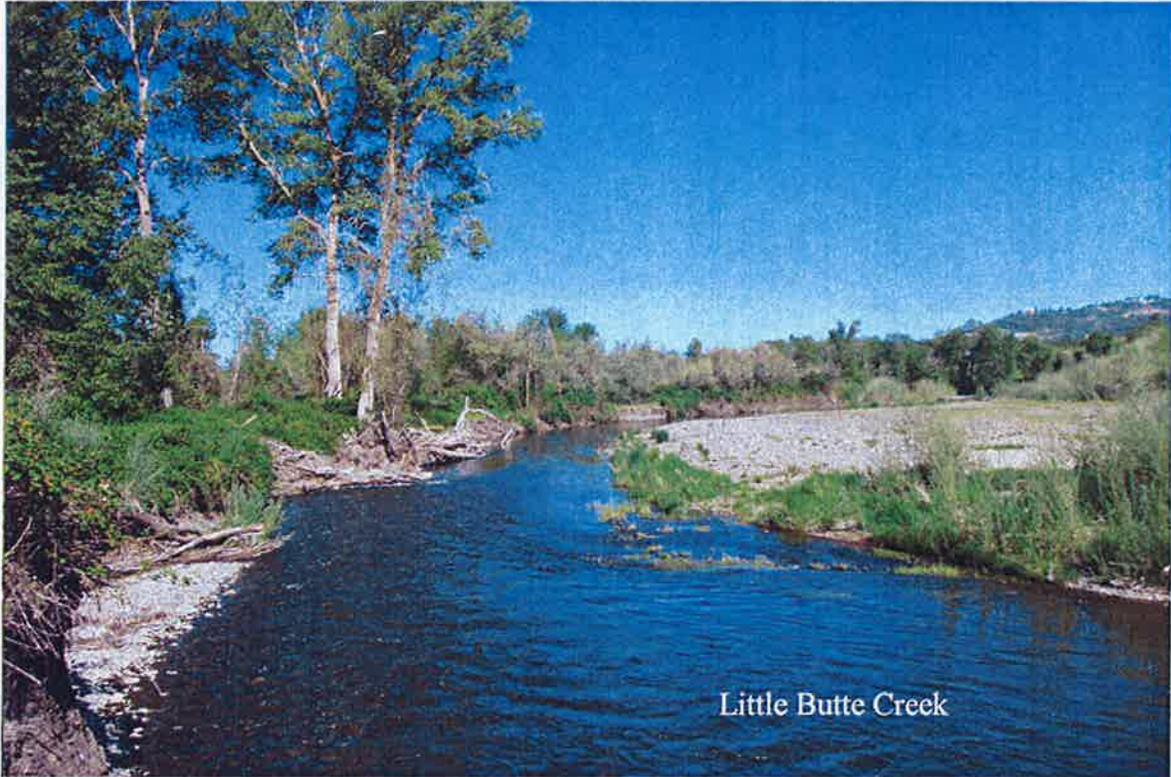


City of Eagle Point Lagoon Feasibility Study



Little Butte Creek

December 2004
Rogue Valley Council of Governments
Water Resources Department
155 North First Street
Central Point, Oregon 97502
www.rvcog.org



Abstract

In the spring of 2004, the City of Eagle Point contracted with the Rogue Valley Council of Governments to conduct a feasibility study on the Eagle Point Lagoon site. The purpose of the study was to identify potential uses for the site, refine the uses through a series of meetings and workshops, and develop a conceptual plan for the site following the selection of a preferred alternative (use). Alternatives identified were selected based on field surveys, background research, and discussions with City Staff, the City Council, the Parks and Recreation Committee, and the citizens of Eagle Point.

