



## Tualatin Hills Park & Recreation District Minutes of a Regular Meeting of the Board of Directors

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was held at the Elsie Stuhr Center, Manzanita Room, 5550 SW Hall Boulevard, Beaverton, on Monday, August 8, 2011. Executive Session 5:30 p.m.; Regular Meeting 6:30 p.m.

Present:

Bob Scott	President/Director
Larry Pelatt	Secretary/Director
Joseph Blowers	Secretary Pro-Tempore/Director
William Kanable	Director
John Griffiths	Director
Doug Menke	General Manager

### Agenda Item #1 – Executive Session (A) Legal (B) Land

President, Bob Scott, called Executive Session to order for the following purposes:

- To consider information or records that are exempt by law from public inspection,
- To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed, and
- To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Executive Session is held pursuant to ORS 192.660(2), which allows the Board to meet in Executive Session to discuss the aforementioned issues.

President, Bob Scott, noted that representatives of the news media and designated staff may attend the Executive Session. All other members of the audience were asked to leave the room. Representatives of the news media were specifically directed not to disclose information discussed during the Executive Session. No final action or final decision may be made in Executive Session. At the end of the Executive Session, the Board will return to open session and welcome the audience back into the room.

### Agenda Item #2 – Call Regular Meeting to Order

President, Bob Scott, called the Regular Meeting to order at 6:35 p.m.

### Agenda Item #3 – Action Resulting from Executive Session

**Bill Kanable moved the Board of Directors, pursuant to a commitment of the 2008 Bond Measure, authorize staff to acquire a site in the northeast quadrant of the District for a future neighborhood park, subject to the General Manager's determination that all of the terms and conditions as set forth in the Purchase and Sale Agreements executed between THPRD and the seller have been addressed. Larry Pelatt seconded the motion.**

**Roll call proceeded as follows:**

<b>Joe Blowers</b>	<b>Yes</b>
<b>John Griffiths</b>	<b>Yes</b>
<b>Larry Pelatt</b>	<b>Yes</b>

Bill Kanable Yes  
Bob Scott Yes

The motion was UNANIMOUSLY APPROVED.

Bill Kanable moved the Board of Directors, pursuant to a commitment of the 2008 Bond Measure, authorize staff to acquire a property in the northeast quadrant of the District for part of a future neighborhood park for a value not to exceed the current market value, subject to the General Manager's determination that all of the terms of the sales agreement between THPRD and the seller are satisfactory. Joe Blowers seconded the motion. Roll call proceeded as follows:

Larry Pelatt Yes  
John Griffiths Yes  
Joe Blowers Yes  
Bill Kanable Yes  
Bob Scott Yes

The motion was UNANIMOUSLY APPROVED.

Bill Kanable moved the Board of Directors authorize staff to acquire a site in the northeast quadrant of the District to expedite construction of a trail project committed to by the District pursuant to the 2008 Bond Measure, subject to the General Manager's determination that all of the terms and conditions as set forth in the Purchase and Sale Agreement executed between THPRD and the seller have been addressed. Larry Pelatt seconded the motion. Roll call proceeded as follows:

John Griffiths Yes  
Joe Blowers Yes  
Larry Pelatt Yes  
Bill Kanable Yes  
Bob Scott Yes

The motion was UNANIMOUSLY APPROVED.

#### **Agenda Item #4 – Audience Time**

Barbara Wilson, 12820 SW 20<sup>th</sup> Court, Beaverton, is before the Board of Directors this evening regarding the District's natural areas land acquisition efforts under the 2008 Bond Measure. Barbara stated that she believes that the purchase of natural areas has fallen behind in terms of prioritization as compared to other land acquisition efforts under the bond measure. She reminded the Board that preservation of natural areas was a main component of the bond measure and showed strong public support in the surveys leading up to the passage of the measure. She noted that only a small fraction of the total amount promised to be allocated to natural areas preservation has been spent so far, which she feels is skewed in comparison to the amount of public support for this type of work.

- ✓ Joe Blowers replied that although it may appear that the District is moving too slowly in this area, the situation is complicated. He offered assurance that he, too, is a dedicated conservationist and wants to see movement in this area just as strongly as Barbara does; however, land acquisition agreements are complicated and take time to work out. Unfortunately, due to laws regarding confidentiality in land acquisition transactions, not much can be said about the District's current efforts, but he assures Barbara that eventually all of the bond funds dedicated to natural areas land acquisition and restoration will be spent in those areas.
- ✓ John Griffiths noted that some of the acquisition team responsible for the fulfillment of Metro's Greenspaces bond measure are now working for the District and are well versed in natural area land acquisition.

**Agenda Item #5 – Board Time**

John Griffiths asked for additional information regarding the National Recreation & Park Association annual conference taking place this fall.

- ✓ Doug Menke, General Manager, replied that this would be provided via email.

**Agenda Item #6 – Consent Agenda**

Bill Kanable moved the Board of Directors approve Consent Agenda items (A) Minutes of June 20, 2011 Regular Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Resolution Appointing Natural Resources Advisory Committee Members, (E) Camille Park Construction Contract, (F) Resolution Amending the Capital Projects List for Funding by District’s Parks System Development Charges, (G) 112<sup>th</sup> Street Site Improvement Construction Contract, (H) Intergovernmental Agreement with City of Tigard Regarding Barrows Park, (I) Clean Water Services Request for a Temporary Construction Easement in Hazeldale Park, and (J) Intergovernmental Agreement with Oregon Department of Transportation for Segment 18 of the Westside Trail. Larry Pelatt seconded the motion. Roll call proceeded as follows:

Joe Blowers            Yes  
John Griffiths        Yes  
Larry Pelatt            Yes  
Bill Kanable            Yes  
Bob Scott                Yes

The motion was UNANIMOUSLY APPROVED.

**Agenda Item #7 – Unfinished Business**

**A. Pioneer Park Master Plan**

Hal Bergsma, Director of Planning, introduced Steve Gulgren, Superintendent of Planning & Development, René Brucker, Park Planner, and Alexandra Perove with Greenworks PC, the project consultant, to present an overview of the proposed Pioneer Park Master Plan.

Steve provided a brief overview of the memo included within the Board of Directors information packet, noting that the Pioneer Park Master Plan was originally presented to the Board at the June 20, 2011 Regular Board meeting during which the Board directed staff to research options to provide safer access and additional parking for the park. Steve provided a detailed overview of the two options researched, which included half-street improvements along the north side of Pioneer Road or shifting the centerline of Pioneer Road to the south, via a PowerPoint presentation of the documents included within the Board of Directors information packet. Steve noted that the option of providing parking under the powerline corridor near the site was also explored; however, Bonneville Power Administration would not allow their property for this use. Staff is seeking Board of Directors approval of the proposed Pioneer Park Master Plan as presented at the June 20, 2011 Regular Board meeting in order to bid the project for construction to keep the project on schedule. If the Board directs staff to continue research on a potential road improvement project and funding, staff would like to treat this as an additional project that could be completed at some time in the future, if funding becomes available. Steve offered to answer any questions the Board may have.

Larry Pelatt inquired about the potential for funding the half-street improvements via surplus bond funds at a later date.

- ✓ Steve replied that since this is one of the first neighborhood park projects to move forward into construction, it is unknown whether there will be any bond funds remaining in the neighborhood park project category once all projects have been completed.

Bill Kanable noted that the Board would first need to agree to a prioritized list of projects for surplus funds.

President, Bob Scott, opened the floor for public testimony.

Diane Cooper, 135 SW Devonwood Avenue, Beaverton, is before the Board of Directors this evening as a member of the Parks Advisory Committee. She encouraged the Board of Directors to adopt the Pioneer Park Master Plan as presented, noting that she attended the neighborhood meetings and that a relatively small portion of those in attendance requested additional parking at the site, while a majority of those in attendance supported the master plan as presented. She believes most of the park's users arrive by non-vehicle means and does not believe there is a need for additional parking or street improvements.

President, Bob Scott, opened the floor for Board discussion.

Larry Pelatt expressed concern that the District is still not acknowledging that improvements to a site will result in additional users to that site. He acknowledges that although users may walk or ride bicycles to the site right now, he questions whether the improvements would draw users from a greater distance; users that would drive to the site. He expressed support for locating a funding source for either street improvement option.

Joe Blowers expressed caution against setting such a precedent, noting that it is not the District's purview to provide sidewalks or street improvements and that funding of these would mean less neighborhood parks in the long run. He questioned whether installing half-street improvements at this site would set the precedent of providing such costly improvements at every future neighborhood park site.

Bill Kanable stated that although he agrees with both Larry and Joe's comments to a certain extent, ultimately he is not in favor of funding either street improvement option at this time. However, he is open to exploring the street improvement options, along with other projects, for consideration of funding via any surplus bond funds once the initial projects have been completed. He does not feel it is in the District's best interest to use bond funds for these improvements at this juncture.

✓ John Griffiths expressed agreement with Bill's comments.

President, Bob Scott, noted that he likes the idea of keeping a list of various projects to consider should there be an excess of funds from the 2008 Bond Measure; however, he does not support a commitment to either street improvement option at this time. He noted that it is too early to begin pulling additional funding from the bond funds for improvements that are not required.

