



Cedar Hills Park Improvements

Public Task Force Meeting #1 Notes

October 28, 2009



Notes prepared by Jim Sandlin, reviewed by Matt Kilmartin and distributed November 9, 2009

I. Introductions were made consisting of the following:

(*not in attendance)

Public Task Force Members

Janet Merrell – Home Owner’s Association
Ginny Kingsley – Cedar Hills Advisory Committee
Brian Secrest – Cedar Hills Advisory Committee
Janet Allison – Athletic Center Advisory Committee / Tualatin Hills Park Foundation
Sheila McCarroll – THPRD Aquatic Advisory Committee
Chris Nestlerode – Citizen Participation Organization
(* Terry Rummerfield – Local Business Representative)
(* Beaverton School District Representative)

District Staff Members

Matt Kilmartin, Project Manager
Gery Keck, Planning
Julie Rocha, Sports

Consultant Team Members

Jim Sandlin, Project Manager M&S (Landscape Architecture)
Emily Mills M&S (Landscape Designer)

II. Brief Project Background and Objectives

- a. **Project Background:** Matt Kilmartin provided overview of the Bond Program and the process for selecting Consultants of Record.
- b. **Project Schedule:** Jim Sandlin presented the project schedule to the group.
- c. **Meeting Objectives:** Jim Sandlin identified the meeting objectives as being to inform the PTF members of progress to date and to supplement that information with their input.

III. Inventory/Analysis Presentation

- a. **Presentation:** Jim Sandlin presented the Inventory/Analysis information consisting of the following topics:
 - Existing Conditions
 - Context (Service Area and Boundaries)
 - Traffic Analysis (Existing Conditions)
 - Pedestrian Access
 - Utilities (Storm, Water, Sewer, Electrical)

Cedar Hills Park Improvements

Public Task Force Meeting #1 Notes

October 21, 2009

- Sensory (Noise, Light, Sun, Shade, Views)
- Opportunities and Constraints
- Buildable vs Non Buildable Areas
- Desired Site Program and Approximate Area Requirements
- Summary of Land Use and Availability

IV. Public Task Force Q/A

a. Supplemental Inventory/Analysis information:

- i. Need to add current amenities to the Context Map for Cedar Hills Park.

b. Identify and address any concerns or perceived concerns:

- i. Janet Merrell indicated that lighting the fields in the SE portion of the park would raise concerns with the adjacent property owners. She asked how late the lights would be on and Julie responded that the lights would be off by 9:15 pm. Janet felt that was good, however, she later went on to say that anything we could do to locate any lit fields in the north half of the site would be the HOA's preference. Janet identified that increases in traffic, noise, and lights are the HOA's main concerns.
- ii. People are currently parking on Huntington Street which is across the street from the park's parking lot entrance. Huntington Street is also a through street for many people, so there is a lot of congestion due to Huntington Street traffic and the traffic trying to enter and exit the park's parking lot. If possible, it may be helpful to create a one-way-in and one-way-out layout for parking, making the current parking entrance into an exit only.

c. Identify special program requirements and sources of expertise:

- i. **Champions Too Field:** Janet Allison provided some background to the Champion's Too field which led to the following discussion and information:
 1. This program was adopted by the Tualatin Hills Park Foundation.
 2. The field will be built with privately-raised funds.
 3. The cost to build a field from scratch is estimated at approximately \$1 million. By incorporating it into the proposed improvements at Cedar Hills Park, the Park Foundation hopes to reduce their costs by almost half.
 4. Field will need to be multi-use. The current baseball field is being used by younger kids. The anticipation is that when not being used by the Miracle League, that the field would continue to be used for youth programs.
 5. Baseball will be 1st priority. Use by special needs children and adults will also be 1st priority.
 6. Julie Rocha (THPRD) has technical information for accessible synthetic turf fields, which she will forward to Mackay & Sposito.
 7. The District follows Federal ADA guidelines, and would like to make all site amenities accessible.

Cedar Hills Park Improvements

Public Task Force Meeting #1 Notes

October 21, 2009

8. The issue was raised that when the field is programmed for Miracle League events, that the need for ADA parking will increase, likely to numbers in excess of what will be required in the park by code. So the design will need to look at opportunities to temporarily transition parking stalls into ADA stalls while Miracle League events are going on.
 9. Another question was raised regarding how costs will be shared in the event that park amenities have a premium cost that would otherwise not occur but to accommodate the Champions Too field improvements. (i.e. the transitional parking and various other support facilities such as larger dugouts and the restroom.) The response was that the splitting of resultant costs will have to be evaluated and agreed upon between the Foundation and the District prior to implementing improvements. These costs will be identified as we move into the various phases of Design and Construction Documentation.
 10. Many adults with disabilities use public transportation to get to the park for Champions Too events; ADA access from bus stop will be very important.
 11. Rubberized surface or synthetic turf are both options for the Champions Too field. Julie will provide technical information and guidance for the design.
- ii. **Community Garden:** The PTF brought up the following questions and discussion pertaining to the Community Garden:
1. It was discussed that most of the neighborhood surrounding the park contains larger properties with enough room to garden at home, so what is the main source of the tenants who have plots? How far do they come from?
 2. It was stated that 2 of the THPRD board of directors have garden plots.
 3. Seems to be used by many people outside of the area. What is the demographic of the plot holders?
 4. Since homes in the same area as the park have larger lots with plenty of space for their own garden, the task force recommended to move the community garden to a new location if all of the program elements don't fit in the park.
- d. **Review and Refine Goals and Objectives**
- i. One additional goal that the PTF Committee added was to maintain a diversity of uses in the park, and not let it become only focused on sports. The park currently provides families and groups the amenities and open space to have picnics, play frisbee, play volleyball and hold large reunions and gatherings. It was specifically noted that the existing volleyball courts are not used solely by leagues, and that the open space and volleyball were widely used by groups that also reserved the shelter. The proposed development needs to preserve and/or expand on those diverse amenities and uses.
 - ii. Another goal identified by the PTF Committee was to provide educational/interpretive amenities within the site. The main recommendation was to



Cedar Hills Park Improvements

Public Task Force Meeting #1 Notes

October 21, 2009



look for opportunities to celebrate and educate the methods of sustainably dealing with stormwater on the site.

V. Next Steps / Action items

- a. **Add current amenities to the Context Map for Cedar Hills Park.**
- b. **Julie Rocha to provide detailed information regarding the design requirements for the Champions Too field.**
- c. **Matt to provide some demographic research associated with the Community Garden.**
- d. **Jim Sandlin to refine the Program(s) for District review and approval for use in developing the concepts.**
- e. **Poll the PTF members as to when they prefer to meet. Day or Evenings? Matt to contact each and provide responses.**

**Please review these notes and provide any corrections or clarification to jsandlin@mackaysposito.com in writing.