Table of Contents

Abstract.....i

Section 1.0: Project Overview.....1

 1.1 Project Area Location and Description.....1

 1.2 Project Overview.....2

Section 2.0: Site Breakdown, Alternatives, and Constraints.....4

 2.1 Site Breakdown (site zones).....4

 2.2 Site Constraints.....7

 2.3 Potential Uses.....8

Section 3.0: City and Public Input and Comments.....9

 3.1 Meeting Schedule.....9

Section 4.0: Results.....10

 4.1 Field Surveys.....10

 4.2 Alternatives Analysis and Voting Results.....11

 4.3 Conceptual Design.....13

Section 5.0: Recommendations/Next Steps.....16

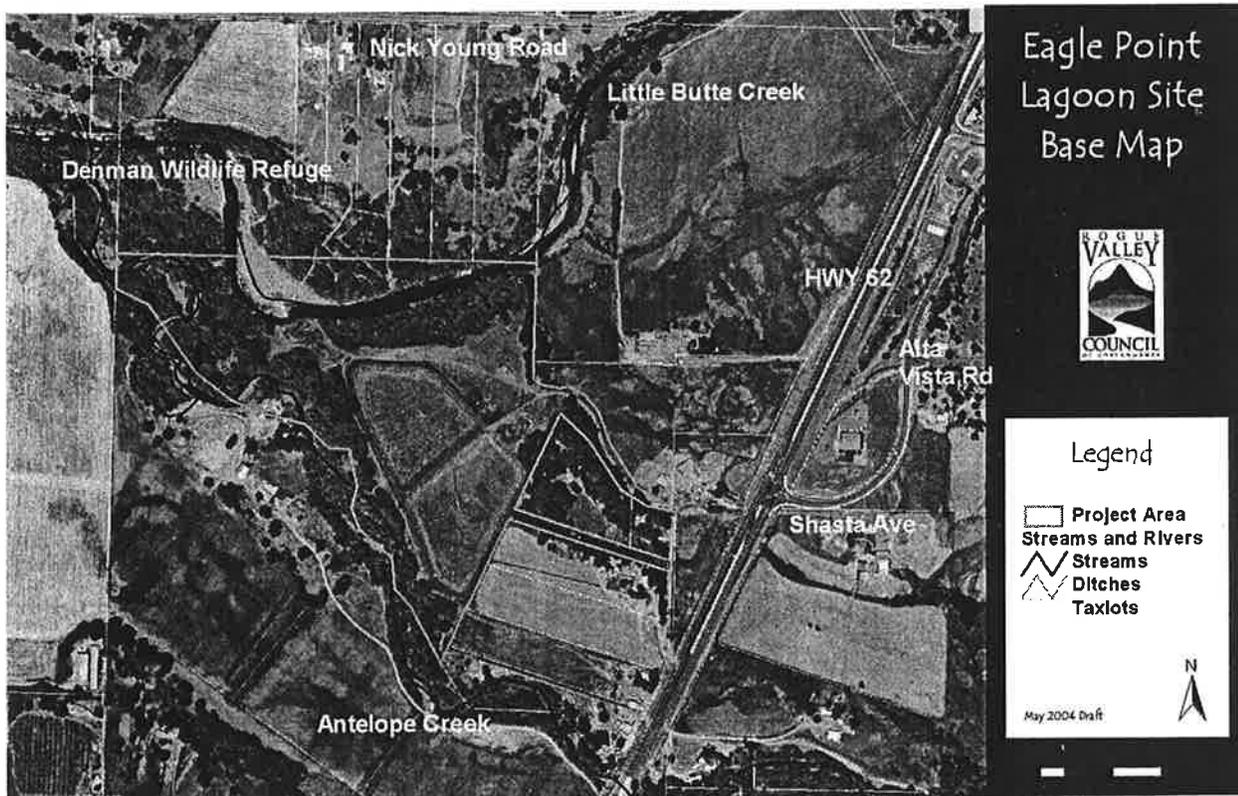
Section 1.0: Project Overview

1.1 Project Area Location and Description

The project area is a 48-acre parcel owned by the City of Eagle Point located west of Highway 62 and south of the City of Eagle Point. Little Butte Creek flows along the northern section of the property, and Antelope Creek flows along the south (Figure 1-1). The parcel served as the primary sewage treatment system for the City from the 1950's to 1996. The system was incapable of handling flows in the winter as the City grew, resulting in the City connecting with the Rogue Valley Sewer Services (RVS) system in the mid 1990's.