✓ Joe replied that if there are additional bond funds left over in the neighborhood parks project category after all of the other projects have been completed, that these funds should be used to purchase another neighborhood park, not to construct street improvements.

President, Bob Scott, opened the floor for a motion to approve the Pioneer Park Master Plan.

**Bill Kanable moved the Board of Directors approve the Pioneer Park Master Plan as presented at the June 20, 2011 Board of Directors meeting. Joe Blowers seconded the motion. Roll call proceeded as follows:**

<b>John Griffiths</b>	<b>Yes</b>
<b>Larry Pelatt</b>	<b>No</b>
<b>Joe Blowers</b>	<b>Yes</b>
<b>Bill Kanable</b>	<b>Yes</b>
<b>Bob Scott</b>	<b>Yes</b>

**The motion PASSED by MAJORITY vote.**

## **B. General Manager's Report**

Doug Menke, General Manager, provided a detailed overview of the General Manager's Report included within the Board of Directors information packet, which included the following topics:

- Oregon Coalition Brownfields Cleanup Fund Grant Award
- Smoking Ban Study
- Bonding Issuance Overview
  - Keith Hobson, Director of Business & Facilities, provided a brief overview regarding the issuance of the remaining bonds from the 2008 Bond Measure, noting that the expectation at this time is to be able to issue at rates at least as low as the first bond issue, and possibly lower.
- Electric Vehicle Charging Station
- Park Dedications
- Board & Oversight Committee Projects Tour
- Board of Directors Meeting Schedule

Doug offered to answer any questions the Board may have regarding the General Manager's Report.

- ✓ Hearing none, President, Bob Scott, requested the staff report for the next agenda item.

## **Agenda Item #8 – New Business**

### **A. Lowami Hart Woods Master Plan**

Hal Bergsma, Director of Planning, provided a detailed overview of the memo included within the Board of Directors information packet, noting that the Lowami Hart Woods Park restoration and trail project is funded via the 2008 Bond Measure. Hal noted that the original Lowami Hart Woods Master Plan was adopted by the Board on September 12, 2001; however, the final revisions to the plan that occurred during this meeting were never reconfirmed. Furthermore, while the Board considered provision of environmental education at Lowami Hart Woods, the level and intensity of such educational programming was never clearly decided. The present planning process for the project began in 2009, assuming that the 2001 Master Plan should be used as the basis for more detailed design work. Upon identification of the need for follow-up as described above, District staff expanded the process to conduct further community outreach, which included hosting three neighborhood meetings in November 2010, May 2011 and June 2011 and has worked closely with its Trails, Natural Resources and Parks Advisory Committees and with the Friends of Beaverton's Johnson Creek to collect input on key planning issues. The basic challenge with the project is finding a balance between protection of the natural area while allowing public access. District staff, along with Vigil-Agrimis, Inc., the project consultant, has strived to meet the goals, objectives, guidelines and standards established by the District and its regional partners as they relate to the Lowami Hart Woods Park project in the master plan being proposed for the Board's consideration this evening. Staff will look for clear direction from the Board on each plan element, after which staff will return to the Board at the September Regular Board meeting with a final master plan document reflecting that direction for consideration of adoption. Hal introduced Matt Kilmartin, Park Planner, and Paul Agrimis, with Vigil-Agrimis, Inc., to present an overview of the proposed Lowami Hart Woods Master Plan.

Matt provided a detailed overview of the proposed Lowami Hart Woods Master Plan via a PowerPoint presentation, a copy of which was entered into the record, and as described in detail on pages 17 and 18 of the memo included within the Board of Directors information packet, which is as follows:

- The Main "Wahoo Trail"
  - Follow the refined alternative alignment as proposed by staff at the May 11 and June 29 neighborhood meetings.

- 6' wide with no visible shoulders; provide a few wider spots along the trail for viewing interpretive signs, resting and passing.
- Asphalt surface; not vehicle rated because of a shallower asphalt depth.
- New pedestrian bridge at tributary crossing.
- Retain "community trail" classification; standards to be revisited in the future when trail connections to the north and/or south are considered.
- SE Trail Connection (to SE parking area)
  - 6' wide, asphalt surface, with no visible shoulders (same as Wahoo Trail).
  - Connect to Wahoo Trail near site center.
- Madrone Loop Trail
  - 3' wide with no shoulders; gravel or wood chip soft surface as appropriate for site conditions; some minor grading and drainage improvements as needed.
  - Alignment will follow footprint of existing dirt path on-site.
- ADA-Accessible Loop Trail
  - 6' wide with no shoulders, asphalt surface, ADA-accessible (5% maximum slope) pedestrian loop trail leading from the parking area plaza north to a viewing area.
- Environmental Education and Site Center
  - Establish environmental education pilot program; revisit impacts through public process after 2 years.
  - Group sizes not to exceed 35, with groups of 12 maximum on trails.
  - Site Center – small, soft gravel surface, informal gathering area; provide:
    - Perimeter log seating for up to 20 people.
    - Interpretive signage as appropriate.
    - Site impacts around gathering area will be restored with native vegetation.
- Parking Area
  - Located in SE portion of park.
  - Parking lot to be 10 stalls maximum, including one ADA stall.
  - Parking stalls will accommodate 15-passenger vans.
  - Parking lot will accommodate temporary bus loading/unloading only; no bus parking.
  - Parking lot surface to be asphalt or porous paving (pending engineering study).
  - Provide native landscape parking lot screening and storm water quality planters.
  - Entry plaza surface to be concrete or porous paving (pending engineering study); provide:
    - Bicycle parking.
    - Screened portable toilets (one standard and one ADA); no permanent restroom.
    - Picnic area with three tables.
    - Informational kiosk.
    - Bench seating.
    - Trash receptacle.
    - No drinking fountain.
- Natural Area Preservation
  - Removal of invasive plant species throughout the park.
  - Natural area restoration (with focus on the riparian creek corridor, vegetated corridor buffers and the upland forest areas).
  - Decommission all remaining rogue trails within the park by restoring with native plantings.

- Other Issues
  - Bicycles allowed on all designated trails.
  - Dogs allowed on-leash on trails.

Matt offered to answer any questions the Board may have.

Bill Kanable asked whether the natural area restoration of Lowami Hart Woods would be similar to what has occurred in Hyland Forest Park with removal of non-native trees, ivy, and other non-native plants.

- ✓ Bruce Barbarasch, Superintendent of Natural Resources & Trails Management, confirmed this, noting that staff will analyze the site, develop a restoration plan, and then remove non-natives and replace them with natives.

Bill asked what type of non-native trees exist at Lowami Hart Woods.

- ✓ Bruce replied that there are English Holly, English Hawthorn, and some Bird Cherry.

Bill asked Bruce to explain what it would mean to remove those.

- ✓ Bruce replied that such non-native trees would be cut down and herbicide would be applied if needed. The area would be monitored to ensure that those trees did not leave sprouts. Once there is a relatively clean slate, the area would be replanted with native trees and shrubs to replace that similar density.

Bill stated that he only makes note of this because he walks Hyland Forest Park often and appreciates the sensitive process that has occurred at that site through the restoration process.

Joe Blowers asked for additional information regarding the staff recommendation to allow bikes and dogs in Lowami Hart Woods. He noted that the District does not allow dogs at the Tualatin Hills Nature Park or Cooper Mountain Nature Park, and that bikes are allowed only on two trails at the Nature Park and not at all at Cooper Mountain. He asked whether there is specific criteria used in determining whether to allow dogs and bikes in the District's natural areas and what makes some sites different than others.

- ✓ Hal replied that the distinction between this site and both the Nature Park and Cooper Mountain is that there is no permanent staff onsite at Lowami Hart Woods. Staff will be at the site occasionally when there are programmed activities, but, otherwise, it would only be sporadically visited by staff, including Park Patrol. Enforcement of rules such as no dogs or bicycles would be problematic. In addition, local residents have been walking their dogs through the property for a long time and bicyclists would naturally use the hard-surface trail.

Joe asked, if the District acquires another 30-acre natural area that has not had a history of dogs being walked through it, would the District then feel free to prohibit dogs or is it setting a precedent here?

- ✓ Bill replied that he walks Hyland Forest Park all the time and has walked Lowami Hart Woods as well. Hyland Forest Park is just as sensitive and quality natural area as Lowami Hart Woods. It is just as large, with trails that people walk their dogs along and ride their bikes. Unless there is staff on site preventing the access, the District would not want to leave the enforcement of such rules up to the neighbors.

Joe noted that he understands that rationale, but he questions whether the Board would be setting a precedent here.

- ✓ Larry Pelatt replied that the District is perfectly within its purview to evaluate each natural area on an individual basis. He does not believe that allowing dogs in certain sites for various reasons, such as past history and enforcement, automatically means that the District should allow dogs at future natural area sites.
- ✓ Hal confirmed that the Board is within their rights to have different rules for different sites. In addition, in the future, the Board could change the rules at Lowami Hart Woods as well.

Joe agreed that enforcement of such rules would be an issue unless the site was staffed. He commented that having a sign up prohibiting those activities would not mean much if people were doing it anyway and no one was there to enforce the rules.

