

# Greenway Park Concept Plan



Draft  
May 17, 2018

# Acknowledgements

## *Tualatin Hills Park & Recreation District Board of Directors*

Ali Kavianian, Director, President  
Felicitia Montebianco, Director, Secretary  
John Griffiths, Director  
Wendy Kroger, Director  
Holly Thompson, Director

## *Tualatin Hills Park & Recreation District Staff*

Doug Menke, General Manager  
Bruce Barbarasch, Superintendent of Nature & Trails  
Rene Brucker, Park Planner  
Crystal Durbecq, Natural Resources Specialist  
Troy Schader, Park Maintenance Supervisor  
Keith Watson, Superintendent of Sports/Community Programs

# Table of Contents

<u>Subject</u>	<u>Page</u>
Purpose of Concept Plan	
Site Description	
The Planning Process	
The Concept Plan	
Appendix of Public Meetings	

# Purpose of Concept Plan

The Greenway Park Concept Plan provides a long-term vision to guide how the 100-acre site is maintained and what amenities are installed or changed over time. The plan covers Greenway Park and adjacent Koll Center Wetlands, as well as the Fanno Creek Regional Trail between SW Hall Blvd. and SW Scholls Ferry Rd. The plan does not address the Fanno Farmhouse and grounds.

A concept plan is different than a master plan in that some existing park amenities serve as anchors and are off limits for significant changes. The concept plan identifies overall goals and objectives for the site and introduces supporting projects that will be refined and fully developed over time.

## Vision

Greenway Park is a family-friendly, community-oriented park that has a balance of developed amenities and natural areas. Park management needs will be financially and ecologically sustainable. Most developed amenities will be usable year-round. Trails will be accessible during typical rain conditions (excluding peak rain/flood events).

The plan will provide the neighborhood and community with the following benefits:

- Safe, accessible recreation opportunities
- Natural resources management guidance
- Improved facilities for walking
- Opportunities for different types of recreation activities



# Site Description

## Site History

Greenway Park and the adjacent Koll Center Wetlands and Fanno Farmhouse consists of 100.79 acres spread over seven individual tax lots. Acquisition for the park complex started in 1973 and concluded in 1987. Notable park activities:

- 1975. Park construction started. Amenities included tennis courts, a playground, and the covered structure that includes a basketball hoop
- 1981. The Scholls Ferry undercrossing was constructed.
- 1982. A fitness station was installed by members of the Rotary Club with a financial donation from Wells Fargo. The original wooden structures were later replaced with a metal exercise station.
- 2006. Stream channel reconstruction and restoration began to improve water quality and wildlife habitat and was completed in 2008. A few years after the work was completed, beavers began to recolonize these areas. By 2014, beaver activity started to flood some trails and amenities. Through a public process, which included a combination of meetings and surveys, a majority of stakeholders felt a partial trail closure was the best way to balance the needs of people and wildlife.
- 2007. A nine-hole disc golf course was installed. Later the course was shortened due to high water.
- 2014. Three bond-funded art installations were added to the park.

## Park Type

The park district's Comprehensive Plan has designated Greenway Park as a community park. A community park is a larger park (averaging 20 acres) that provides active and passive recreational opportunities for all park district residents within a three-mile radius of neighborhoods around it. Community parks may accommodate large group activities, including facilities for organized recreational activities, and on-site parking.

## Neighborhood Context

Greenway Park is relatively flat and is in the lowest point in the Greenway neighborhood. It drops only about ten feet along the mile of park between the north and south ends. The land is largely within the floodplain of Fanno Creek and is frequently inundated during the rainy season. Mature trees can be found along the creek and dotted throughout the mowed turf areas on the west part of the park. Residential properties dominate the west side of the park, while light-industrial properties dominate the east side. The north and south ends of the site are stream corridor/natural areas with the paved Fanno Creek Regional Trail passing through them. There are 14 official public access points, only one of which is on the east side.

The census records from the neighborhood (97008 zip code) show that the median age of the community has been rising steadily from 37.6 in 2011, to 38.9 in 2016 (the last year statistics

were available). More specifically, the population of residents age 60 and greater has increased by 1.9% since 2011, while the percent of residents under age 18 has decreased by 0.5%. K-12 school enrollment has increased, from 4,811 in 2011 to 5,011 in 2016.