The site consists of three treatment ponds (two large ponds and a smaller pond), relic treatment structures (pipes, aerators, small buildings), a storage area used by the City, and gravel access roads on the site. The parcel also includes grassed open areas, riparian areas, and wetlands. The site has not been actively used since connection to the RVS system, with the exception of the City storage area.

Figure 1-1: Eagle Point Lagoon Site



1.2 Project Overview

In the spring of 2004, the City of Eagle Point contracted with the Rogue Valley Council of Governments to conduct a feasibility study on the Eagle Point Lagoon site. The City wanted to identify possible uses for the site and the feasibility of different uses based on factors including costs, regulatory constraints, zoning restrictions, citizen input, and other factors.

In order to complete the study, the project was divided into five major tasks:

1. Site Survey and Evaluation
2. Develop Preliminary Site Alternatives
3. Receive Input from the City and Public
4. Evaluation of Alternatives and Selection of Preferred Alternative
5. Conceptual Map Development

A brief summary of each task is summarized below:

Site Survey and Evaluation

Field visits were conducted in August and October of 2004. Site conditions including existing access, relic structures (pipes, power sources), materials on site, wetlands, and other features were documented. In addition, composite soil samples were collected from the three ponds and analyzed by Nielson Research Corporation.

Development of Preliminary Site Alternatives

Potential uses (alternatives) for the site were developed through a combination of field surveys, document research, map analysis, and discussions with the City.

Documents referenced for development of the site alternatives included: Jackson County Land Development Ordinances, the City of Eagle Point Strategic Plan Update August 2001, DEQ 319 list, and the ODFW's fish usage map.

Receive Input from the City and the Public

The initial list of alternatives was presented to the City and refined through a series of meetings and workshops.

Evaluation of Alternatives and Selection of Preferred Alternative

A preferred alternative was selected for each zone based on the results of the City and Public Input and used to develop the conceptual plan. Alternatives were evaluated based on a number of factors including City and public interest, regulatory concerns, zoning

restrictions, and costs.

Conceptual Map Development

Following the selection of the preferred alternative, conceptual designs were developed and presented to the City. Preliminary designs 1 and 2 presented different alternatives for the site based on the amount of disturbance, size of the playing fields, project discussions and research. The designs were modified based on City input to create Design Concept 3.

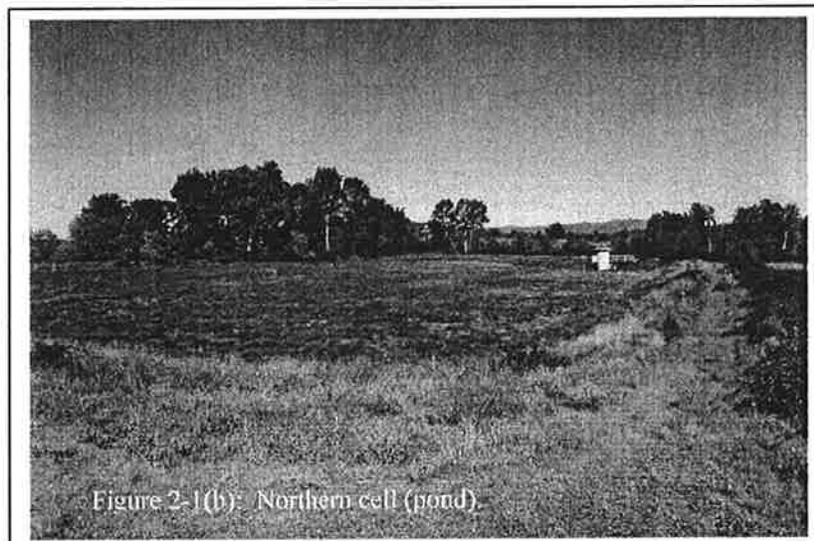
Section 2.0: Site Breakdown, Alternatives, and Constraints

2.1 Site Breakdown (site zones)

Following the initial field surveys and research, the site was divided into three main areas (zones) for the project by grouping similar land use and site constraints. It should be noted that the zone designation is *an arbitrary designation and is not related to county zoning*. A brief summary of the three zones is provided below.

