



Cedar Hills Park & W. Walker Elementary School Joint Neighborhood Meeting – March 30, 2016

Summary of Public Comments Received
March 2016 – May 11, 2016

EMAILS in SUPPORT OF MOVING FORWARD with MARCH 30, 2016 CONCEPTUAL PARK PLAN

- Writing to express my support for immediate progress on the current conceptual proposal, as presented at the March 30th public meeting and my frustration with the continued delays over the Cedar Hills Park development project
- Voters have been paying property taxes towards this bond since 2008
- Land-sale agreement with Beaverton School District, investment of significant funds in traffic studies and designs, solicitation for public feedback, initial designs not well received, large amount of public feedback submitted and commissioning of new traffic studies have led to project delays.
- All public feedback has been appropriately weighted in the design options – all with various pros and cons
- School district and park district jointly presented a conceptual plan to a public meeting that worked for both projects and took into account modifications to original plans in recognition of all the public feedback received.
- THPRD is delaying again & not moving forward with a decision on the new plan because of a vocal minority who want to take us back to the drawing board again.
- Feedback offered by vocal minority is reasonable but none of it is new to the district. All concerns raised came up in prior public meetings & were taken into account and accommodated as best possibly in the current revised design.
- No park design will make everyone happy or be the perfect solution.
- Erring too far on the side of planning over action is not free! Additional design work & feasibility studies increase the already very high planning & consulting costs plus reduce the budget available to pay for the actual amenities that voters approved.
- Delays frustrate voters who find themselves in their 8th year of paying for a project that is yet to get off the ground
- Incredibly frustrated with what these delays are doing to the planning process & timeline for the desperately needed new school to replace current substandard buildings
- Appreciate wanting to make sure all voices are heard – but these delays & costs have gone on long enough

- There is significant support for the park as proposed
- Public voices have already been heard and significant redesign work & iterations already put in place to accommodate concerns around trees, traffic, park road, and turf field size among other items
- Current design meets school and park district needs, has support shown at public meetings, has clearly shown the park district to have listened to feedback, and needs to move ahead.
- Don't let indecision or a vocal minority slow this project again & spend further voter money on discussions & designs instead of long overdue facilities that serve the needs of our children and community.
- THPRD is urged to take a stand in acknowledging the recent feedback & referring to the process already employed in balance public input and due consideration of constraints in order to move forward with this urgently needed park development.
- These park & school improvements are sorely needed as they are important resources to traditionally underserved communities.
- W. Walker is Title I school with over 90% of its students receiving free & reduced lunch
- School facilities are old, undersized and unsafe in the event of an earthquake
- School has no safe green spaces available for students to play on
- Proposed improvements will address numerous school issues along with ancillary benefit of improving traffic flow of the Walker-Lynnfield intersection by relocating the primary school entrance to Huntington-Cedar Hills Blvd.
- BSD is ready to move forward with this project. If THPRD chooses to pull out of this project, then it is choosing to not deliver on the promise of its 2008 bond measure. It is choosing to deny the students, families and residents of Cedar Hills the school voters approved with the 2014 BSD bond
- Choose progress and move forward with the redevelopment project as planned
- Our neighborhood is overdue for a new park and we want W.Walker Elementary to be rebuilt on time
- All of the neighbors I spoke to on SW Edgewood Street two blocks from the park are happy to see the new plan for a light at Huntington Ave, the size of the multiuse field and how the traffic will be alleviated on Walker Road during the morning commute
- Countless hours and dollars have been spent in creating a solid plan for the community and spent years flushing out details
- Time to proceed with the betterment of our community, rather than pull more time and money from a solid plan

(Email received from approximately 6 individuals)

***Approve and Improve Cedar Hills Park* PETITION**

Dear Board of Directors, Tualatin Hills Park and Recreation District:

We, the undersigned support the conceptual design of the Cedar Hills Park redevelopment project as presented at the March 30th, 2016 public meeting. We urge THPRD to finalize this

plan and move ahead with the redevelopment of the park in a timely, cost effective manner. The feasibility of the design, including the sports field location, the intersection at Huntington Rd and Cedar Hills Blvd., and the traffic flow through the park, has been thoroughly assessed during the past four years and significant public comment already incorporated into the proposed designs. We are concerned that further deliberations of these design features will negatively impact the available budget and timeline of both the park and the school redevelopment and urge the district to move ahead on this project now.