#### Existing Facilities and Paths

Greenway Park currently provides passive recreation opportunities such as picnicking and walking, as well as facilities for active pursuits including an outdoor fitness station, two tennis courts, five basketball areas, a disc-golf course, and six play areas. Three stone art works by Adam Kuby explore the idea of change over time. The Fanno Creek Regional Trail runs for approximately a mile on the west side of the park and is normally accessible year-round. Several connector paths link the Fanno Creek Regional Trail and the neighborhood. Three loop paths (north, central, south) and multiple bridges provide additional walking opportunities. The north and south loop trails are sometimes underwater due to flooding from major rain events or beaver damming activity. An underpass (owned by Washington County) at Scholls Ferry Road connects THPRD's section of the Fanno Creek Regional Trail to the trail in Tigard. The trail at the underpass gets flooded frequently.

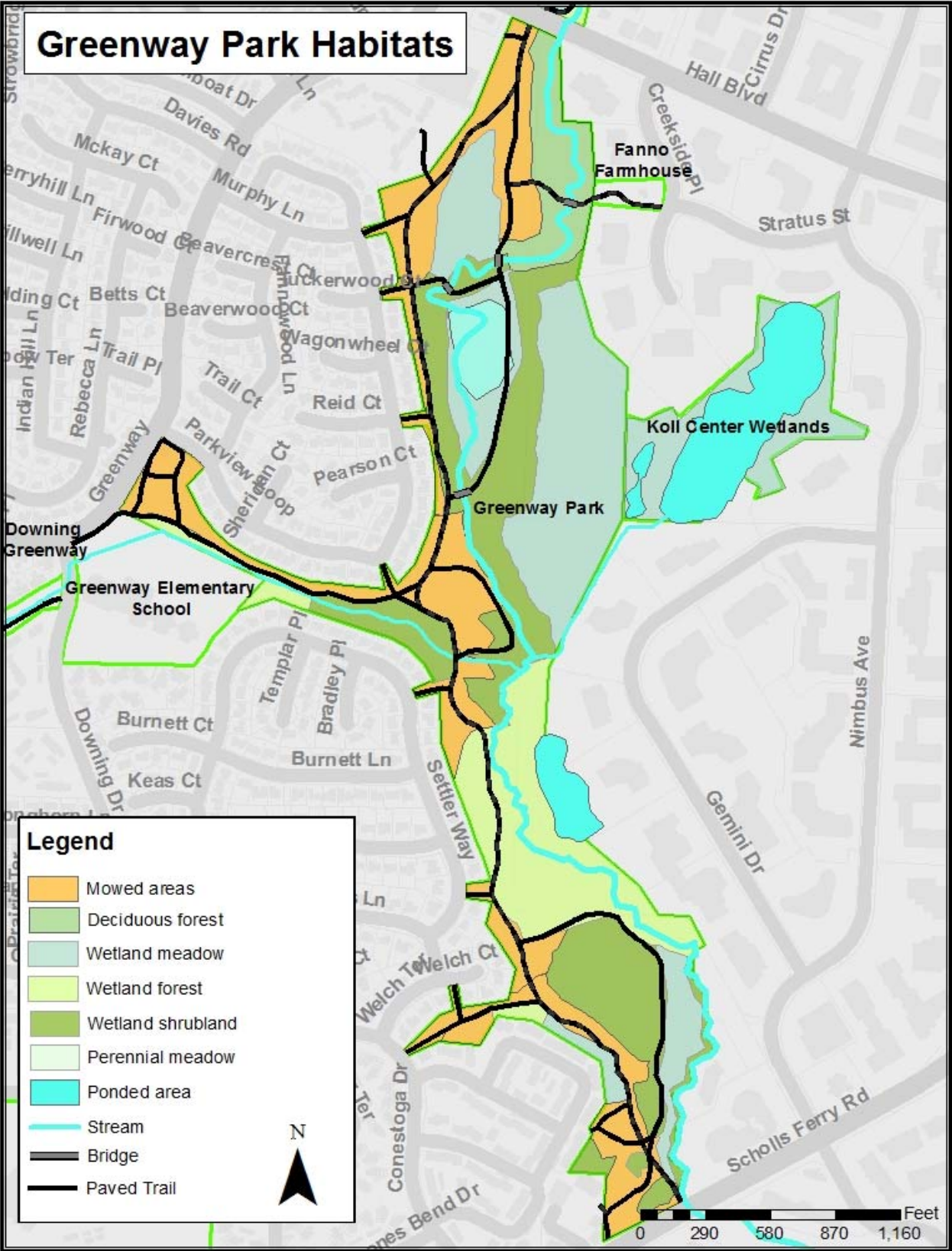
#### Natural Resources

Approximately 80 of the 100-acre site is made up of wetland or riparian (stream-side) habitats and are maintained as natural area and have undergone extensive habitat restoration and stewardship since 2006. The park district's Natural Resources Functional Plan rates Greenway Park as a high-functioning natural area. Oregon white oak and Oregon ash are common trees in these areas, with a variety of wetland shrubs and herbs. Beaver and their dams, otter, and muskrat are common along the creek corridor. Rare steelhead fish are occasional in the creek. The Koll Center Wetlands has a large, shallow ponded area for much of the year and mudflats for a portion of the year, depending on weather conditions. This is a particularly valuable area for water birds.

Due to significant development upstream, the park and natural area is subject to "flashy" water conditions during rain storms; water rapidly enters the park via Fanno Creek and local storm water drains, raising the water level quickly in the stream and floodplain, then dissipating over hours or days.

A map showing habitat and recreation amenities as of 2018 follows this section.









# The Planning Process

## Overview of Workshops and Presentations

Because Greenway Park is a well-established and much used park, acquiring input from its users and nearby residents was crucial to the development of a concept plan. Staff took an active and non-traditional approach to public involvement by seeking out comments in the park in addition to formal public meetings. The goal was to gather information from a variety of park users and community groups. Public input was sought through a combination of mailers, intercept surveys, public notices on websites, flyers, and via in person and online open houses. Appendix 1 has meeting summaries which staff referenced in writing this plan.

Public presentations and THPRD Board meetings were held to discuss the plan as follows:

Activity	Date(s)
Intercept surveys in park	Summer 2017
Scoping public meeting	11/7/17
Community task force activities	December 2017-May 2018
Refinement public meeting (in person and online)	3/20/18
Board of directors meeting overview	5/8/18
Final concept public open house (in person and online)	5/17/18
THPRD advisory committee input	May-June 2018
Revisions	June-July 2018
Anticipated final board of directors presentation, public comment, adoption	August or September 2018

