

A YONCALLA BEAUTIFICATION COMMITTEE

PROPOSAL

THE WOOLLEY POND PROJECT

PRESENTED TO: MRS. DONNA WOOLLEY, Family and Associates

The history of the Woolley mill, at one time the financial backbone of the Yoncalla community, resides now only in the memories of our elderly. Behind the wall of blackberries, tangled amongst a mix of native willows and the ornery hawthorne and scotch broom, lies your family's mill pond: a more visible reminder of an era when the mill had such a huge presence in our area. The Yoncalla Beautification Committee has been pondering the potential of this important feature to be incorporated into the life of our town again.

According to our maps, the pond and surrounding property comprises a 72 acre parcel. Sitting at the edge of Eagle Valley Road and right across from Main Street, it has become a place where Yoncalla children and teens have wondered. The screen of blackberries and general brush provides a secretive place for a variety of untoward behavior. It is very understandable why you have placed "No Trespassing" signs at each entrance.

The Yoncalla Beautification Committee has been formed as a 501 C-3 Not-For-Profit organization and has been partnering with the City of Yoncalla on projects to enhance the appearance of our town. We would like to present you with a proposal which focuses on developing the 72 acre Woolley Pond as a public park.

The Yoncalla Beautification Committee's subcommittee, called the Woolley Pond Project Committee, has been involved in a process of investigation and data gathering on the feasibility of the project. A park, which features the history of the Woolley Mill and the logging industry in Yoncalla, could foster an understanding of our common heritage. The important history of the earliest pioneers brings an understanding of the development of the early farmsteads and families. Emphasis on the flora, fauna and ecosystem of the pond would raise an awareness and foster appreciation for the natural history of our area. Facts and information regarding the first indigenous people, the native Kalapuya, would expand our knowledge and understanding of the rich human history of our community.

Our proposal presents a multiple of options, depending on the results of an ongoing fact finding mission the committee is currently undertaking. Our three current dream plans include the following variety of options:

OPTION 1) A park which would showcase **The Woolley Mill Warehouse Museum**, featuring photographs, mill equipment and interpretive labeling. This museum would also house a section on the pioneers and early Yoncalla settlement. A separate structure, a **Kalapuyan Long House** would be devoted to the native Kalapuya , (the **Yoncalla Kommema**), complete with artifacts, photographs and related texts. The area of the park would feature a wetland plant and animal species interpretive trail, or “nature trail”, along the pond’s edge , complete with plant labels for all plants. A **Train Station** enclosed in a kiosk, which would house the miniature Southern Pacific Railroad and the miniature town of Yoncalla, created to scale by railroad buff and craftsman, Leon Wright. Photographs and early history of the town would also accompany this display. This structure could be located closest to the existing railroad across from Main Street. The museum would be located in the area across from Main St., Yoncalla, and connected on both sides by the nature trail, which follows the pond’s perimeter. A landscaped picnic area could be located within the immediate area of the museum. The Kalapuyan Long House would be located further away from the entrance to downtown.

OPTION 2) A park which would include **The Woolley Mill Warehouse Museum** as the only structure. The miniature railroad and town, would be housed in the museum along with the pioneer and Kalapuyan displays. The area around the museum would be landscaped for picnic tables. The nature trail would begin at Elkhead Road and extend to the museum area. Labeling of plant species along the road would also be included.

OPTION 3) A public park which would feature information in a kiosk about the Woolley Mill, the pioneer and Kalapuya people as well as the pond ecosystem. This plan would include the nature trail system and eliminate the picnic tables. Labeling of certain plants would be included along the trail. The miniature railroad and town would not be included in this version.

Utilizing the entrance on the east end, the proposed park would be off Elk Head Road. The road would terminate at the Museum area, where a small parking lot would be located. Picnic tables would be located in the area to accommodate the public and to function as outdoor school tables for visiting classes from both Yoncalla and Drain, studying natural systems biology and nature journaling.

Considerations of regular and perpetual maintenance, such as garbage patrol and collection, bi-annual noxious weed eradication program and road and trail maintenance would be part of the final proposal. Additionally, the costs for building and maintaining a cultural museum need to be fully addressed. Insurance coverage and the entity responsible for a comprehensive insurance coverage is another key issue to explore. Initial funding sources must be researched for land clearing, garbage hauling and some excavation where necessary. Repairs to the berm or any other structure which confines the water to the pond, also need to be included in our final proposal. The design of any structures will require a commitment to historic accuracy. Additionally, researching a variety of use options for the use of the land must also be explored. Findings from our inquiries will help to clarify the nature of our proposal for public use of this rich nearby resource.

All versions of this project would involve clearing the ground area of noxious weeds, any foreign objects or trash, and restoring the land fill area with some excavation and landscaping with native plants. It would also involve clearing and improving the road area to the site of the kiosk or museum and creation of a trail, which follows to a greater or lesser degree, the pond perimeter. Each species of herbaceous plant, shrub and tree would be identified with a metal label for protection against the effects of weather. The labels help visitors identify plants, and also assist classrooms in plant identification. The natural history section of the kiosk or museum will hold additional information regarding the ethnobotanical uses of the various plants as well as their role in the ecosystems both as habitat, food and water supply.

The Yoncalla Beautification Committee looks upon this project as both an educational and cultural addition to both the towns of Yoncalla and Drain. Such a park would enhance the historic awareness of our area. Ultimately, the park would have the capacity to educate all ages and backgrounds to the history and natural history of our area and in doing so, bring a sense of public pride. We hope that the Woolley family agrees.