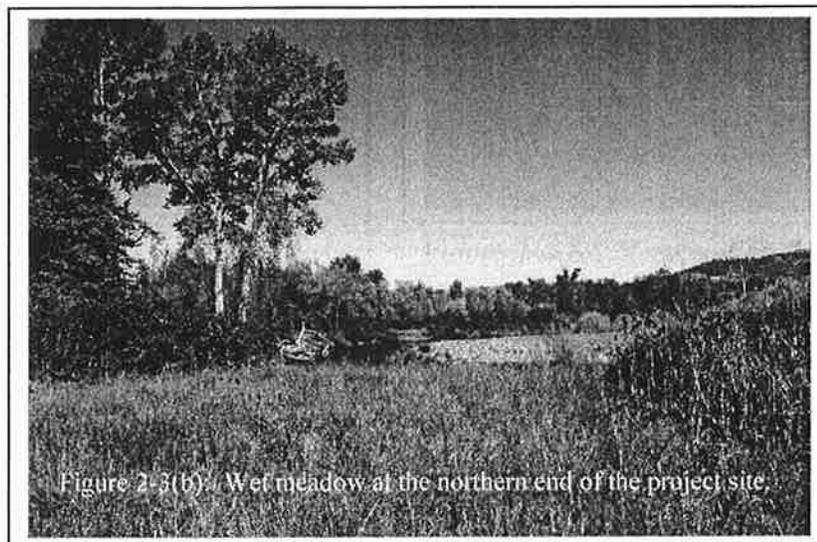
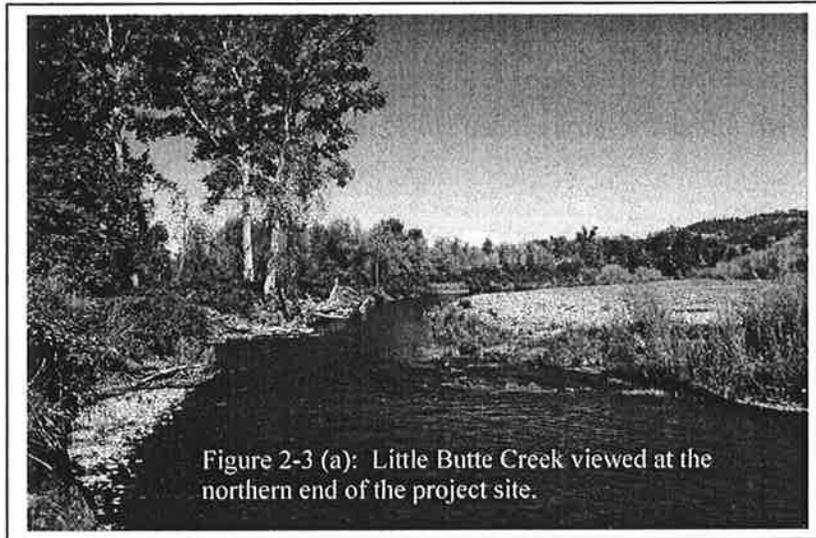
Zone 1: Pond Area

Covers most of the area that served as the treatment facility. There are three ponds, relic treatment structures, gravel access paths, and other remaining infrastructure (power poles) on the site. The size of the zone is approximately 14 acres.



Zone 3: Riparian Corridor and Wetlands

This 29.4 acres zone encompasses Antelope Creek, Little Butte Creek, their riparian corridors, and a wetland area.



2.3 Potential Uses

The following uses were identified as possibilities for the site. Bold text indicates the refined list that was presented at the Open House.