# The Concept Plan

The goals of the concept plan were derived from the Tualatin Hills Park & Recreation District's (THPRD) Comprehensive Plan, as well as related Parks, Athletics, and Natural Resources functional plans. Input via patron concerns and interests helped bridge broad goals and practical outcomes.

The concept plan represents the contributions of many individuals and groups including community stakeholders, park neighbors and users, advisory committees, as well as the THPRD Board of Directors and staff. A concept plan map which shows major changes follows this section. After a description of each proposed change, a date range for implementation is noted in parentheses. Goals are broad guiding statements. Actions are measurable or observable changes.

The Comprehensive Plan states: “We will enhance healthy and active lifestyles while connecting more people to nature, parks, and programs. We will do this through stewardship of public resources, and by providing programs/spaces to fulfill unmet needs.”

## Overall Concept Plan Goals

- 1) Understand and respond to patron recreational needs.
- 2) Provide amenities that meet recreational needs, including accessibility.
- 3) Evaluate and refine current maintenance service level.
- 4) Adjust park features to be more environmentally and fiscally sustainable.
- 5) Protect natural resource features and processes, while allowing appropriate public access.



*Public Access.* As capital items (ex: play areas, bridges) wear out, staff will strive for replacements to meet ADA access guidelines. New amenities should be accessible during typical rain conditions. Most of Greenway Park is in a floodplain and is subject to natural water cycles and flooding, as well as government regulations which can limit development or the specific placement of amenities.

*Public Access Goals*

- 1) Per THPRD's Americans with Disabilities Act Transition Plan, improve access and amenities so that all users have increased opportunities to use the site.
- 2) Create sitting and gathering areas that overlook the landscape where patrons can engage in conversation or sit quietly and enjoy the beauty of the park, away from the hustle and bustle of the main trail.
- 3) Provide for safe use of the park. Maintain visibility along paths and structures for visibility.

*Public Access Actions*

- a) Currently many amenities such as basketball courts are separated from the paved trails by grass, which can be soggy during portions of the year. Staff will pave access paths to sport courts and other amenities. (1-3 years)

**Example of paved path extension:**



- b) An overlook of the Koll Center Wetlands exists on private property. If the landowner is willing, staff will secure an easement to provide public viewing of the wetlands. (3-10 years)
- c) There is only one entrance to the park on the east side. If a willing landowner comes forward, staff will partner with them to create a connection to the business park on the west side of the park. (10 or more years)

*Recreation.* The recommendations below arose as a result of public input and via existing THPRD functional plans. Public notification, as well as engineered plans for large-scale, new recreation structures, paths, and amenities will be created prior to installation. Staff will continue to maintain developed recreation areas and will integrate the following goals into their work.