- ✓ Larry agreed, noting that although he is not a fan of determining rules based on whether or not they can be enforced, he also does not want the neighbors of Lowami Hart Woods to be left to police the area and calling Park Patrol repeatedly for such infractions.
- ✓ Bill commented that the District cannot legislate certain moralities. He hopes that those who choose to walk their dogs through the site will do so on-leash, and that those who choose to ride their bikes through the site will do so in an appropriate manner.
- ✓ Larry described how he was almost hit recently by a bicyclist in Lowami Hart Woods.

John Griffiths noted that he has contemplated the same questions as Joe. The smaller the area, the less able the District is to demand certain behaviors simply due to the lack of manpower for enforcement. He wonders whether the District needs a clearer distinction between a normal neighborhood park and somewhere special, noting that this may require a discussion about reclassifying sites as “wilderness areas” versus “parks.” He was originally opposed to allowing dogs in Lowami Hart Woods, but then questioned how it could be enforced.

John asked what is driving the staff recommendation to reduce the proposed main trail width from the community trail standard width of at least 8’ to the proposed 6’ wide.

- ✓ Matt replied that the reduction is due to the significant public input received during the planning process in support of a narrower trail and the desire to compromise.

Bob requested clarification regarding the gravel shoulders proposed for the trail of 1’ on each side in order to enable the eventual expansion to 8’, if desired. He asked whether dirt would be put over the gravel until that time and whether that would enable plants to grow up to the edge of the trail.

- ✓ Matt confirmed this.

John asked whether the Madrone Loop Trail was included within the original 2001 master plan and, if so, what surface was recommended at that time.

- ✓ Matt replied that it was included and identified as a 3’-wide soft surface, woodchip trail.

John asked for confirmation that the only hard surface trail within the 2001 master plan was the main trail and the trail connection to the parking lot.

- ✓ Matt confirmed this, noting that two differences between the master plan being proposed this evening and the 2001 master plan is the southeast trail connection to the parking lot, which was relocated, and the ADA-accessible loop trail north of the parking lot.

John asked if the parking lot was relocated in order to lessen the impact on the large oak tree.

- ✓ Matt replied that there were a number of benefits identified via the relocation feasibility study, including an overall reduced net impact to the natural area, including the oak tree.

Bill asked for confirmation that the original parking lot location would have impacted the vegetative corridor if it were to be expanded.

- ✓ Hal replied that the original parking lot location was outside of the vegetative corridor, but close to a tributary to Johnson Creek.

Larry noted that if the parking lot in its current proposed location were to be expanded, it would impact the Johnson Creek tributary as well.

- ✓ Hal replied that although he is not certain of that, it would be close.
- ✓ Matt described how updated survey and regulatory information as compared to the information from 2001 influenced the relocation of the parking area.

John asked for additional information regarding the development plans for the remainder of the community trail to the north of Lowami Hart Woods.

- ✓ Hal replied that currently there is no funding to construct the segments north of Lowami Hart Woods; however, it is included in the Trails Plan.



John asked what attributes define a trail as a community trail.

- ✓ Hal replied that a community trail provides connectivity to neighborhoods, schools, retail, and other points of interest. The South Johnson Creek Community Trail would connect the neighborhood to the schools in the area. It would not provide perhaps as much connectivity as other community trails, but it certainly connects neighborhoods.

John asked about the typical width and surface of a community trail.

- ✓ Hal replied that a community trail should have a paved or hard surface width of at least 8' with 1' gravel shoulders on each side. This is the minimum standard, and can be increased up to 10' wide with 2' shoulders on each side.

John asked whether there is a graphic available of how many trail users a 6'-wide trail can support versus an 8'-wide trail.

- ✓ Matt provided an overview of Exhibit 34 included within the Board of Directors information packet.

Bob asked how many step-outs are envisioned for the trail and how wide the trail would be in the areas with step-outs.

- ✓ Matt replied that staff envisions three to four, well-placed step-outs, which would enlarge the trail in those locations to up to 10'.

John asked whether step-outs would still be included if the trail were 8' wide.

- ✓ Matt replied that there would be less need for step-outs because users would be able to pass each other more easily; however, some step-outs would still be desired in order to accommodate interpretive elements.
- ✓ Larry noted that there are a few areas along the trail that would be appropriate for step-outs in order to accommodate users who would like to stop and admire the scenery.

Joe asked whether the project budget includes funds for interpretive signage.

- ✓ Matt confirmed that the preliminary cost estimate includes two interpretive signs.

Joe asked for the potential location of those signs.

- ✓ Matt replied that preliminary review suggests that the best locations for the interpretive signs would be at the site center and at the beginning of the ADA-accessible loop trail. However, additional signs could be added based on opportunities for interpretive elements. Funding for these could be possible through the District's Interpretive Sign Network.
- ✓ Larry suggested that funding for additional signage could be requested through the Parks Advisory Committee.

Bill noted that the site center is the same location as the former Girl Scouts camp. He recalled that a home was also purchased on this site and asked where that was located.

- ✓ Matt replied that the original residence was located at the southeast corner of the property near where the parking area is proposed to be located.

Joe described an area north of Lowami Hart Woods and Brookhaven Park, at the end of the wooded area between that point and Davis Road. He noted that the area is all wetland and that the District's Trails Plan shows the South Johnson Creek Community Trail going through it. He questioned the expense of constructing a boardwalk trail through that much wetland, as well as whether or not it is appropriate to do so. He would like to ask the Trails Advisory Committee to look at that segment and consider removing it from the Trails Plan. He noted that the community trail connection could still be provided in either direction via neighborhood streets to Davis Road.

John asked what the incremental cost would be should the main trail be initially constructed at 6' wide with 1' shoulders and later expanded to the full 8' wide, versus constructing the trail as 8' wide to begin with.

- ✓ Larry replied that based on his review of the exhibits, it appears that the District would be approximately \$45,000 ahead if it were to construct the 8' wide trail initially versus upgrading the 6' wide trail at a later date. In addition, another benefit of constructing the trail as 8' wide is the ability to provide access for emergency vehicles.

Larry referenced the two-year environmental education pilot program and asked whether attendance can be estimated prior to the start of programming.

- ✓ Bruce replied that attendance can be estimated by looking at the District's other facilities, such as Cooper Mountain Nature Park, which is a larger site with a building. As seen there, attendance generally starts out slow at new environmental education sites. It takes people time to discover it, so staff is anticipating a slow growth in programming at Lowami Hart Woods as well. Staff does not anticipate Lowami Hart Woods ever being as full as some of the District's other facilities, nor is that the intent. One of the goals of the pilot program is to make sure the programming is compatible with the scale and other uses of the site, hence the two-year cycle of evaluation proposed.

Larry asked whether the District has had any staff from the Beaverton School District specifically request access to Lowami Hart Woods.

- ✓ Kristin Atman, Interpretive Programs Supervisor, replied that there are six schools within a mile and a half radius of Lowami Hart Woods. Although no teachers have approached District staff specifically about access to Lowami Hart Woods, staff does receive requests from teachers for programming at park sites near their schools simply because budgets are being cut and schools do not have transportation means.

Larry asked for confirmation that Lowami Hart Woods is not very accessible via walking from any other school but Sexton Mountain.

- ✓ Kristin confirmed this. She described a survey staff has been collecting from camp parents asking them if they would like camps to be available at other park sites besides Cooper Mountain and Nature Park. Although the preliminary sample size is small right now, about 55-60% of the parents so far would like to have camps offered at other sites. Teachers have not yet been surveyed.

Bill asked whether the survey was specific to offering programming at Lowami Hart Woods.

- ✓ Kristin replied that the survey is a two-part question with the first question being whether or not the parent would be interested in camps at other locations, and the second question lists eight or nine different parks where programming is being considered, with Lowami Hart Woods as one of those check boxes.

John noted that the staff recommendation is to limit educational groups to 35 people with only 12 on the trail at a time. He asked how this can be accomplished.

- ✓ Kristin replied that class sizes vary from 20 to 32 students and are getting larger as the schools' budgets are getting tighter. District staff will divide a group of 30 students into three groups and have three instructors per school, which equals about one instructor per 10 students, plus an adult teacher or chaperone per group. Each group would go out into the park to different areas, have a similar experience, and then regroup at a designated common gathering area.

John asked whether the site would have enough different areas to accommodate three groups.

- ✓ Jim McElhinny, Director of Park & Recreation Services, noted that the key is how the experience is managed and scheduled. Kristin and her staff would be in touch with the teacher beforehand to let him or her know what the expectations are, as well as the desire that they have chaperones with them to ensure adequate supervision. Staff does a good job of communicating with the teacher in advance so that they know prior to arriving on site what is going to happen and are prepared.

Bill commented that the process for Lowami Hart Woods would be nothing different from what is already being done at other sites.

- ✓ Jim confirmed this.

President, Bob Scott, opened the floor for public testimony.

