



SW QUADRANT COMMUNITY PARK MEETING NOTES



Meeting Name: SW Quadrant Community Park: Public Neighborhood Meeting No. 2
 Date: October 08, 2014
 Location: Mountain View Middle School library
 Time: 6:00 PM

ATTENDEES:

Name:	Affiliation:	In Attendance
Steve Gulgren	THPRD Planning	X
Gery Keck	THPRD Facilities	X
Aisha Willits	THPRD Planning	X
Geoff Roach	THPRD Community Partnerships	X
Melissa Gall	THPRD Planning	X
Tim Bonnin	THPRD Planning, incoming PM	X
Scott Brucker	THPRD Sports	X
Troy Schader	THPRD Maintenance	
Claudia Ruf	Mountain View Middle School	X
Ryan Hendricks	Beaverton School District	X
Kathie Koellmann	CPO 6 Rep	
Luis Nava	CPO 6 Rep	
Janet Allison	TH Park Foundation Rep	X
Julie Rocha	Champions Too Steering Committee Rep	X
Monte Ypma	Neighborhood Rep	
Carolyn Kennedy	Neighborhood Rep	
Todd Marcum	David Evans and Associates. PM	X
Gill Williams	David Evans and Associates, Snr PLA	X
Brynn Reimann	David Evans and Associates, PLA, Asst. PM	X

PROJECT INTRODUCTION:

1. Background

Steve Gulgren gave a brief overview of the project background, including THPRD's 2008 Bond Measure funding and the program elements (2 synthetic sports fields, high school baseball field) that the Bond committed to this park development. Steve also introduced the project's design team, including THPRD staff and the consultant team from David Evans and Associates, Inc. He described the Intergovernmental Agreement (IGA) that exists between THPRD and Beaverton School District (BSD)

2. Gery Keck then spoke to the project status to date, from hiring the consultant team in January, 2014 to the present stages. On-going activities include engaging with the Internal Design Team (IDT) within THPRD, which includes sports programming, maintenance staff, plus natural resource and ADA coordinators. In addition, THPRD also formed a Public Task Force (PTF) for the project, which includes neighbors, community leaders/CPO No. 6 members, and a member of THPRD's Park Foundation. He introduced and acknowledged Janet Allison, Ryan Hendricks, and Claudia Ruf for their involvement in the PTF. The design team leads have also met with Washington County transportation and planning for 2 pre-application meetings to clarify expectations and identify potential permitting issues early. Also, THPRD has engaged Clean Water Services (CWS) for the project and has been collaborating on potential solutions to expand and enhance the existing water quality facility along the eastern edge of the park site.

The first neighborhood meeting, held August 27, 2014, presented 2 design concept plans. Comments received at that meeting, plus those received from the different project committees, ultimately brought about the selection of the preferred alternative master plan, presented at this meeting. Overall, the program was largely defined by the IGA and the Bond measure commitments. This meeting is serving as the required neighborhood meeting for the land use application.

As the largest project in the Bond program, the park will have a special designation as the first to be designed in conjunction with THPRD's Access for All (AFA) campaign, which aims to serve and offer specific programs for individuals, including athletes, with disabilities. The park's Champions Too field in particular will incorporate amenities for use by all ability levels, but the park as a whole will be designed for use by a wider range of users than other parks. The AFA campaign is being led by THPRD's Geoff Roach.

3. Geoff Roach gave an update on the mission and status of fundraising efforts for the AFA campaign, and indicated the district is about halfway through its goal of about \$1.2 million to support the unique components of the project, including the Champions Too field.
4. Todd Marcum presented the project parameters, including reiterating the Access for All campaign as an overall design philosophy. He also discussed the relationship the park will have with the school for users: the school property will be unavailable to the public during school hours, until 5PM, at which point the public will have full access to the whole park. After 5PM and on weekends, THPRD will begin programming activities/sports, and the public will have full access to the whole site.
5. Brynn Reimann described the existing conditions of the site today, highlighting natural features like the mature tree grove, the water quality facility, and the site's topography; the built features, including the adjoining middle school and cell service tower, and access off of 170th. Also, the site is being used predominantly by the school for sports and PE today, including cross country, soccer, football, and baseball/softball.