*Recreation Goals*

- 1) Continue to provide a variety of opportunities for self-directed active recreational activities, including play areas and sports facilities for a variety of different age/ability groups.
- 2) Provide new recreational opportunities by repurposing underutilized amenities.
- 3) Use environmentally-friendly materials in the construction or improvement of built amenities.

*Recreation Actions*

- a) There is only one water fountain in the entire park, located near the corner of Greenway Blvd. and Parkview Loop. Staff will investigate the feasibility of adding additional water fountains. (1-3 years)
- b) The location and number of trash cans and dog bag stations will be evaluated and adjusted to balance visitor needs and efficient staff operations. (1-3 years)
- c) Keep, but realign the disc golf course to minimize disc/park user conflicts. The level of use of the course is robust, but some park users have reported being hit or had near misses by discs. New course locations should be in drier locations where feasible and baskets should be farther from trails. (1-3 years)
- d) In 2018, there was a single portable toilet in the center of the park. Over the next one to three years, staff will investigate the feasibility of replacing the existing toilet with a vault toilet (it may not be feasible due to high groundwater levels). Staff will screen the existing toilet to make the exterior more attractive and add one additional toilet. (1-3 years) A third toilet with screening will be added. (3-10 years)



**Example of screened portable toilet.**



- e) The play equipment near the Welch Ct. entry appears to be underutilized relative to other play areas in the park. When it reaches the end of its lifespan, it will be removed and “hang out” play equipment geared towards older children will be installed. (10 or more years)

**Examples of hang out play equipment:**



- f) Much of the seating in the park is currently facing trails. To provide quieter areas for contemplation, conversations, and viewing wildlife, single and clusters of benches will be added. Access to these seating areas will be paved and will face away from the trails. One new seating area will be added (1-3 years). Two new seating areas will be added (3-10 years). As existing picnic tables wear out, ADA accessible units will be added.

**Examples of seating areas:**



- g) The covered area at the intersection of Greenway Blvd. and Parkview Loop has a basketball hoop and open space. Park user surveys indicate that it is lightly used. Results from public meetings show a strong desire to modify or replace the entire structure to function as a picnic shelter. (3-10 years)
- h) The small playground near the north Settler Way entrance is lightly used and meets safety standards, but is reaching the end of its lifespan. It will be removed when it is no longer safe and replaced with a seating area only. (3-10 years)



- i) There are 18 basketball hoops throughout the park. Several additional hoops are located within nearby apartment complexes. To better serve the community with new recreation opportunities, while still providing basketball, several of the courts will be repurposed. The court near the Welch Ct. entry will be transformed into a multi-sport court capable of accommodating pickleball, futsal, or other small-scale sports. (3-10 years)

**Example of multi-sports court.**



- j) One of the two full basketball courts in the southern portion of the park will be turned into a youth basketball area with lower and different types of hoops/targets. (3-10 years)

**Example of youth basketball options.**



- k) The tractor-themed playground in the center of the park will be replaced at the end of its lifespan with a combination of nature themed play equipment and nature play opportunities. (10 or more years)

**Example of nature play area at Camille Park.**



*Trails.* Walking or rolling on trails is the most popular activity in the park. Improving the trail network, within the constraint of its location in the floodplain, will be a priority moving forward.

#### *Trail Goals*

- 1) Foster passive recreation such as walking, jogging, and wildlife watching through the improvement of loop paths. Increase usability of trail network through increased levels of maintenance and/or rebuilding of trails.
- 2) Use environmentally-friendly materials in the construction or improvement of built amenities.