Joe Barcott, 715 SW Viewmont Drive, Portland, is before the Board of Directors this evening as a member of the Trails Advisory Committee. Joe provided the following comments regarding the proposed Lowami Hart Woods Master Plan:

- The Committee encourages the Board to adopt the Lowami Hart Woods Master Plan as presented this evening with the exception of the width of the community trail, which the Committee recommends be wider than the staff recommended 6'.
- The highest priority for this project should be overall community trail connectivity in that off-street connections are a matter of public safety, as proven by the increasing number of bicycle injuries and deaths that have occurred due to bicyclists riding along streets.
- Installing a wider trail now makes better economic sense than to install a narrower trail only to upgrade it in the future.
- The Committee agrees that while Lowami Hart Woods is a wonderful natural area, it is clearly not a wilderness, and therefore the Committee does not believe that increasing the width of the trail will change the character of the area.
- In addition, the wider the trail, the more likely that people will stay on it, which in itself is a benefit to wildlife.

Mark Hereim, 8510 SW 147<sup>th</sup> Terrace, Beaverton, is before the Board of Directors this evening as a member of Friends of Beaverton's Johnson Creek. Mark provided the following comments regarding the proposed Lowami Hart Woods Master Plan:

- Friends of Beaverton's Johnson Creek encourages the Board to heed the strong public support for preserving natural areas, for which the District has been charged and has shown strong support in District-wide polling.
- Access to Lowami Hart Woods could be well-met with permeable trails, as is the case at other popular District natural areas.
- The proposed main trail through Lowami Hart Woods does not meet the District's criteria for a community trail, but does meet the criteria of a neighborhood-natural trail.
- The educational facilities proposed for the site would be located in the middle of a flood plain and would make better sense to be located near the parking area.
- They ask that the Board please listen to the hundreds of District residents who have asked the Board to allow them to enjoy the beauty and wonder of Lowami Hart Woods.

A written copy of Mark's testimony was entered into the record, as were pictures of floodwaters at Johnson Creek.

Mary Ann Schmidt, 724 SW Harrison Street, Portland, is before the Board of Directors this evening representing the Student Watershed Research Project at Portland State University. Mary Ann provided the following comments regarding the proposed Lowami Hart Woods Master Plan:

- The Project's students monitor water quality at various local natural areas, including some District sites.
- The teachers are trained in low impact use of the sites, including entering the water and accessing sensitive areas.
- She provided an overview of the program, which tends to foster a sense of stewardship for the students' local natural areas.

John asked Mary Ann whether she is testifying in support of the proposed master plan.

- ✓ Mary Ann replied that she believes it is appropriate to use parks for environmental education and that there is value in providing such sites for hands-on student research.

Larry asked Mary Ann whether the students in the program are there voluntarily.

- ✓ Mary Ann replied that the program is a significant part of the students' advanced placement environmental science curriculum.

Larry concluded that since the students are in an advanced placement program and interested in the subject, they are most likely careful around the environment and sensitive areas.

- ✓ Mary Ann confirmed this, noting that the students are well prepared for work in natural areas and that college students are also involved in monitoring their activities.

A pamphlet regarding the Student Watershed Research Project was entered into the record.

Daniel Kearns, 621 SW Morrison, Suite 1225, Portland, is before the Board of Directors this evening as the attorney for the Friends of Beaverton's Johnson Creek. Daniel provided the following comments regarding the proposed Lowami Hart Woods Master Plan:

- What appears to be driving the staff recommendation is the designation of the Wahoo Trail as a community trail, but it better fits the definition of a neighborhood trail.
- District staff has suggested that their hands are tied due to the promises made in the 2008 Bond Measure, as well as by the adopted Trails Master Plan.
- However, the bond measure's commitments did not specify the level of development for Lowami Hart Woods.
- In addition, a nearby community trail already parallels the Wahoo Trail.
- Developing Lowami Hart Woods with a large area of impervious surfaces and parking lot will not only cause short-term damage, loss of habitat, and an impact to the water quality, but will also have a long-term impact in the increased numbers of the public visiting the park.

A letter from Daniel to the Board of Directors dated August 8, 2011 was entered into the record.

Susan Naanes, 6325 SW 152<sup>nd</sup> Avenue, Beaverton, is before the Board of Directors this evening as a member of the Brookhaven 1 Homeowners Association. Susan provided the following comments regarding the proposed Lowami Hart Woods Master Plan:

- Would like to see the site kept as close to a natural setting as possible.
- Believes the Wahoo Trail better fits the neighborhood trail designation instead of a community trail.
- Too much development of the site will drive away the wildlife and ruin the natural habitat.
- The Brookhaven 1 Homeowners Association supports a lighter-touch development of Lowami Hart Woods.

Greg Cody, 13955 SW Barlow Place, Beaverton, is before the Board of Directors this evening as a member of the Parks Advisory Committee. Greg provided the following comments, via a PowerPoint presentation, regarding the proposed Lowami Hart Woods Master Plan:

- The Parks Advisory Committee encourages the Board to adopt the proposed Lowami Hart Woods Master Plan as presented this evening.
- Through the extensive public process, he has observed three key points: everyone loves this site, there is a fear of change and loss of the natural area habitat, and the adjacent property owners fear the loss of their tranquility.
- A large portion of the funds dedicated to Lowami Hart Woods is for the removal of non-native vegetation, which will protect the site from further deterioration.
- The park is already being used and will be used even more so as the population density increases in the area surrounding it.
- Hard surface trails encourage users to stay on the trail, which in turn helps preserve the natural area around it, thereby increasing the amount of habitat available for the wildlife.

A copy of the PowerPoint presentation was entered into the record.

Dick Schouten, Washington County Commissioner, 6105 SW 148<sup>th</sup> Avenue, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- He is speaking this evening representing only himself and also as a bicyclist.
- Does not believe this site is suitable for bicycling and is a low priority in terms of projects that need to be funded in order to improve bicycle transportation.
- There are nearby routes that are better suited to bicycle transportation. In addition, Lowami Hart Woods is too small and steep to appropriately accommodate bicycles.
- Even within the Tualatin Hills Nature Park he finds bicyclists disruptive and jarring to the enjoyment of the park and is pleased that the Westside Trail nearby is now open taking significant bicycle traffic out of the Nature Park.
- If it is determined that bicycles are not suitable for Lowami Hart Woods, the recommendations regarding the trail surface and width could also be reduced for a lower impact to the site. He supports a neighborhood trail designation.

An email from Dick to the Board of Directors dated August 8, 2011 was entered into the record.

Wendy Kroger, 12030 SW Settler Way, Beaverton, is before the Board of Directors this evening as Chair of the Trails Advisory Committee. Wendy provided the following comments regarding the proposed Lowami Hart Woods Master Plan:

- Compliments staff in their efforts to bring this master plan forward for consideration and for involving the Trails Advisory Committee in this process.
- Trail systems historically have been built in segments and have to start somewhere.
- The Committee believes the Wahoo Trail has the appropriate designation as a community trail and that the designation is appropriate for the area.
- Only 7% of the South Johnson Creek Community Trail traverses Lowami Hart Woods.
- In the spirit of working with staff, the Committee begrudgingly accepts the recommendation for the proposed trail width; however, the Committee cannot accept a further reduction in that width.

Myndie Sajec, 11350 SW Denney Road, Beaverton, is before the Board of Directors this evening as a teacher in the Beaverton School District. Myndie provided the following comments regarding the proposed Lowami Hart Woods Master Plan:

- She teaches at Vose Elementary School, which is within walking distance from Fanno Creek Park.
- A majority of their classes take a walking field trip to Fanno Creek Park annually. Due to budget cuts, the classes cannot afford transportation to other sites farther away.
- Most likely, the schools closest to Lowami Hart Woods would be using the site often, but schools farther away that would require bus transportation would not.
- Splitting up classrooms into groups of 10 to 12 students is already the current practice for most of their field trips to natural areas.

Bob asked Myndie the typical class size that she has taken to Fanno Creek Park.

- ✓ Myndie replied about 25 students, but class sizes are growing and some are as large as 32 students.

Larry asked Myndie whether parents readily volunteer as chaperones for such field trips.

- ✓ Myndie replied that it depends on the school, noting that in lower income neighborhoods the parents are often working during the school day. However, they are usually able to secure enough parental involvement that it would not be problematic to split the class into three groups. She noted that most teachers would not be comfortable taking the entire class on a field trip without the appropriate number of chaperones.

Rod Coles, 17070 SW Augusta Lane, Beaverton, is before the Board of Directors this evening as Chair of the Natural Resources Advisory Committee and Friends of the Tualatin Hills Nature Park. Rod provided the following comments regarding the proposed Lowami Hart Woods Master Plan:

- Over the past nine years, he has volunteered extensively for natural resources projects, which has given him firsthand knowledge of the types of challenges faced by Lowami Hart Woods.
- There have been many comparisons of this site to the Tualatin Hills Nature Park and how Lowami Hart Woods does not need to become similar. However, he has experienced the Nature Park over the past 20 years and fully appreciates the importance of the stable, maintained trail system, as well as the educational programs.
- The educational programming at the Nature Park has well over 10-times the number of participants as what is being proposed for Lowami Hart Woods. The groups have had minimal impact on the Nature Park's ecosystem and the programming has greatly improved the participants' understanding of an urban natural area.
- The District and community have worked hard to find a balance for Lowami Hart Woods and he supports the current proposed master plan, in particular, the smallest possible parking lot on the southeast corner of the site, a 6'-wide Wahoo Trail alignment, which he believes could alternatively be a compact gravel trail, and the informal site center for pilot educational programs.
- Visitors to Lowami Hart Woods will not inherently disturb the wildlife and drive it away from the natural area; on the contrary, the proposed plan will help discourage the undesirable visitors who come to Lowami Hart Woods to party, pollute, and disturb the native flora and fauna.