1. **RV Park**
2. Wetland
3. **Active Park (natural)**
4. **Active Park (sports)**
5. **Agricultural/farm use**
6. **Community Garden**
7. **Stormwater Detention**
8. **Natural Area**
9. Sell parcel
10. **Greenway, trail to Denman**
11. **Nature Center**
12. **Amphitheatre**
13. Living history museum
14. Composting facility
15. Private Park/preserve
16. Driving Range
17. **City Use and Storage**

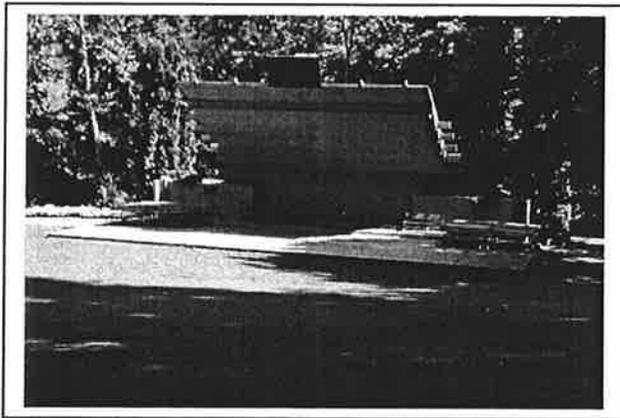


Figure 2-5(a): Amphitheatre at Lithia Park in Ashland.



Figure 2-5(b): Picnic table and path at Bear Creek Park in Medford.

Section 3.0: City and Public Input and Comments

A major component of the project was to refine the use alternatives through a series of presentations. At each meeting, the use alternatives were refined until a final set of alternatives was selected. These alternatives were used to develop the conceptual maps. A summary of the City and Public Input schedule is presented below.

3.1 Meeting Schedule

Meeting Date	Presentation To	Summary of Presentation
May 12, 2004	City Staff	Discussed the results of the field surveys, preliminary research, and preliminary use list. Refined use list for presentation to the City Council.
May 25, 2004	Public Workshop	Provided an overview of the project including site uses and limitations. Allowed the public to comment on the project and potential use alternatives.
May 25, 2004	City Council	City Council provided comments on the project.
June 15, 2004	Joint meeting of the City Council and the Parks and Recreation Commission	Provided an overview of the project including site uses, limitations, and the recommendations of the City Council.
August 10, 2004	Public Workshop	Provided an overview of the project including site uses, limitations, and the recommendations of the City Council.
August 10, 2004	City Council	Summarized the preliminary results of the workshop/open house.
August 24, 2004	City Council	Summarized the final results of the workshop/open house.
September 9, 2004	Parks and Recreation Commission	Summarized the final results of the workshop/open house.
September 16, 2004	City Staff	Presented design concepts 1 and 2 for review and comment.
November 9, 2004	City Council	Presented design concept 3 for City Council review and comment.

Section 4.0: Results

4.1 Field Surveys

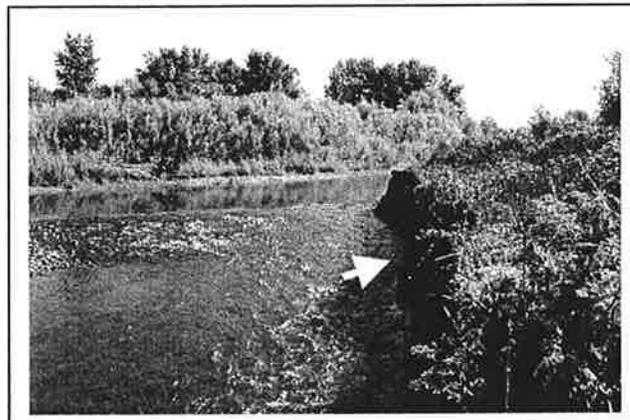
Composite soil samples were taken from the three ponds and analyzed by Nielson Research Corporation. Samples were analyzed for trace metals (mercury, arsenic, barium, cadmium, chromium, lead, selenium, and silver) and bacteria. None of the samples collected exceeded the maximum contaminant levels for the metals or bacteria.