#### *Trail Actions*

- a) In 2018, there were three paved loop trails in the park, with most of them in the floodplain (north, central, south). The loop trails will be maintained when beavers aren't actively building dams that cause them to go underwater. Staff will not modify dams to keep loop trails open. However, as a result of managing beaver dams to keep the regional trail open, loop trails may inadvertently become dry and will be maintained. If a loop trail is underwater, no efforts will be expended to maintain it. (Immediate)
- b) Some trails become muddy when sediment drops out of flood water after a rainstorm. Mud can also be left behind when water levels drop as a result of beavers moving on from an area. Staff will clean up muddy conditions on loop trails as many as eight times per year. (Immediate)
- c) The existing loop trails are situated in areas that are frequently inundated with water. To provide improved public access and limit disturbance of wildlife, existing portions of the north and south loop trails will be replaced and rerouted. The new loop trails will consist of paved and boardwalk areas. The north loop will include an overlook of the Koll Center Wetlands. (3-10 years)
- d) There are several places where a small amount of water pools up or flows across paved trails, especially in the north part of the park. Staff will dedicate funds to modify or raise the asphalt to provide drier trails at specific locations. (1-3 years)
- e) Due to strong public interest, the north-south bridge south of the Fanno Farmhouse will be replaced with a bridge similar to the east-west bridge nearest to the farmhouse. (1-3 years)
- f) To improve the user experience, staff will evaluate the need and best locations for trail-related amenities such as trail mile markers, kiosks, benches, bike racks, and maps. (1-3 years)
- g) Through the concept plan process, there was wide support to modify the Fanno Creek Regional Trail to better accommodate bikers, walkers, runners, and people using mobility devices. The current trail width is eight feet in most of the park. There are a few places where the trail crosses saturated soils and can be wet during rain events. The trail will be widened, raised, or realigned over time to 12 feet in width to provide year-round access (exclusive of flood events) from Hall Blvd. to Scholls Ferry Rd. The expanded trail



may include raised asphalt or boardwalk segments to get through the wettest areas. (3-10 years)

- h) The Scholls Ferry undercrossing is a narrow, constricted area that is in the floodplain and frequently goes underwater. It will be cleaned up to eight times per year, primarily between October and May. (Immediate)
- i) Ultimately, the most ecologically sustainable and safest crossing of Scholls Ferry Road will be via a signalized mid-block crossing. Staff will coordinate with Washington County, Tigard, and the Oregon Department of Transportation to provide this crossing. At that time, the existing trail/undercrossing will be decommissioned and the Fanno Creek Regional Trail will be rerouted slightly to the southwest where the crossing is anticipated. (3-10 years)

**Example of mid-block crossing.**





*Natural Resources Management.* The natural areas of Greenway Park are valuable for wildlife watching, water quality, and their scenic backdrop for the community. These natural areas are dynamic and are expected to change over time. Staff will continue to manage these areas with the following goals.

*Natural Resources Goals*

- 1) Manage streamside and wetland areas for the benefit of native wildlife and natural processes.
- 2) Allow Fanno Creek to access floodplain areas to reduce erosion and increase groundwater recharge.
- 3) Recognize that beavers and their ponds will be present on site, in different places over time and that people will need to learn to coexist with beavers.
- 4) THPRD staff will do minimal beaver management, except to protect the Fanno Creek Regional Trail.
- 5) Move and/or locate new recreational amenities in locations outside or above the floodplain where feasible.
- 6) Install native plants in wet or underutilized areas.

*Natural Resources Actions*

- a) Staff will educate themselves and park users about methods of coexisting with beavers. Staff will implement a beaver management program to protect the Fanno Creek Regional Trail from non-flood related water. Beaver management may include screening of trees or shrubs to deter beaver activity or planting with vegetation that beavers do not prefer. Beaver relocation or lethal trapping are unrealistic ongoing activities and are discouraged. Water lowering pipes (flow devices) may be used in select beaver dam locations to manage water levels affecting the regional trail. (Immediate.)

**Example of a flow device.**





**Example of a flow device installed in a dam. (The end is noted by orange flag in water)**



- b) Natural areas and mowed grass will be maintained in roughly the same proportion as in 2018. Many mowed areas are not useful as recreation spaces because they are wet for much of the year. These areas will be revegetated with native plants. (1-3 years)
- c) Significant trees will be protected if beaver chewing threatens their long-term health.

Cost Estimate

Changes are expected to be implemented in phases over time, as funds are available. Each phase will require public notice, as well as the development of more detailed design work to determine needs and actual costs.

- Engineering
- Permitting
- Construction/Labor
- Materials
- ADA Improvements
- Contingency



## Appendix of Public Meetings

The following documents can be found in this section:

- Greenway Park Open House Summary 1 – 11/7/17
- Greenway Park Open House Summary 2 – 3/20/18
- Greenway Park Open House Summary 3 – 5/17/18