Tom Hjort, 15715 SW Division, Beaverton, is before the Board of Directors this evening as a member of the Trails Advisory Committee. Tom provided the following comments regarding the proposed Lowami Hart Woods Master Plan:

- Voiced support for Wendy Kroger and Joe Barcott's testimony.
- Agrees with the community trail designation and feels that the site should benefit a wider area of residents than just the neighborhood surrounding it.
- He is a frequent visitor to the Tualatin Hills Nature Park, Cooper Mountain, and Lowami Hart Woods. Lowami Hart Woods is a 25-minute walk from his house, but would be faster with a bicycle. He would like to be able to use his bicycle within the boundaries of the park rather than parking it where it will not be monitored.
- Supports the Wahoo Trail being constructed to standards that would support emergency vehicle access to the site.

Martha Mitchell, 7306 SE Main, Portland, is before the Board of Directors this evening as a geomorphologist and trails consultant for the Friends of Beaverton's Johnson Creek. Martha provided the following comments regarding the proposed Lowami Hart Woods Master Plan:

- Her primary business has been in erosion and water protection and she feels that she can offer a helpful perspective on the proposed trails for Lowami Hart Woods.
- Agrees that the site is an outstanding natural area with enormous education potential.
- However, she has particular concerns regarding flood plain mapping for the site, including trail locations and the position of the site center within the flood plain.
- The area needs to be restored to native vegetation so that the flood plain can do its job.
- Encouraged the Board and staff to review the packet of information she provided with suggestions and recommendations for consideration when refining the master plan.

A letter from Martha to the Board of Directors and a packet of information dated August 8, 2011 was entered into the record.

David Cherry, 15120 SW Daphne Court, Beaverton, is before the Board of Directors this evening as President of the Brookhaven Homeowners Association. David provided the following comments regarding the proposed Lowami Hart Woods Master Plan:

- At their July Board meeting, the Brookhaven Homeowners Association unanimously voted in support of a scaled down development for Lowami Hart Woods.
- They are not asking that the development be stopped all together, but are concerned that the current proposed master plan is overreach and would have an immediate negative impact on the wildlife, aesthetics, and overall feel of the park.
- Supports environmental education, but feels that the proposed master plan including asphalt pavement and increased foot traffic would have a negative impact on the wildlife and surrounding residents.
- Developing the site as proposed would defeat the purpose of the project to maintain and educate visitors about natural resources.
- Asks the Board to consider that the area's residents are those who will ultimately be impacted by their decision.

A letter from David to the Board of Directors dated August 8, 2011 was entered into the record.

Rick Williams, 7438 SW 152<sup>nd</sup> Avenue, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- Has lived in the area for over 20 years and appreciates that the District is now taking care of the trails in Lowami Hart Woods, as for many years no one was taking care of the site and it was being used for undesirable purposes.
- Does not support asphalt trails and believes that the proposed master plan needs to be scaled back. Supports smaller, pervious trails in order to minimize tree impact.
- Does not believe that bicycles should be allowed to use the trails as the terrain is steep and would result in unsafe speeds.
- Suggests that the parking lot be built as small as possible and that the District consider using the lot at SW 155<sup>th</sup> and Hart Road, which is flat and has no trees.

Eric Petersen, 7158 SW 152<sup>nd</sup> Avenue, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- Agrees with the proposed master plan with a few exceptions.
- Does not believe that an 8'-wide trail would be able to support emergency vehicles as has been stated. Unfortunately, he personally has put out fires in the woods in the past.
- Described an area of downed trees that the Madrone Loop Trail circumvents and suggested that instead the trail be constructed straight through that area.
- Supports some of the trail realignments and moving the parking lot as proposed, which lessens the impact to trees.

Nikolay Dubov, 7215 SW 161<sup>st</sup> Terrace, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- Supports retaining Lowami Hart Woods in as natural a state as possible.
- Believes that the information that has been provided on the project to-date promotes only what the District wants for the site, not what is supported by the public.
- Questions how much is being spent on the project and whether those funds could be allocated to a project with greater public support.

Joe Gibbons, 8510 SW 147<sup>th</sup> Terrace, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- In spite of factual information and more cost effective alternatives, the District remains unreasonably set on sacrificing Lowami Hart Wood's natural state in the name of

creating a location for teaching children about nature. Destroying nature to teach about it is simply indefensible.

- Spending tax dollars to construct an unnecessary redundant transportation corridor through Lowami Hart Woods is wasteful and, as elected officials, the Board is responsible for credible financial decisions.
- Asks for the facts, best practices, or other bases that support the Trails Advisory Committee's recommendation.
- Did not hear any questions from the Board to staff following their presentation this evening regarding what he believes should be the Board's primary priority, which is natural area preservation.
- Referenced Barbara Wilson's testimony this evening regarding the strong public support for natural area preservation that was identified through the polling for the 2008 Bond Measure, noting that this should be the Board's utmost focus and top priority.

A letter from Joe dated August 8, 2011 was entered into the record.

Karin Olsen, 6445 SW 152<sup>nd</sup> Avenue, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- Encourages the Board to keep Lowami Hart Woods as natural as possible.
- This is a neighborhood area that is not appropriate for bicycles, which have many other areas to use.
- Reduce the parking lot to between five and eight spaces.
- Dogs should not be allowed in the park due to their waste and the fact that not all owners pick up after them.
- Install the trails using pervious materials as there is enough asphalt in the world already.

Larry Johnson, 6973 SW Tierra Del Mar Drive, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- Has lived in the area for over 20 years and has always considered Lowami Hart Woods as a magical area that cannot be lost.
- Encourages the Wahoo Trail to be constructed as small as feasible, regardless of its designation.
- Values educational outreach, and after speaking with District staff, he believes they will do the right thing, but he would like to see the programs start small and grow in order to minimize disturbances to the wildlife.
- Expressed support for as small a parking lot as possible.
- Agrees with previous testimony that bicyclists riding through the site would be counterproductive to the environmental education aspect.

Brian Walker, 9050 SW Parkview Loop, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- His residence backs onto Greenway Park and he is also a frequent bicyclist.
- Often rides through the Tualatin Hills Nature Park, not to get somewhere quickly, but to enjoy the scenery, and believes that this is a valid use of the site.
- Beaverton needs more trails and is dependent on them for alternative modes of transportation.
- His wife recently wanted to go bird watching at Lowami Hart Woods but could not traverse the amount of mud that was on the trails and had to turn back.
- Sees a lot of wildlife at Greenway Park, which is heavily used, and does not believe that bringing people into Lowami Hart Woods would chase it away.



Grant Christenson, 15062 SW Barcelona Way, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan. He requested to read an email into the record from Elizabeth Ruther, a District Habitat Biologist for the Oregon Department of Fish and Wildlife (ODFW), who could not be in attendance this evening:

- Lowami Hart Woods is a highly functioning natural area within an otherwise urban setting and ODFW is concerned about some of the improvements that are being considered by the District.
- Lowami Hart Woods lends itself to a style of management similar to Tryon Creek State Park with narrow dirt and/or gravel trails, little vegetation disturbance, and dead and dying trees left standing to provide habitat.
- Trends in natural areas and trail design work are to keep impact out of the floodplains and sensitive resource areas, while allowing visitors to enjoy the natural resource. It would be more appropriate to see restoration efforts occur in the area near the bridge and remove the plans for adding hardened structures.
- In ODFW's experience, wide asphalt trail design is better suited for a major bike commuter connector trail rather than for use in a natural area such as Lowami Hart Woods. Additionally, the parking area planned should remove as little overstory as possible and utilize more pervious materials.
- The current design contains some elements that will result in a larger impact than necessary in this unique area for the goals of user enjoyment and education.

A written copy of Grant's testimony was entered into the record.

- ✓ Doug Menke, General Manager, requested that the Board reference Exhibit 14.B.1 distributed this evening, which is an email from Tom Murtagh, District Fish Biologist with ODFW, and Supervisor to Elizabeth Ruther, providing clarification regarding some of the points made in the email read by Grant.

Dana Singley, 15122 SW Barcelona Way, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- Supports a narrower trail and lighter impact development for Lowami Hart Woods.
- Does not understand how vehicles would turn around if they were to access the site.
- Asked whether the District has contacted the fire department to see how they would access the site if there were a fire or injury.

Priscilla Christenson, 15062 SW Barcelona Way, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- Over many years, the citizens of Beaverton have consistently voiced their concerns regarding over-development of Lowami Hart Woods and while they commend staff for listening to the public and making a record of the comments, they are saddened that the community's wishes have not been truly acted upon.
- The community has lobbied for a low impact, low cost, environmentally sensitive design for Lowami Hart Woods; however, the super-sized scale of the master plan under consideration this evening and its unnecessary, damaging impacts cause great concern.
- The community is not asking for "no development," but rather for lower-impact, lower-cost, environmentally sensitive improvements that would not cause irreparable damage to the natural resources that compel visitors to Lowami Hart Woods.
- While they applaud staff's efforts, there are a few minor revisions to the recommendations before the Board that would create, in true partnership, a lighter touch design that could serve the citizens and the needs of the District alike.