Other issues and concerns noted during the site visit included:

- Limited access to the site. Current access is through an unlighted intersection with Highway 62 and a county right of way.



- Bank erosion along Little Butte Creek.



- Materials on site. Soil sampling conducted for this project indicated that there were only trace amounts of metals on site. There is an unknown quantity of sludge and materials on site that needs to be addressed before any construction begins.
- Floodplains. Existing floodplains cover most of the usable area of the site. Both

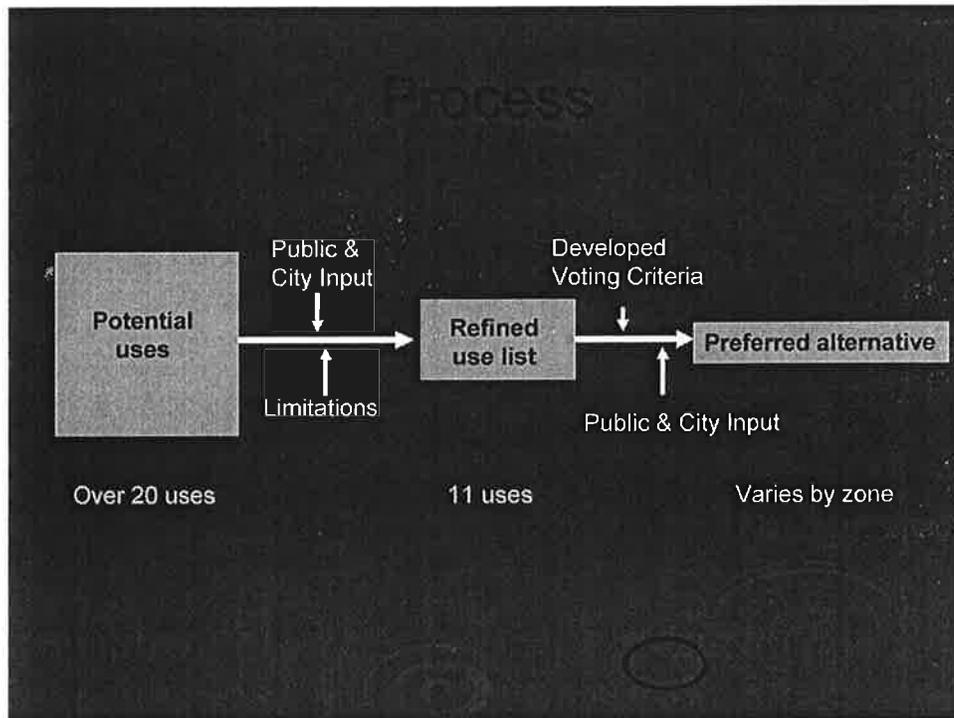
Antelope Creek and Little Butte Creek have shifted since the floodplains were delineated. In addition, the floodplain may need to be updated to reflect the abandoned use of the site.

- Neighborhood concerns. Some of the local residents expressed concerns about the development of the site including safety and traffic congestion.

4.2 Alternatives Analysis and Voting Results

The list of alternatives was refined throughout the project based on the input from the City Council, City Staff, and the Parks and Recreation Commission until 11 uses remained (see Figure 4-1).

Figure 4-1: Alternatives Analysis



At the August 10 workshop, the citizens of Eagle Point were asked to voice their preference for each of the 11 uses by voting. Each citizen was given 4 colored dots to vote in each zone (for a total of 12 dots). Green dots represented their first choice, yellow their second, and red their third. They were also given a black dot to represent a use that they did not want to see. Figure 4-2(a), 4-2 (b), and Table 4-1 summarizes the results of the voting.