(Signed by approximately 104 individuals via printed petition and email)

EMAIL REGARDING PARK & SCHOOL POSTPONEMENT

- Been waiting 8 years for new park & promised new school next year
- Going back to the park design drawing board to avoid school buses driving along the backyards of SW 121st Place residences is good old fashioned NIMBYism from a handful of people savvy enough about how the system works to know what to say and how to play and stir up public sentiment
- It's disgraceful that THPRD has allowed itself and as a result the school rebuild project to be played and the project delayed a full year plus the resultant budget implications
- Stand up for the wider community and thousands of voters that gave you the mandate to move on this project and reinforced that mandate by approving the school rebuild again a few years later
- W. Walker Elementary has over 560 children – mostly from disadvantaged families who don't have the savvy to know how and where to speak up – that now will have another year in substandard classrooms thanks to your delaying
- Almost 200 children spend school days in undersized portable classrooms with no air conditioning or running water and now this will continue for an additional year beyond what it had to
- Now my faith in the park district's commitment & ability to complete the project as presented given the current state of the bond budget is shattered
- THPRD has let its community down on this one and I hope that no-one at THPRD takes lightly the impact that your actions are having on children & families in the area and the implications of the delays that you are causing
- Hope it is not too late and urge THPRD to talk with BSD
- Take bold steps that voters gave THPRD the mandate to get these projects moving again

(Email letter received from 1 individual)

Save Cedar Hills Park and Its Trees! PETITION

To TPHRD (THPRD) and Beaverton School district: Save Cedar Hills Park and its trees!

As a community member who cares about Cedar Hills Park, I ask that you refrain from building a road through the center of the park and its cedar grove. It will make the park more dangerous,

create unwanted noise and traffic, cause the loss of valuable trees and therefore make the park a less enjoyable place to visit. The green space of a park should not be sacrificed for pavement and cars. I ask that a less destructive and safer option be used for park and school improvement.

(Signed by approximately 76 individuals via printed and electronic petitions)

LETTER from SW 121st PLACE NEIGHBOR ACCOMPANING Save Cedar Hills Park and Its Trees! PETITION

- Requests the public comment period be extended by an additional 21 days
- Recommends an alternative joint access road in a Z configuration from Huntington Ave then parallel to the park's northern property line and into the school property
- Argues the THPRD/BSD proposed joint access road will:
 - permanently bisect the park
 - result in the removal of several mature cedar trees
 - impact an area of the park currently used the most by patrons
 - decrease green space
 - increase noise and safety conflicts
 - include buses travelling through the park
- Many incremental improvements have been made compared to prior park proposals including:
 - decreased size of the artificial turf field
 - improved pedestrian access at Huntington Avenue
- Desired park improvements include:
 - New restroom facilities
 - More water fountains and electrical outlets
 - New bocce courts and community gardens

MULTIPLE JOINT ACCESS AND PARK CONCEPT PLANS from SW 121st PLACE NEIGHBOR

In addition to the Save Cedar Hills Park and Its Trees! petition, several neighbors from SW 121st Place submitted multiple versions of a joint access and park concept plan. The plans focus on relocating the proposed access road from the center of the park to the northern property line.

(The 3 joint access and park concept plans are included at the end of this summary)

2014 Design Concept #1 PETITION

My friends and I have made regular use of the park space, in particular the heavily treed area, for the past 2 years playing capture the flag there 2-3 weekends a month. We average 30-40 people per event. While all the open space of the existing layout is attractive, I think the suggested improvements will be a cool addition and bring more people out to enjoy the park.

I would like to suggest that design concept #1 from 7/31/2014 is a more efficient use of the land space and would allow most of the treed area to remain intact (and whole) by putting the access road through the middle of the park which is currently open.

I brought this matter to the attention of my friends via our Facebook group. The following people support the implementation of design concept #1 over #2.

