

Cedar Hills Park Improvements – Neighborhood Meeting #3 Meeting Notes

Meeting Date/Time: June 12th, 2016 / 6:30 pm to 8:00 pm

Meeting Location: William Walker Elementary School, Gymnasium

Attendees:

(THPRD)

Matt Kilmartin – Planning / PM

Nicole Paulsen – Planning

Steve Gulgren – Superintendent of Planning

(Beaverton School District)

Mike Lamberty – Project Manager

(Charbonneau Engineering)

Frank Charbonneau – Traffic Engineer

(MacKay Sposito, Inc.)

Jim Sandlin – Project Manager

Damon Webster – Civil Engineer

Andrew Holder – Landscape Design

Overview

Matt Kilmartin started the meeting with a brief summary of the park improvement project, including the 2008 bond measure. He showed the two park concept options shown at the 2014 Neighborhood Meeting #1, and identified the key comments from that process that informed the current park concept plan. Those comments related to traffic, tree impacts, and the size of the sports field.

Matt then gave a summary of the March 30, 2016 Neighborhood Meeting #2. A proposed joint transportation plan was presented at that meeting which reflected a collaborative partnership between THPRD and BSD to plan and share the cost of transportation improvements in the best interest of the park and school redevelopment projects collectively. The proposed plan received mostly supportive feedback from meeting attendees. However, a petition was submitted after the meeting which voiced concern for the proposed access drive alignment and suggested an alternative route around the north side of the sports field. A second petition was also submitted in support of the joint transportation proposal, and urged THPRD and BSD to move forward with their projects. After further analysis by THPRD's design consultant, both THPRD and BSD both determined that the joint transportation proposal presented on March 30th was still the preferred option.

Jim Sandlin then presented the new Conceptual Master Plan. Key points include:

- It includes a new signalized intersection on Cedar Hills Boulevard at Huntington Ave, which will allow park access to/from either direction, and provide a safe pedestrian crossing.
- The access drive through the park is designed for safety and speed control, and is routed and graded to preserve the best trees.
- Parking and restrooms are distributed across the park to be convenient for all users.

- Elements with lights, noise, and concentrated activity are located furthest from the neighboring residents.
- The sports field is now smaller than the previous double-field layout.
- The park access drive will be shared by William Walker Elementary School. School buses and parents will access the school from Cedar Hills Blvd. through the park driveway. Alternately, school staff, special education buses, and deliveries will use Lynnfield Lane to access the school, and access between the park and Lynnfield Lane will be blocked. Emergency access, and temporary access for occasional special events at the school, will be allowed between Lynnfield Lane and the park on an as-needed basis by removal of bollards or other traffic control devices.
- The park and school will share a new playground.

Matt then presented the proposed schedule going forward, which was also shown on a handout. The school is expected to complete construction in July 2019, and the park is expected to complete construction in summer/fall 2019. The park and school will be closed for the 2018-19 school year. The goal is to minimize construction impacts to neighbors.

At this point, the meeting turned to an open discussion format. Comments (C) and questions (Q) from the audience are listed below, with responses from the presenters. The comments and questions are grouped by topic, and are not necessarily listed in the order they occurred.

General Discussion

- 1) **Q:** Why are you taking down mature trees for new park amenities, when there are other spaces available, such as further down Walker Rd?

Matt: The bond measure specified certain new park amenities at Cedar Hills Park, and THPRD is obligated to fulfill that promise. One of the determined goals for this project is to minimize impacts to the tree grove as much as possible when implementing the new park amenities and we're working hard to do that.

- 2) **Q:** Are the pre-application conference notes available?

Steve: We've only had a preliminary pre-app meeting with city staff at this point. We'll schedule the pre-app conference once the master plan is approved by THPRD's board of directors... as we prepare for land use submittals. However, those notes are probably a public record available through the city, but we'd have to confirm that. Regardless, yes, the pre-application conference notes will be available for review.

- 3) **Q:** What is the recent soil testing for?

Matt: The geotechnical engineer needs to determine the suitability of the soils for proposed structural elements such as walls, building slabs, and vehicular drives. They've completed 8 test pits at 10' deep and are currently preparing their report with design recommendations for those elements.