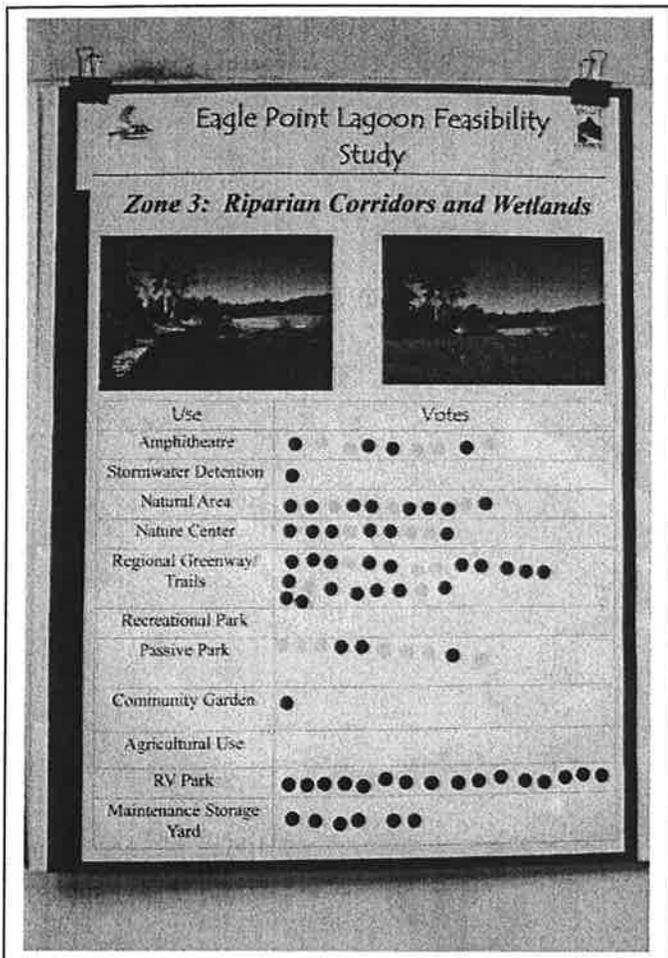


Figure 4-2(a): Voting results for Zone 1.

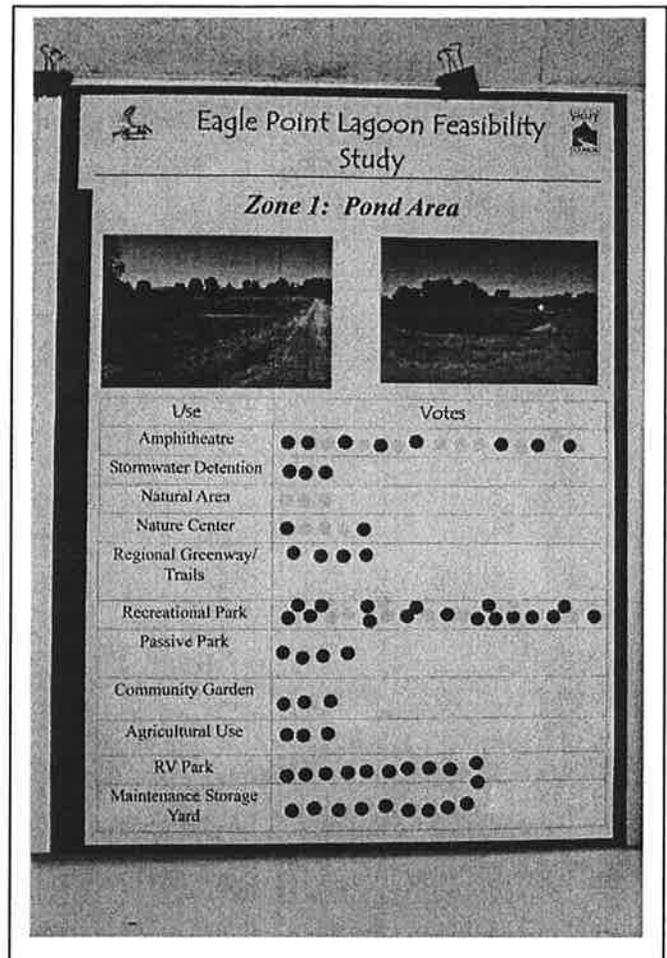


Figure 4-2(b): Voting results for Zone 3.