- These revisions include: use of pervious surfaces for the main trail and parking area; reduction of parking footprint to 5-8 spaces; redesigned programming for small groups of 12-15 maximum on-site; allowing bicycles on a walk only basis or racked at the trailhead; use center of habitat for educational signage, not group seating; relocate instructional, small group area near plaza and amenities; and reclassify the main trail as a neighborhood trail.

A written copy of Priscilla's testimony, a letter from Grant & Priscilla Christenson to the Board of Directors dated August 5, 2011, as well as a letter from Brad Nahill to the Board of Directors dated August 5, 2011, were entered into the record.

Dennis Behm, 15071 SW Barcelona Way, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- Thanks the Board and the work of District staff for accommodating the public process.
- Has lived in the area for 20 years across the street from Lowami Hart Woods and purchased his house because of the natural amenities so close by.
- Supports the lower impact plan as described by Priscilla Christenson.
- Asks that the District keep Lowami Hart Woods as natural as possible, well maintained, and safe, noting that these were his expectations when he voted yes on the 2008 Bond Measure.
- Encourages the Board to minimize the impact to Lowami Hart Woods and budget dollars wisely during these tough economic times.

A letter from Dennis to the Board of Directors was entered into the record.

Deidre Pribula, 7135 SW 152<sup>nd</sup> Avenue, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- Operates a daycare across the street from Lowami Hart Woods and often visits the site with the children, which they thoroughly enjoy.
- The effects of the trees are so powerful that the children were upset when they learned that some would be cut down due to the development of the site.
- Encourages the Board to keep Lowami Hart Woods as natural as possible, noting that it is untouched, natural, and unique and should stay that way.

Alan Kiphut, 15048 SW Barcelona Way, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- Supports the lower impact plan as described by Priscilla Christenson.
- Agrees with previous comments regarding the difficulty of constructing a trail to the north of Lowami Hart Woods and how that consideration should impact what is eventually decided for the trail within Lowami Hart Woods.

George Weirick, 6975 SW Tierra Del Mar Drive, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- Described his efforts to preserve the site of Lowami Hart Woods as a public asset, noting that he is a founding member of the Friends of Beaverton's Johnson Creek.
- Described the desire that has been expressed by the community over many years to leave Lowami Hart Woods as a natural area.
- Supports using pervious surfaces for the site and moving the central meeting location out of the flood plain.
- Does not believe that the size of parking lot proposed is necessary.

- Would rather see the funds earmarked for development of the site be used instead to completely restore Lowami Hart Woods to its original, natural state.

Brian Crane, 6730 SW 152<sup>nd</sup> Avenue, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- Concerned that the cost to develop Lowami Hart Woods is much more expensive than it should be for what is being accomplished.
- Asks instead that those funds be spent on the site in a way that the community can support.
- Encourages the Board to take one step at a time, noting that the citizens are the ones who will be using the site and for that reason their wishes should be given the utmost consideration.

Margaret Armstrong, 5205 SW 192<sup>nd</sup> Avenue, Beaverton, is before the Board of Directors this evening regarding the proposed Lowami Hart Woods Master Plan and provided the following comments:

- Described her past experience with Lowami Hart Woods, which dates back to when her daughter attended the Girl Scouts camp there and as a science teacher that took her students to the site. She agrees with previous testimony that the place is magical.
- Advocates for environmental education and asks that the community trust the District's Natural Resources staff to do the right thing, noting that they have done an incredible job at the Tualatin Hills Nature Park and Cooper Mountain.
- Encourages hands-on education for children, including places to step off the trail.
- In the past, she had objected to the paved trails within the Tualatin Hills Nature Park; however, she would say now that they have been beneficial to the park. The paved trails keep people on them and allow year-round access. Conversely, previous trails are continually widened by users trying to avoid muddy areas.

Jim Parsons, 12270 SW Center Street #33, Beaverton, is before the Board of Directors this evening as a member of the Trails Advisory Committee. Jim provided the following comments regarding the proposed Lowami Hart Woods Master Plan:

- He is disabled from an accident that occurred while he was riding a bicycle in the bike lane and was hit by a car, which is not a danger on a paved trail.
- However, if there is an accident on a paved trail, emergency vehicles should be able to access those in need of their services.
- Without established trails, users create their own trails and destroy much more area in the long run.
- Encourages the Board to retain the community trail designation for Lowami Hart Woods.

At the conclusion of the public testimony, President, Bob Scott, called for a five minute recess.

President, Bob Scott, noted that at this time, the floor will be opened for Board discussion. He noted that the Board would be discussing and coming to consensus, or vote if necessary, on each of the issues to be resolved, as outlined in the memo included within the Board of Directors information packet.

#### Main Trail Classification

John Griffiths asked for additional information regarding the history of the recommended trail classification for the Wahoo Trail, as well as potential future connectivity and construction plans.

- ✓ Hal replied that the plan for the South Johnson Creek Community Trail, for which the Wahoo Trail would be a segment, has been in the District's Trails Plan since 1998 and

was kept in the Trails Plan when it was updated in 2006. The trail goes from Scholls Ferry Road north to Tualatin Valley Highway. Although it parallels the Westside Trail, it is a different classification of trail, as the Westside Trail is a regional trail. The proposed South Johnson Creek Community Trail would be a lower standard as it does not provide the same kind of connectivity that a regional trail provides. There are some trail alignment areas that need to be further explored, such as the area mentioned earlier this evening north of Brookhaven Park. In further exploring the areas where the trail is proposed to be continued, and may be determined not to be feasible, the District may wish to revisit the fact of whether it should remain designated as a community trail. However, at this time, it is in the Trails Plan as a community trail and would provide the connectivity between neighborhoods and schools and would therefore meet the criteria for its designation.

John asked if there is any difference in the standard for width between a community trail and a regional trail.

- ✓ Hal replied that the standard width for a community trail is between 8' and 10'-wide, hard surface, with 1' to 2' shoulders. The standard for a regional trail is between 10' and 12'-wide with at least 2' shoulders on each side. A neighborhood trail would be between 5' and 8'-wide.

John asked what percentage of the South Johnson Creek Community Trail is currently completed.

- ✓ Hal replied that this would be the first segment completed.

President, Bob Scott, stated that although he is indifferent to the classification of the trail, he supports the recommendation by staff of a 6'-wide, narrower pathway, with 1' gravel shoulders so that it could be expanded to 8'-wide if the District gets to that point, which is a long-term prospect. He understands the concerns with calling it a community trail based on how it might connect in the future, but in his mind this is not a critical determination at this time.

John expressed support for an 8'-wide trail. In his opinion, whether it is designated as a neighborhood trail or a community trail does not make any difference; however, when he looks at the exhibit pictures providing examples of various trail widths and what can be accommodated in terms of users passing each other on a trail, 8'-wide seems to be practical and 6'-wide seems too narrow. In terms of how he views Lowami Hart Woods in general, he related a story about the California condor and how some advocated for leaving them in their natural environment to try and save them, while others advocated for a program to breed them in captivity and reintroduce them to the wild. The issue is not about who loves Lowami Hart Woods; everyone loves the park and wants to see it survive and prosper. The question is what is the best method for doing that. When he looks at the history of Lowami Hart Woods, he realizes that a lot of people put in a lot of work to help get the property set aside from development. But to do that, it took a lot of tax dollars which were paid for by everyone in the District, and in turn makes it a park that belongs to everyone in the District. Those who live close to the park are very fortunate; however, most of the District's residents do not. In his opinion, Lowami Hart Woods has essentially been fundamentally closed to the public since it was acquired simply because there have not been the amenities to enable the access the rest of the taxpayers deserve. The District should open up the site in a way that enables those who paid for the site to see it, but to do it in a way that protects it as well. When reflecting on past visits to the site, he did not see a pristine park. He saw the hand of man all over it. There are issues and problems that need to be addressed, such as rogue trails that are causing erosion issues, invasive plant species climbing up trees and spreading along the ground, garbage dumping, encroachments into the park by the adjacent neighbors, and damage from paintball fights. What he believes the District needs is not the laissez-faire system that has reigned at the park, but a formal program for bringing people in and bringing people out. The rogue trails need

to be taken out and the erosion corrected. The District needs to enable those who paid for the park to come in, admire the site, and leave without creating damage. That is why he believes that a hard surface trail will both open the park up and yet restrain the migration through the park to a very narrow scope. He referenced the public testimony about initially opposing hard surface trails at the Tualatin Hills Nature Park and agreed that he does not know anyone today who still opposes the trails there as they have worked out wonderfully. In conclusion, he is in favor of the staff recommendation, but wants an 8'-wide trail rather than the recommended 6'-wide trail.