- 4) **C:** Why make these major improvements to a natural park? Why pave it over? That is not an improvement.
- 5) **C:** We will be losing the beauty of the park; the commenter doesn't want the new paving and other improvements. The plan just has too much stuff in it, which could go elsewhere. The park won't be the same.

- 6) **C:** Another attendee agrees with the above comment. Too many things will be crammed into the park. It's too big of a change to the park. The reduced field is still too big.
- 7) **C:** Concerned about the park becoming a parking lot.
- 8) **C:** We appreciate the pedestrian access across Cedar Hills Blvd. at Huntington Avenue and the traffic improvements on Cedar Hills Blvd. but you haven't discussed much about the design of park. The park is not improving and large retaining walls are not a beautifying element. They are ugly which will make this park ugly and not serene and peaceful as it is now.
- 9) **C:** Commenter is glad there will be a big athletic field for the school to use without having to cross traffic. Currently the school has no athletic field.

Construction

- 10) **Q:** What is the construction sequence?

Steve: That is a "means and methods" item for the contractor to determine.

Matt: The park construction is being coordinated with the school's construction schedule in order to minimize impacts to the surrounding neighborhood as much as possible. The school will start construction at the end of the 2018 school year, but the park construction may be able to begin a little earlier.

- 11) **Q:** Where will the construction access be? Concerned that construction traffic will impact Lynnfield Lane.

Mike: That is not set yet; there will likely be multiple access points.

Matt: There will be no construction access for the park through Lynnfield Lane.

Traffic – Shared Access Drive

- 12) **Q:** With the new intersection at Cedar Hills Blvd. and Huntington, will this create a new cut-through for people avoiding the intersection of Cedar Hills Blvd. and Walker Road?

Matt: The access drive from Cedar Hills Blvd. through the park to the school will not be open to Lynnfield Lane except for occasional special events or use by emergency vehicles, so there will be no cut-through.

- 13) **Q:** What events would trigger opening the park road to through access from Lynnfield Lane?

Matt: That is not known yet.

- 14) **C:** More special events will mean too much traffic on Lynnfield Lane. The intersection at Lynnfield and Walker needs to be addressed with a traffic light to handle all this traffic. Special events are not defined, and there is no obligation for THPRD or BSD to limit them. If this is not resolved commenter threatens to take THPRD and BSD to court. *(The last sentiment repeated 3 times throughout the meeting, including once by another commenter)*

Mike: THPRD and BSD have worked with the City of Beaverton and Washington County to reduce overall traffic on Lynnfield Lane.

Frank: The traffic analysis for Lynnfield Lane and Walker Road is based on peak traffic hours.

- 15) **Q:** The special events will only increase over time. Will there be an agreement to limit the events, or trigger improvements to the Lynnfield/Walker intersection when traffic reaches a certain threshold?

Steve Sparks (BSD): Special events such as regional sports championships or emergency access will only occur a couple of times a year. The new high school [in Beaverton] is an example. However “special events” is not defined yet, but it will be before the upcoming BSD neighborhood meeting.

- 16) **C:** Honesty and fairness. The commenter implies THPRD and BSD are either not being straightforward or are getting special treatment from the City of Beaverton and Washington County. The commenter is a private developer who has attempted to develop his property, and was told by the City/County that he would have to do road improvements, and he can’t believe that this project could go forward without a new signal at Lynnfield Lane and Walker Rd. Another attendee then stands up and shouts him down; says he’s not making sense and has already taken too much time at the meeting.

- 17) **Q:** Who will decide when to open the shared access drive for special events?

Matt: Beaverton School District primarily.

Jim: There will also be emergency access when needed, likely using lock boxes for the emergency responders.

- 18) **C:** The shared access drive will allow reduced traffic on Lynnfield Lane for special events. Another attendee then agrees it’s a huge improvement.

- 19) **Q:** How many teachers and buses will use the Lynnfield Lane school access?

Matt: I don’t recall but it is considered in the engineer’s traffic analysis.

- 20) **Q:** Will there be temporary barriers between the school and park sides of the new drive?

Frank: Yes there will be something like removable bollards, but the exact device is not chosen yet.

Matt: That element has not been designed yet.

- 21) **Q:** Will there be a gate across the shared access drive?

Mike: BSD is looking at options.