Table 4-1: Eagle Point Feasibility Study Voting Results

Use	Ranking			Undesirable Use "No" Votes (Total)	
	Overall	Zone 1	Zone 2		Zone 3
Amphitheatre	2	2	2	4	2
Stormwater Detention	9	4	10	NA	3
Natural Area	5	4	8	3	0
Nature Center	4	3	4	5	1
Regional Greenway/Trails	3	8	5	1	0
Recreational Park	1	1	1	NA	0
Passive Park	4	4	3	2	0
Community Garden	6	9	6	7	0
Agricultural Use	7	7	9	NA	0
RV Park	NA	NA	NA	NA	38
Maintenance Storage Yard	7	NA	7	6	19
Total					

Recommendations:

Zone 1: Pond Area *Recreational Park and Amphitheatre*

Zone 2: Maintenance Area *Recreational Park and Amphitheatre*

Zone 3: Riparian Corridor and Wetlands *Regional Greenway/Natural Area*



4.3 Conceptual Design

The final conceptual design map produced for the project (Design Concept 3) reflects a summary of all the information collected in the project. The following assumptions and design elements were used in creating the map:

- The site has been graded to maximize the usable area.
- The playing fields are sized primarily for youth sports (Little League and soccer) and softball.
- Zone 1 and 2 were designed for active use (sports fields, an amphitheatre, and related support structures (restrooms, parking lots)).
- Zone 3 was designed to maintain and enhance the natural character of the site. The design includes nature paths, an informational kiosk, a Little Butte Creek overlook, and a greenway/trail system along the northern edge of the parcel. The design also preserves the wetland and riparian corridors.
- The greenway and trail connections were left open-ended for possible future connections to Denman Wildlife Refuge, Touvelle State Park, the Bear Creek/Rogue River Greenway, and the City of Eagle Point.

Section 5.0: Recommendations/Next Steps

1. Develop a Parks Master Plan for use of the site based on the elements presented in Design Concept 3.
2. Conduct further soil testing prior to working on the site to determine if there are any hazardous materials present that were not tested for and to evaluate their extent (if discovered).
3. Consider moving the City Storage Area to maximize the usable area of the site.
4. Evaluate site access, traffic flows, locations of greenway trails and parking needs to determine final site use. Evaluating where the access points will be is critical for the development of active use on the site. It is recommended that the City evaluate tying into the lighted intersection at Shasta Avenue.
5. Greenway and trails
 - a. Develop partnerships with adjacent landowners, Jackson County, ODF&W (Denman Wildlife Refuge) and community members to gain support for greenway connections.
 - b. Build on the vision of a Regional Greenway by considering connections to the following regional and community parks.
 - i. ODFW-Denman wildlife refuge and Touvelle State Park and ultimately the Bear Creek Greenway terminus
 - ii. BLM Table Rocks via Nick Young Rd.
 - iii. Eagle Point Golf Course via Alta Vista Rd.
 - iv. To White City Sports Park and Agate Reservoir via Antelope Creek and Dry Creek – Riley Road and Bigham Brown Rd.
6. Use Grants Pass All-Sports Park, Ashland's North Mountain Park and the Medford Sports Park as models for site development.
7. The bank erosion along Little Butte Creek is a concern that the City will need to address in the future planning of the site. Alternatives for bank stabilization include riparian planting, vegetative revetments, and engineered solutions.
8. Future greenway connections will have to consider a number of factors that were not included as part of this study. Factors may include creek crossings, public safety, trail types, and seasonal closures.
9. Maintain as much of the natural character of the site to enhance aesthetics, provide habitat, protect water quality, and meet regulatory concerns.
10. Revise the floodplain maps to reflect changes from the 1997 flood and the prior site use. This may be critical for developing active use and structures on the site.