Joe Blowers stated that in most situations, he would support an 8'-wide trail for a community trail; however, in this particular case, he is more in favor of a 6'-wide trail with the potential for expansion at a later date. He realizes that it would be more expensive to widen the trail at a later date, but he believes the extra money would be well spent in that it may also be realized that a 6'-wide trail works just fine. He does agree that the District needs to have a hard surface trail for a variety of reasons. He has done a lot of forest ecology work in the past and for a while, the Forest Service had all gravel roads leading to their bridges over streams, but at some point the recommendation came in to pave all of those roads because during every rain storm, the roads would erode and the gravel and dirt would end up ruining the salmon habitat in the streams. Although a much smaller scale, the pictures of erosion of the gravel paths at Cooper Mountain illustrate that a lot of sediment from a gravel trail could end up in South Johnson Creek. In addition, there is something about a paved trail that keeps people on the trail. Traversing muddy trails inevitably widens them. As more people walk around the mud puddles on the edges of the trail, the edges become muddy as well and the next users walk even further on the edge until the trail is ultimately widened beyond its original boundaries. This could be solved to some extent by a hard gravel surface, but he does not believe that is appropriate for this particular area for the reasons previously mentioned and the riparian corridor. Cooper Mountain and Hyland Forest Park are on hills and are not very near riparian areas. It may seem counterintuitive, but he believes that asphalt in this particular case could be more protective of the riparian zone than the gravel. He believes the Wahoo Trail needs to stay designated as a community trail because at the very least if it does not go north of Brookhaven, it is still connecting three neighborhoods and making them a community. Although the same neighborhoods could be accessed using a variety of streets, it would be much more convenient and beautiful to use this proposed trail and that is the essence of a community trail; it makes a community a community. It is not necessarily connecting users to shopping. It is not necessarily connecting users to a school, although in this case it would. It is making a community. Whether or not the trail continues north beyond Brookhaven, which he hopes it does not due to the wetland, it still should remain a community trail.

Larry Pelatt expressed support for retaining the community trail designation and believes the trail should be 8'-wide. When he looked at the exhibit pictures providing examples of various trail widths, it was obvious to him that anything less than 8'-wide is not going to work for ease of use. In addition, he agrees with previous comments that a hard surface trail keeps users on the trail. He described the rogue trails throughout Lowami Hart Woods that lead to areas where people have been littering and consuming alcohol, noting that a hard surface trail will better dissuade those rogue trails from reappearing once taken out. In addition, when more people visit the area, the overall safety of the park will be improved. He reiterated that he supports a hard surface community trail of at least 8'-wide.

Bill Kanable stated that he appreciated all of the public testimony this evening; however, he agrees with the other Board members. Although he has enjoyed his time spent in Lowami Hart Woods, it is not as pristine an environment as it should be and will require a lot of work to bring it back to that state. He agrees that the District needs to protect the natural area and noted that

he has intimate experience in this area due to his use of Hyland Forest Park where he has watched trails that he used to walk regularly be removed and has seen people try to reinstall the trails that have been closed. The restoration work was hard to watch initially, but he realized that the work was being done in the best interest of the natural area. Lowami Hart Woods needs to be managed and it is not being managed by letting all of the invasive species and rogue trails continue to grow. He trusts that District staff will do their job to make sure Lowami Hart Woods is protected once the restoration begins. He agrees that putting in an asphalt trail seems like the wrong thing to do, but if the District does not provide a consistent path for people to use, they will make their own paths. The rest of the community needs to have appropriate access to this resource and that access needs to be controlled. He concluded that he supports a hard surface community trail of 8'-wide.

President, Bob Scott, confirmed the Board's consensus for the main trail classification as a community trail.

#### Main Trail Design

President, Bob Scott, commented that there is Board consensus regarding a hard surface for the trail, but based on the previous Board discussion, it appears there may be some difference of opinion as to the trail width.

Joe advocated that the trail be initially installed at 6'-wide, noting that although he realizes that it would ultimately be more expensive to expand it at a later date, the District may also be pleasantly surprised to find that 6'-wide works.

Bill noted that the District does not have the funding to construct the remaining segments of the South Johnson Creek Community Trail past Lowami Hart Woods, so he would consider erring on the side of caution in installing a 6'-wide trail now and expanding it later if necessary.

Larry expressed support for an 8'-wide trail, stating that he does not support spending more funds on something that could have been done right the first time. He was not adamantly opposed to a 6'-wide trail at the start of the meeting this evening, but his mind changed when he saw the exhibit pictures providing examples of various trail widths and what can be accommodated in terms of users passing each other. If there is not enough room for users to pass each other, they will start stepping off the path and impacting the vegetation along the trail. Although he agrees that it will take some time before the community trail has additional connections, he believes it will still be a well-used, much appreciated trail by the community and part of the overall amenity for the site. The Board cannot lose sight of the fact that Lowami Hart Woods does not belong to the neighborhood surrounding it, nor does it belong to Johnson Creek; it belongs to the entire community and the entire community has a right to access it and enjoy it safely. He does not believe there will be hundreds of people visiting the park at any one time, but the site needs to be at least in a state that will accommodate enough users that may come out during a nice summer day and an 8'-wide trail will get the District a lot closer to that type of access than a 6'-wide trail.

Hal Bergsma, Director of Planning, asked whether the Board's current discussion pertaining to the width of the trail includes shoulders.

✓ Larry replied it does not; he is referring to 8' of hard surface.

Hal asked for clarification that Larry is supportive of an 8'-wide trail without shoulders.

✓ Larry replied that he is referring to an 8'-wide trail solid to the edge.

Joe asked what width the trails are at the Tualatin Hills Nature Park.

✓ Hal replied approximately 7 to 7 ½'-wide without shoulders.

- ✓ Larry replied that he does not believe shoulders are necessary in addition to an 8'-wide trail.

John asked what purpose shoulders serve.

- ✓ Doug Menke, General Manager, replied that shoulders are more for a proper construction base in that a slightly wider base would be needed for an 8'-wide hard surface trail.

Hal noted that vegetation may grow over the shoulders, which is apparent at the Nature Park.

- ✓ Larry confirmed that shoulders are there in terms of the trail's understructure, but are not there in terms of being walked upon.

John discouraged the impression that a wider trail is worse for the environment while a narrower trail is better. He reiterated that the narrower the trail, the more people will be walking off of the edge. He noted that if bicycles are allowed on a 6'-wide trail, there will be a danger of collisions. There is a reason for trail standards and the Board may be attempting to fix something that is not broken. He asked the Board members to think again about the Tualatin Hills Nature Park, noting that the experience there has been good and that there is no need to reinvent the wheel.

Larry described a scenario of additional funding and staff time to expand the trail from 6'-wide to 8'-wide after being prompted to do so due to an accident that occurred because the trail was too narrow.

Bill noted that some of this discussion is based on speculation, as the District has no solid estimate of when the rest of the South Johnson Creek Community Trail will be completed and the amount of traffic that the trail will experience now or at that time. The District will not know which width is optimal until it is in place and can learn from experience. If the trail standards are followed, then the width is predetermined. All that can be done is to attempt to make the best decision based on what is known today and possibly with the concept that the trail will continue through to somewhere else in the distant future.

- ✓ Larry commented that there is a lot of anecdotal evidence used when determining trail standards and to keep the trail at 8'-wide is following the District's own standards. To say that the District does not have solid information yet for this particular trail is true, but the anecdotal evidence that has been collected over fifty years has led to a designation of a community trail as at least 8'-wide.

Joe countered that this is not a typical community trail though. He described the situation as a collision between a desire to make a network of trails to serve the community and preserve the natural area to the extent possible given that it is in the middle of an urban area. The question is, what kind of compromise, if any, should be made to the District's standards when this type of natural area is being traversed.

- ✓ John replied that the Tualatin Hills Nature Park is a relatively pristine natural environment that has been monitored and cared for and 7 ½-8'-wide trails work well there. Although the Nature Park experiences a lot of trail use, it has survived and prospered due to the management plan and resources that have been dedicated to that particular site. The trail has been part of that success story in a sensitive environment that is in much better condition today than when the District originally acquired it.

Bill asked whether the consensus is to stay with the community trail standard width of 8'.

- ✓ Joe replied that he would vote against an 8'-wide trail, but could support a 6'-wide trail on an 8'-wide base.
- ✓ Larry stated that there is too much anecdotal evidence that a community trail designation is 8'-wide and he does not see why the Board should stray from that. The disruption to the environment is going to occur during construction whether it is for a 6'-wide or 8'-wide trail.

President, Bob Scott, stated that although he realizes there may be some dissention on this topic, he would entertain a motion.

**Larry Pelatt moved the Board of Directors adjust the master plan to include the hard surface trail at an 8' width with no exposed shoulders. John Griffiths seconded the motion.**

Discussion followed:

Hal Bergsma, Director of Planning, asked for clarification regarding the type of hard surface.

✓ Larry and John both confirmed asphalt.

**Roll call proceeded as follows:**

<b>Bill Kanable</b>	<b>Yes</b>
<b>Joe Blowers</b>	<b>No</b>
<b>John Griffiths</b>	<b>Yes</b>
<b>Larry Pelatt</b>	<b>Yes</b>
<b>Bob Scott</b>	<b>No</b>

**The motion was APPROVED by MAJORITY vote.**

#### Madrone Loop Trail Design

Larry referenced the public testimony regarding realignment of the Madrone Loop Trail through an area of downed trees and asked whether this had already been explored by staff.