Traffic – All Other

- 22) **Q:** How much new traffic will be generated with the park improvements and new school?

Matt: We’ll post the traffic study to THPRD’s Cedar Hills Park project web page to provide all of the traffic information.

- 23) **C:** The new access across Cedar Hills Blvd. is much appreciated!

- 24) **Q:** Did the City have comments on the parking at the Pre-Application Meeting?

Matt: Not yet. We’ll need to prepare a Parking Needs Assessment as part of our land use permit submittal, which will help determine how much parking is actually needed.

- 25) **C:** The new traffic signal at Huntington and Cedar Hills Blvd. will back up traffic where it is already too congested.

Matt: This new signal will have a communication link to the signal at Cedar Hills Blvd. and Walker Road, and they will be timed together. The new signal will provide better controlled access to/from Huntington Avenue and the park, and may calm traffic.

- 26) **Q:** Why not move the school parking off Lynnfield Lane to the park side of the school [to be accessed only from Cedar Hills Blvd.]?

Mike: That was one option explored, but it put too much traffic through the park and created a traffic barrier for students between the school and the park.

- 27) **C:** Does the traffic study include the intersection of Mayfield and LynnrIDGE? The new signal will likely back up traffic past there. It will increase traffic through my neighborhood. There are fundamental flaws with the traffic study. If this is not resolved, he threatens to take THPRD to court.

Frank: The study did not include that area, but does include Mayfield at Walker Rd. The study was coordinated closely with city and county jurisdictions and meets all of their requirements.

- 28) **C:** (In response to the comment above) We all have the opportunity to go to public planning hearings, which would be a better venue for these comments.

Pedestrian Access

- 29) **C:** You should consider a pedestrian crossing across Walker Rd. to the park (at 123rd Avenue) for user groups that are underserved. This is an economic issue, not a traffic or beauty issue.

William Walker Elementary School

- 30) **Q:** Will there be a similar public meeting for the new school?

Mike: Yes there will be a meeting in about a month, but the date is not set yet.

- 31) **Q:** Can we see a detailed layout of the new school?

Mike: This school is a prototypical building; it will be the District's 4th use of that prototype. We are still working on how it works at this site. You can see a plan at the upcoming community meeting for the school in about a month.

Synthetic Turf Sports Field

- 32) **Q:** Will there be spectator seating at the field?

Matt: Some seating is planned and we'll look for more opportunities during design development. There will be some pads for bleachers and grassy areas for spectating such as on the slope above the NE side of the field and beneath the trees on the south side of the field.

- 33) **Q:** How much of a proportion of the field use will each sport get?

Matt: The District sports manager is not here to answer that but can provide that information. Typically sports are programmed to best meet current demands by user groups and the community, and those needs change over time.

34) **Q:** How high will the sports field be above the surrounding ground?

Jim: To balance the site grading required to build the level field, the field will be elevated about 7' to 8' high with a retaining wall along the southerly side and will be lowered about 8' to 9' with a retaining along its northerly side.

Existing Trees

35) **Q:** How many trees will be removed in the current plan?

Jim: 99 trees will be removed in the current proposed plan, compared to 110 and 128 in the previous two concepts presented at Neighborhood Meeting #1. However, many new trees will be planted to mitigate for the removals.

36) **Q:** Will any large oaks be removed?

Jim: 2 oaks will be removed throughout the grove I believe; we're preserving as many as possible. Using retaining walls at the field and designing the access drive to be close to existing grade will minimize the area of disturbance and preserve most of the oak trees on-site.

37) **Q:** Will the widening of Cedar Hills Blvd. result in removing trees?

Matt: 7 trees will be removed for the road widening along the park frontage.

Miscellaneous Park Amenities

38) **C:** Locating the garden plots along a busy street is not good. Gardens are supposed to be peaceful spaces, but they will not be peaceful right next to Walker Rd. *(This sentiment repeated 2 more times throughout the meeting by others)*

39) **Q:** How many bocce courts will there be, and what are dimensions and materials? If not maintained, bocce courts are not usable. There are good examples of synthetic surface courts in Scappoose. The commenter wants regulation size courts for his league.

Matt: There will be 3 courts, probably synthetic surface.

Steve: The District will be testing synthetic surfaces soon.

Meeting Adjourned at 8:10 pm