A couple audience questions came up here:

- Nesting birds, including goshawks and hummingbirds have been seen inhabiting the site. Have biologists or specialized organizations (like state F&W or Audubon Society) been involved?

A: Yes, professional biologists and ecologists have visited the site and are helping with project permitting through Washington County.

- A shed used to store Aloha Youth Football equipment has existed on the site for many years. Will this storage continue to be provided under the new development?

A: It is located on BSD property, and an on-going discussion is taking place between the AYF president and BSD. Ultimately, it will need to be relocated come construction.

- Will the existing narrow pedestrian access from 170th into the park be maintained or blocked off? Kids use it to get to school.

A: The plan right now is to leave it as-is or add plantings, not include a formal/paved pathway.

6. Gill Williams then presented the proposed park design plan. Some highlights:

- The program includes 2 synthetic multi-use fields, a natural turf baseball/softball field; the Champions Too field, community gardens, 4 tennis courts, a unique fully-accessible playground for kids, buildings for restrooms and concessions, half-court basketball area, parking, plazas, passive use areas, picnic shelters, and walking paths.
- He highlighted the additional parcel recently acquired by THPRD and the benefits that will provide for park access and some additional free open space. The county has tentatively allowed for a 'full access' intersection off SW 170th.
- An effort was made to preserve and maintain the existing large conifer trees that are in the SW quadrant of the park for passive use
- Lawndale Park will be incorporated into the new facility, with the intent to make it feel and function cohesively.

QUESTIONS AND DISCUSSION

- Several nice trees (including large cedars) exist on the site; will the design be able to preserve them?

A: Trees located where the Champions Too field is proposed are not planned to be saved, and several of these are hazardous or dying cottonwoods. The desirable trees will be looked at as the design evolves but right now the main focus is to preserve the large grove of conifers west of the Champions Too field.

- A resident of the condos near Lawndale park voiced concern about the lack of fencing between his home and the park, specifically with regard to a bad/criminal element and drug activities occurring.

A: As a policy, THPRD does not fence parks. If a fence is desired, adjoining property owners can and often do install fencing on their own.

- Will all park paths be lit, including within the existing tree grove?
A: No. Intent is to provide lighting for the synthetic fields and the main spine pathways north-south and east-west, for primary circulation routes through the park and for safety.
- What agencies are involved in evaluating the site's natural resources?
A: The consultant team includes professional ecologist and biologists who have conducted natural resource evaluations of the site. This work is being coordinated with the local, State, and Federal jurisdictions as appropriate and is in accordance with their requirements.
- A neighbor (property to the south) was concerned about lighting of the fields and light trespass.
A: The lights will be large/tall sports lights. THPRD is confident lights will meet code, which mandates property line setbacks and cutoff requirements for adjacent properties. Lights usually lit until 10 PM, depending on sports.
- Will a crosswalk be provided across SW 170th from the east?
A: Not planned, Washington County won't allow a mid-block crossing per recent discussions
- Has BSD investigated purchasing the property adjacent to the existing tennis courts?
A: No.
- When would school have access to the facilities?
A: During school hours, Monday–Friday, per IGA
- Has a park name been decided? Are suggestions accepted?
A: No official name yet, suggestions will be considered.
- How many ADA parking spaces would be required, and more generally, will there be enough parking for all the activities under the proposed plan?
A: A preliminary traffic and parking analysis has been conducted, and with all the existing school parking, THPRD believes the proposed parking will be sufficient. If bottlenecks occur after opening the park, THPRD has the option to stagger program start times. ADA parking stalls will probably be just above what is required for code, about 1 stall / 25 spaces. The greater need, according to engaged user groups, is pedestrian accessibility for transit and ample drop-off space. These facilities are included in the master plan and will be provided.
- One neighbor encouraged the design team to work with local kids to design the new playground. Another neighbor mentioned that Lawndale park play equipment is used a lot, all throughout the day.
A: Another more specific public meeting or something in conjunction with the school will be scheduled for the future, during the design development stage, to plan the play equipment.

NEXT STEPS

Gery Keck provided an overview of the project's next steps, including the IDT's reviewing of the comments shared during this public meeting. The master plan design will then be presented to THPRD's board of directors at their monthly meeting, on November 3rd. Design development and construction documentation is planned to begin mid-November, with construction scheduled for early summer, 2016.