(23 individuals were listed in the petition as agreeing to it)

INDIVIDUAL COMMENTS ORGANIZED BY TOPIC

Shared Access Improvements

- Hope everyone who has to agree to it does so, and that, together, you and the school district can come up with the money for the traffic signal on Cedar Hills Blvd
- Delighted with revised plan for access & circulation
- Access, pedestrian crossing across Cedar Hills Blvd and traffic signal will make a huge improvement to our use, and our whole neighborhood's use, of this park and access to the school
- Many will now enjoy walking or bike riding to school as an alternative to the short bus ride
- Option G will provide the best solution as it will alleviate much of the traffic on Lynnfield Lane and Walker Rd. It nicely separates buses, parents, visitors and staff.
- Option E could result in cut through traffic between the park and school which should be avoided
- Option G is clearly the best. Option F is a distant second and Option E is simply unacceptable.
- Traffic control on Cedar Hills Blvd (left turns, pedestrian crossing) is a priority
- NO through traffic from Cedar Hills Blvd to Lynnfield Lane is a priority
- I support the new traffic light
- My young child and I have experienced threatening behavior from drivers when we try to cross Cedar Hills Blvd. at Huntington Ave.
- Very few parent drop-offs at Walker – we are not Vose! – so don't overestimate their impact on Lynnfield Lane
- Don't forget there is a parking lot not shown on the school plans but part of the park that parents will use for pick-up and drop-off
- Good coordination plans presented

- Very glad to see the full cut-through option eliminated
- Option G is much preferred
- Reduce vehicular traffic going to/from the school & park on SW Lynnfield Lane and Walker Rd. as much as possible
- Option F is least favorite option
- Option G is preferred as it seems it would create the least traffic on Lynnfield Lane
- Worried about access route for events not being consistently closed when not needed. Would prefer that it be open only for school events, not park events, because of lackadaisical closing after events
- Option G is strong preference
- Option F – go with this for the school
- Writing to express my strong support of the planned light at the intersection of Huntington and Cedar Hills Blvd
- Crossing Cedar Hills Blvd at Huntington is not a safe choice
- Turning onto Huntington from Cedar Hills Blvd as a driver is often harrying
- I look forward to the opportunity to possibly walk my son to and from school. Currently we need to walk out to Cedar Hills at Park Way and then all the way up Cedar Hills to the school. A light at Huntington would allow us to walk straight up Huntington, reducing our walking time by at least 15 minutes. I know that a shorter journey would entice me to attend meetings and participate in more at the school.
- I believe that other William Walker families on this side of Cedar Hills Blvd would consider walking/biking to school with the light in place.
- I'm very excited about the installment of the light and would happily support it in any way
- I like the idea of having a traffic light on Huntington and directing buses and families at that entry point
- Thank you for putting children's safety first
- I am very supportive of the signalized intersection at Huntington Ave. This improves pedestrian safety and connectivity from the adjacent neighborhood, as well as improving vehicular access to the park relative to the previous right-in, right-out only option, and the associated road widening will improve traffic flow past this intersection over existing flow around left turning traffic to Huntington.
- I am pleased to see that the proposed road is narrower and less disruptive to the treed area of the park than the original proposal that had parking areas where the trees are currently.

Lynnfield Lane at Walker Road Intersection

- More work needed on community/neighborhood health & safety. Make intersection at Lynnfield Lane and Walker Rd safe!
- Need to be able to walk safely to our neighborhood school and park
- Option G seems like the best fit. It will do a lot to mitigate issues with the Lynnfield Lane and Walker Rd intersection
- Long term, it will still be nice to see Washington County address the need for a left turn lane at the Lynnfield Lane and Walker Rd intersection