✓ Matt Kilmartin, Park Planner, replied that the intent was to follow the existing trail, but the potential realignment could be explored.

#### Trail Use/Limitations

Joe suggested that signage be posted directing park users to walk their dogs on leash and to walk bicycles along the trail rather than ride them. He acknowledged that the District may be unable to enforce these as rules, but that signage might be helpful in encouraging users to respect these directives.

Larry commented that if the District makes the directive to walk bikes through the site a rule, Park Patrol would then have something to enforce. If the Board wants to create this limitation, the limitation should be a rule in order to give District staff something to work with. Waffling in the middle is not going to be beneficial.

Bill noted that, at this point, the hard surface trail would dead end at the property line. Signage could be installed at the trailhead notifying users that the trail is only approximately 1/3-mile and therefore riding a bicycle through is going to be a limited experience.

Joe pondered what the primary purpose is of the site. If the primary purpose is as a natural area, then he believes that bicycles should be limited. Similarly, he believes that bicycles need to be limited from the Tualatin Hills Nature Park as well once the Westside Trail is completed. He would favor a rule for Lowami Hart Woods regarding walking bicycles in order to make it enforceable.

Bob recalled a recent visit to Noble Woods Park in Hillsboro where it is requested that bicycles be walked and he noted that it was a pleasant experience. He agrees with Joe, especially since the trail will be such a short distance.



Larry reiterated that if the Board decides to request that bicycles be walked, to make it a rule so that Park Patrol has something firm to enforce.

Joe reiterated that the defining question is what the primary purpose is of the site. If it is not as a natural area, then the exclusion of bicycles should not apply.

Bill reiterated that, currently, there is no trail corridor for bicycles to move through to the other side. Taking a bicycle into the site in its current condition is appropriate if walked. Once there is a trail corridor available, the rule might change.

President, Bob Scott, asked about a Board consensus regarding allowing dogs on leash.

- ✓ Larry replied that requiring that dogs be on leash is already a general District rule and that the question is more of whether or not to allow dogs within the site at all. He believes the Board has agreed to allow dogs in the site, on leash.
- ✓ Joe agreed that it would be difficult to enforce the exclusion of dogs at this site.

An audience member asked for clarification regarding the Board's consensus pertaining to bicycles within Lowami Hart Woods.

- ✓ President, Bob Scott, replied that the Board consensus is to limit bicycles to be walked through the site only.
- ✓ Bill noted that the Board also asks staff to return with the type of provision that would make the restriction a policy and enforceable.

#### Site Programming for Environmental Education

Larry expressed support for the staff recommendation. While he understands the community's desire to start the programming small, almost all District programs already start small and grow with time. When the Girl Scouts used the site, they had up to 150 children in the area at one time. The District's programming will be much less and District staff does a wonderful job in managing such programs.

Joe agreed with Larry's comments, noting that as an educator he attempts to take his class of at least 24 students outside multiple days out of the year and as long as the students know what the expectations are, and they are broken out into groups and monitored, they do fine. The woods near his school are in good shape when considering the number of kids that go through there every year.

President, Bob Scott, confirmed the Board's consensus for the staff recommendation.

#### Site Center Location

Joe commented that educationally speaking, the site's focus is the stream and having the site center by the parking lot is not conducive to this and is noisy. The question is how to create a gathering space that does little to no damage to the natural area, wherever it is located, but particularly within the flood plain. Currently, the flood plain in that area is already degraded. He suggests keeping the current site center location, but to do it as sensitively as possible.

An audience member asked whether there is any concern if the area floods.

- ✓ Joe replied that is why all that will be there is gravel and logs.
- ✓ Larry noted that if it floods, the gravel and logs could be replaced.

President, Bob Scott, confirmed the Board's consensus for the staff recommendation.

### Parking Lot Location

John commented that the new location is much better than the old proposed location, noting that he was worried about the impact to the old oak tree with the previously proposed location.

President, Bob Scott, confirmed the Board's consensus for the staff recommendation.

### Parking Lot Size

Joe expressed support for reducing the size of the parking lot even further. He noted that given the current economic situation and fuel prices, he has a hard time believing that there are going to be many bus trips to the site. There may be some van trips due to District programming; however, as stated during public testimony this evening, he believes most school groups will walk to the site.

Larry commented that given the public testimony in support of 5-8 spaces and the staff recommendation of 10 spaces, he asked whether a compromise could be settled at 8 spaces.

Joe asked to what extent is the length of the driveway the result of planning to drive buses into the site.

- ✓ Bill noted that the only other place for a bus would be to pull over alongside Hart Road, which the City probably would not allow.
- ✓ Doug noted that emergency service vehicle requirements would need to be considered as well.

Joe asked whether the driveway could be made any smaller if it were just emergency service vehicles, not busses, that would need to have access.

- ✓ Paul Agrimis, Project Consultant, replied that the size and length of the driveway is less due to any access planned for busses and is more guided by access and egress requirements by the City of Beaverton, including the separation distance needed.

Joe asked for confirmation that whether a bus is driven into the site is immaterial in terms of the size of the parking lot's footprint.

- ✓ Paul confirmed this, noting that it has more to do with the standards in terms of distance from the entrance and exit and that there is not a lot of flexibility in those standards.
- ✓ Hal noted that each parking space is 8 ½' x 18 ½' and that would be the space gained by taking out a parking space.

Larry asked what would be done with that amount of square footage if parking spaces were removed from the plan.

- ✓ Joe replied that the vegetation there would be left alone.

Larry noted that the area does not have a lot of native vegetation to begin with.

- ✓ John Gaddis, Natural Resources & Trails Specialist, confirmed that the area's understory is almost all invasive species.

Larry commented that he does not see a difference between eight or ten spaces as long as they fit between the trees.

- ✓ Joe replied that if vehicles are driven on gravel above Douglas Fir roots, it can eventually kill the tree.
- ✓ Doug noted that a gravel surface is not an option for the parking lot at this site as it would not be approved by the City of Beaverton.
- ✓ Hal confirmed that the surface choices for the parking lot are impervious asphalt or concrete, pervious asphalt or concrete, or pavers.

Larry asked for confirmation that further engineering needs to be done at the site in order to determine if it is suitable for a pervious surface.

- ✓ Doug confirmed this.

Bob stated that he is in agreement with Joe's comments regarding reducing the overall footprint of the parking lot and suggested shifting the disabled space and other parking space to the same side as the other spaces so that the parking area is condensed.

- ✓ Bill commented that it may be more helpful to direct staff regarding a specific number of spaces and let them return to the Board with a proposed design.

Larry stated that he would like to see a plan with eight spaces and does not believe that five to six spaces is enough.

- ✓ Paul clarified that the apron area shown on the plan is safety related to enable busses to drop off passengers, and that the location of the disabled space is also safety related. A tree survey has not been done yet, but will be used to refine the plan in order to minimize the impact to trees.

John expressed support for the 10 spaces shown in the proposed master plan, but stated that he would support a reduction to 8 spaces as well. However, the majority of the footprint of the parking lot is the driveway, not the spaces. He wondered whether the City of Beaverton might allow the District to move the parking lot closer to Hart Road and have the parking spaces on just one side toward the street or the park. He suggests staff explore how to reduce the footprint of the driveways.

Joe suggested a single driveway shaped like an eyebolt.

- ✓ Larry replied that he does not believe the City of Beaverton would allow this.
- ✓ Bob replied that he likes the flow of the current design.

Bill stated that the true direction to staff on this topic is to find a way to minimize the overall square footage of the parking lot as much as possible.

- ✓ Larry agreed and suggested the Board accept the staff recommendation overall, but request that they return with a minimized plan for the parking lot in September.

Doug asked for clarification regarding the number of parking spaces to include in the revised plan.

- ✓ Joe replied that he would prefer 8 spaces.
- ✓ Bill replied that rather than a specific number of spaces, the goal should be to reduce the overall footprint, but between 8 and 10 spaces would be the most desirable.
- ✓ John reiterated his suggestion regarding moving the driveway.

Doug guessed that moving the driveway would create a problem with the required turning radius.

Matt asked for clarification that the plaza area could be considered for reduction in the overall goal of minimizing the footprint.

- ✓ Joe and Bill confirmed this.

#### Parking Lot Paving

Bob asked whether the area would be conducive to a pervious surface similar to what was done at Aloha Swim Center.

- ✓ Doug replied that this would be determined via the engineering study still to be conducted.

Bill and Larry commented that a pervious surface would be preferable.

President, Bob Scott, confirmed the Board's consensus for pervious paving of the parking lot if possible based on the engineering study.

President, Bob Scott, concluded that at this point the Board has addressed all of the issues staff requested direction on.

- ✓ Doug confirmed this, noting that staff will return with the additional information requested at the September Regular Board meeting for final adoption of the Lowami Hart Woods Master Plan by the Board of Directors.

**B. Recommended Goal Outcomes for Fiscal Year 2012-13 Planning & Budgeting**  
President, Bob Scott, requested that this agenda item be postponed to the September Regular Board Meeting.

**Agenda Item #9 – Adjourn**

There being no further business, the meeting was adjourned at 11:00 p.m.

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Bob Scott, President

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Larry Pelatt, Secretary

Recording Secretary,  
Jessica Collins