Technical and Financial Assistance Research

RESOURCES:

Southwest Oregon Resource Conservation And Development Council Amy Wilson, Coordinator --- (Non Profit) organization working for the Natural Resource Conservation Service, and working in concert with Soil and Water Districts, Watershed Councils, and other government and citizen groups. 476-5906 (GrantsPass office). Working to help entities research, and get grants to restore damaged areas for community purposes.

Douglas Soil and Water Conservation Service. Walt Barton, cell phone 541-580-7101. (Roseburg Office Technician). Office # 957-5061 Walt could help with technical Assistance on reclamation and restoration aspects of the pond area. He could also help us with acquiring financial assistance from the Governors Water Enhancement Board, (GWEB)

Resource Advisory Council (RAC). Mary Jane Snocker, 416 Whipple Tree Dr., Yoncalla . Cell 643-2868 member representing North Douglas County. RAC monies fund projects related to the environment and education. Title 11 and Title 111 Funding. Last year they funded:

- *Douglas Soil and Water District for the Kanipe Park
- *Northwest Youth Corps
- *OSU Extension Service – expanding forest related education
- *Umpqua Discovery Center

Salmon Habitat Improvement Program. Brian Connors, Douglas County Water Resources Department, Rm 306, Douglas County Courthouse, Roseburg, OR. 440-4255 Brian is the Chair of the, (SHIP) which coordinates grant applications for projects related to water habitat restoration. The Yoncalla Turtle Oil Spill money is acquired through grants through SHIP. Brian will help.

Oregon Department of Fish and Wildlife, Dave Loomis, 440-3353, Douglas County, administers the oil spill money. The application from SHIP, goes to ODFW for acceptance and direct funding.

* Each person on this list has been contacted and informed of our research efforts on behalf of the Yoncalla Beautification Committee specific to the Woolley Pond Project.

MAINTENANCE/OPERATION COSTS AND OTHER CONSIDERATIONS

1) CONTACTS for INFORMATION:

DOUGLAS COUNTY PARKS: Rob Stevens, Operations Mgr. 440-6088,
Jim Dowd, Dir.

OREGON PARKS AND REC. www.orpa.org

DOUGLAS COUNTY MASTER GARDNER'S, Steve Renquest 672-4461, x-107

ANALYTICAL LAB AND CONSULTANTS, Eugene. Rory White 541-485-8404

2). ISSUES AND CONSIDERATIONS:

Electrical and Water Utilities

Liability

General Maintenance

VOLUNTEERS in Maintenance

- 2 or 3 times a year for major mowing, repair and clean up --- Do-able.
- Regular garbage and trash clean up, weekly, but nearly impossible to enforce.
Frustrating with volunteers to depend upon for regular maintenance

SEASONAL CONTRACT

- Put contract out for Bid
- Clearly describe list of duties
- \$8 to \$12 per hour

Restrooms

Fixed Double Stall\$25,000

- Lowest overall maintenance
- One Piece, precast solid concrete, pump-out

“Porta Potties”

- Easiest to install
- Least Sanitary
- Costs include routine pump-outs

Electrical & Water Utilities

Electrical could be largest expense outside of buildings

- Depends on what is already present or nearby
- Depends on what electrical requirements are for:
 - Lights
 - Security
 - Equipment

Water

- What's presently available
- Yoncalla or New Source, estimate....\$3,000 to \$8,000

Liability

Dependent on Level of Incorporation or ownership, (See Conservation Easement)

Douglas County Parks are “Self Insured”

Estimate Drain Pool and Parks have \$1M. to \$2M policy

Will vary depending on needs

Conservation Easement

- A restriction placed on a piece of property to protect the resources, (natural or man-made). The easement is either voluntarily sold or donated by the landowner, and constitutes a legally binding agreement that prohibits certain types of development, (residential or commercial) from taking place on the land. An easement involves the exchange of one or more of the rights of use of the land parcel from landowner to someone who does not own the land. Easements have been used for years to provide governments, utilities, and extractive industries with certain property rights. An easement permits the holder certain rights regarding the land for specified purposes while the ownership of the land remains with the private owner. Tax incentives are inherent in conservation easements.
- It may be the best recourse for the Woolley Family to provide a Conservation Easement to the Yoncalla Beautification Committee through the City of Yoncalla for the purposes of a public park.

Define Project Stages

- Access to property for assessment and feasibility study
- Begin financial support campaign
- Brush Hog, Mowing, Noxious weed/Plant Removal, Trash removal
- Determine Water Flow & needed levels
- Determine Water and Soil Quality
- Define chemical and/or environmentally friendly corrective actions as needed

Note: The Environmental Protection Agency, (EPA) offers financial and technical assistance to towns, cities and communities on projects which aim at cleaning up areas: TBA's, (targeted brownfields assessment). A TBA is a study conducted by the EPA to determine the nature and extent of contamination. The TBA covers the cost of the assessment and uses contractors hired by the EPA.

Define Intensity/Level of Work

- * Produce a structure and landscape plan
- * Produce an architectural blueprint for museum/ longhouse/kiosk.
- * Re-Forestation
- * Landscape the Area
- * Development of Trails
- * Native Plant Inventory
- * Removal of Non-Native Species

FORMAL REQUEST

THE YONCALLA BEAUTIFICATION COMMITTEE requests of Donna Woolley, her opinion and assessment of our proposal. If she is agreeable for us to proceed, we request that we be allowed to enter the area to assess the conditions of the parcel and estimate the amount and nature of the work needed to create the conditions under which a public park could be maintained and sustained.

- 1) water testing
- 2) soil testing
- 3) appraisal of any reconstruction needs of the dykes, road repair or structures
- 4) appraisal and estimates of excavation, clearing of brush, etc.

The testing and on ground estimates for reclamation will further determine our abilities to go forward with a completed proposal to the Woolley Family.