- Intersection of Lynnfield Lane and Walker Rd must be addressed in the proposed plan(s). It cannot be pushed to a later date.
- THPRD & BSD will be required to upgrade the signalized intersection at Lynnfield Lane and Walker Rd. if any through traffic is to occur during either park or school events. Those events will greatly impact this intersection.
- It is imperative that the intersection of SW Lynnfield Lane and SW Walker Rd be improved under all the present development plan options.
- Allowing thru traffic between Cedar Hills Blvd and Walker Road during “events” will over burden the present intersection at Walker Rd and Lynnfield Lane during those times creating increased safety concerns and increased traffic congestion at this intersection
- Redevelopment of these properties and the significant traffic and safety impacts they will certainly cause at this intersection requires that THPRD and the Beaverton School District deal with the replacement and improvement of this intersection. My wife and I along with many of our neighbors on Lynnfield Lane are committed to and will request Washington County’s assistance to see that the improvements to this intersection are accomplished as part of these redevelopment plans.
- Concerns remain about the signal light at Walker Rd and Lynnfield Lane. It seemed as though the answer to the questions of planning for improvements were “Not at this time”. This was both disappointing and a little confusing. It seems to me the project would require some kind of modification if the need for it has already been identified, and my understanding is that the need for improvement at that intersection has been identified.
- Removing the through-road aspect of the project is also a plus in keeping traffic on Lynnfield Lane and around the school limited to current levels (or less) rather than opening up a potential “shortcut” path through the neighborhood.
- The proposed shift to have school buses access the school from Cedar Hills Blvd through the new intersection will improve traffic flow on Walker Rd, currently held up by buses before and after school at the Lynnfield intersection and may open up options for intersection improvements by the county when school bus turn radiuses are not a limiting factor.

Community Gardens

- Garden plots need to be near parking or at the very least near roadways for supply & tool delivery. Most vehicles cannot transport a wheelbarrow to use for hauling supplies & tools.
- The gardens should be located near the school for their educational impact
- By locating the gardens along the park’s eastern property line near the residential dwellings off SW 121st Place, they’ll be visible from many classroom windows and have access to good drainage and sun
- Most garden users access their plots on Saturday mornings, Sunday evenings and weekday evenings. These times never cause a conflict with school users but can conflict with park events. Therefore locate the gardens towards the back of the park near the school to allow gardeners to access their plots from the school.

Park Layout

- As a neighbor, I'm much happier with the amount of land devoted to playing fields in this new version
- A vast improvement from first master plan proposals
- Making the park usable for everyone, not just soccer players, is a priority
- Keep as many trees as you can
- Really like the park plan. It will increase access and use of that space
- Improved connection of the school and green space for the kids in the school is a fantastic improvement. Great job!
- Much better plan than 18 months ago
- THPRD advertised two playing fields when they asked for my vote on the bond. Based on that, I voted yes. Instead of full elimination of the 2nd field, I wanted to ask for a compromise. Luke Jensen Park in Vancouver has both a full-sized playing surface and a smaller surface that's about 2/3rds smaller. This smaller sized field is wildly popular with kids, as it allows them to play a "full-sized" game that fits their stature. In addition, the smaller field would be perfect for all soccer games U10 & below, as well as other younger age sports and school events. This smaller field would fit well in the spaced labeled "park" next to Walker Rd. (*An aerial photograph of the two fields at Luke Jensen Park is attached at the end of this summary*)
- I live on SW 121st Place and this new park will be really nice to have so close to our home. But there is really no easy way to get there without driving. I really wish there was a little strip of sidewalk between our street and the park. Just that short walk on Walker Rd to the park is pretty scary with the traffic.
- It would be great to have access to the park with a gate of some kind off of Walker Rd. Now when we attempt to walk to the park not only do we have to deal with the road, we have to try and walk on that hill along the fence up and around to get there.
- I was pleased to see that the many community comments about field size, tree removal, and traffic concerns have obviously been considered by the district in their creation of an alternate outline for the park.
- While removing some trees in the grove is unfortunate, I do appreciate the fact that the road bisecting the park allows for concurrent school use of turf field and public use of areas of the park and splash-pad while making student supervision more straightforward. This advantage also applies to the separation of organized sports tournaments or games on the turf field from other park users in the trees or areas of the park.
- While I understand that the specific park layout is very preliminary, I like that there is space between the road and the turf field and appreciate the willingness of the park district to downsize the turf fields – the new option offers similar usability but fits much better into the available space.
- I really appreciate the routing of the proposed road that leaves the turf field adjacent to the school without children having to cross the road to get to the fields.

School Layout

- Option E is strongly preferred because of the orientation of the school building. Better suited to outdoor connection and flow from cafeteria at recess
- Cafeteria square footage is not increasing substantially?
- Kids start lunch at 10:50 AM to get through lunch shifts in time. Great to have space for more kids so they can all eat closer to noon and not be so ornery at 3:30 PM when they get home
- A well architected building takes the sun, prevailing winds and the lay of the land into consideration. This building seems to have just been plopped down without any environmental considerations.