



**Ralston Park Improvement Plan  
Ad Hoc Committee Meeting  
“DRAFT” MINUTES – April 4, 2019**

- 1) **Call to Order** – Chair Bolen called the meeting to order at 3:00 p.m. at the Santiam Travel Station.
- 2) **Approval of Minutes:** The March 7, 2019 minutes were approved as presented.
- 3) **Ralston Park Conceptual Design** – *by Alex Misar and Brad Stangeland of Stangeland & Associates, Inc. [Complete PowerPoint Presentation can be found in Archives]*

Misar provided a recap from the last meeting and presented the revised park improvement plan based on previous design elements identified by the committee. This plan is intended to be a guide for future design work. Many aspects of the design will need to be worked out as the project and design evolves.

Misar walked the committee through the plan beginning at the SW corner of the park displayed as a fan-shaped entry plaza that opens the view into the park and down towards the canal. The splash pad and restrooms have been located on the SE corner with a large concrete bridge connecting across. The existing gazebo would be left in the same place with the same orientation except it would open into an expanded lawn area and another structure/amphitheater for performances. An overlook just off the plaza provides views to the canal and bridge. The plan depicts closing a portion of Maple Street to bring the two lots together to unify the park.

While retaining many of the existing trees, those that are diseased or along the canal banks have been removed on the plan. The entry plaza is an ideal space to relocate the existing rose garden

In response to Bolen’s question, Misar stated that the gazebo and every other space in the park is ADA accessible.

Responding to Cowart’s concern for the size of the restrooms compared to the current size, Misar stated that there are two buildings that would serve as both restrooms and the pump facility for a splashpad (roughly 24 x 20) which should be sufficiently sized to accommodate the park usage.

Stangeland noted that the plaques would be moved to the memorial walls in the entry plaza along with flags to honor first-responders and veterans.

Bolen asked the architects to address the parking. Misar stated that there are spaces at the SE corner identified as possible food cart parking but could be used by the public when not used by the carts. There’s also room for parking along the southern side of Maple Street that wouldn’t be closed.

Whitlatch stated that a turnaround would be needed at Maple Street, Bowser agreed. Marks suggested a hammer-head type asphalt turn around. Bolen stated that a turnaround would be necessary (typically 70' depth) for fire trucks. The trucks would need ample turning radius (28' inside and 48' outside). Something circular would go with the other design aspects.

Marks asked what would happen to the existing large tree used for Holidays in the Park, Stangeland proposed replacing it with a Lebanon Cedar to honor the name of the City, or something similar.

The architects noted that the flower beds next to the Rose Garden could display seasonal annual flowers and, in the winter, add a cut Christmas Tree in the plaza to be incorporated into the unified Christmas lighting and decorations' scheme as depicted in slides 31 and 32.

Cowart recommended incorporating concrete benches into the design like Strawberry Plaza as they've held up well.

Bolen suggested providing picnic tables around the splashpad area for the parents and it would be near the food carts and maybe scattered around for private picnic areas.

Bolen liked the entryway wave-like wall, the decorative metal fencing, and the seasonal bed and rose garden. He said he had received comments from the public that the rose garden needs better sun exposure and a better watering system would be imperative.

Stangeland suggested protecting the beds with a low wall so people don't trample through them and possibly incorporating a concrete bench into the wall. Bolen suggested low wrought iron fencing around the beds like Disneyland's entrance. It would protect the beds and add another element to the space. The committee agreed.

Stangeland stated that the memorial wall along the entrance would be tall enough to not have to bend down to read the names but not high enough to create hiding spaces.

A brief discussion ensued regarding wrapping down to the water's edge to discourage people from camping under the bridge. This would be subject to approval from various regulatory agencies. Stangeland stated that they could possibly suspend decorative metal work from the bridge down to the water for a deterrent.

Misar walked through the design with the committee depicting the park by day and then by evening.

Other suggestions to consider when we are in the detailed design phase of the project:

- Look at louvers over the shelter in the amphitheater area.
- Update the existing gazebo to the proposed design standards with possible decorative metal artwork like the entrance fencing.
- Holiday lighting, tree lighting and pathway lighting to illuminate the park, surveillance cameras, and piped in music should be considered when drafting the detailed lighting plan.
- Decorative concrete on the bridge.
- Be cognizant of the entry walls to discourage people from climbing/skateboarding on them.
- Expand the number of buildings or the size of one of the buildings to include storage.
- Consider underground pumps for the splashpad.
- Timers and/or buttons that could be turned on and off for the splashpad.

Due to the scope and cost of the project, Stangeland & Associates suggested doing the project in four phases.

Discussion ensued about canal improvements. Staff reiterated that excavation, sloping, and landscaping of the canal area would be subject to regulatory requirements of various local, state and federal agencies.

Stangeland clarified that getting into the fine details are out of the scope of this master plan. Staff concurred that they would need to work out the fine details and determine the best way to roll out the project with the least impact to the public.

The committee consensus was that the few suggested design detail changes would not affect the overall master plan and that another meeting was not necessary. Bolen asked Stangeland to provide Marks with the project costs to possibly be incorporated into next year's proposed budget.

***Cowart moved, Bowser seconded, to recommend that the Lebanon City Council approve the Ralston Park Improvement Master Plan. The motion passed unanimously.***

4) **Next Meeting** – no need for another meeting.

5) **Public Comments**

Linda Ziedrick, representing the Lebanon Garden Club, stated that in order for the Club to continue to maintain the rose garden that more parking close by should be included. Another concern is that they use the gas station for their annual fundraising sale, so they will need to find another place. Marks responded that the City recently constructed a new public parking lot on Park Street directly across the street from the garden that they are welcome to use.

Ziedrick added that based on her experience, the park doesn't provide enough afternoon shade. She suggested placing a tree everywhere there's a bench.

In response to Ziedrick's comment on the frequently used bus stop and covered gas station area, Bolen stated there were plans to move the bus stop and have a covered bench type area.

Zierick stated that the Garden Club would also need a convenient place to store rose garden trimmings. Stangeland suggested incorporating a fold up bench/storage into the stage for the garden club. Mark's stated that staff will consult with the Garden Club to make sure all their needs are met when we get into the fine details.

Alysia Rodgers suggested adding plants or barriers next to the canal out of concern for children playing next to the canal.

6) **Adjournment** – Bolen adjourned the meeting at 4:40 p.m.