



## TUALATIN HILLS PARK & RECREATION DISTRICT

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### Public Meeting Notes

Project: Cedar Mill Park  
Location: Cedar Mill Elementary School  
Date & Time: June 21, 2012, 6:30-8:00 PM

Staff Present: Dave Walters, Park Planner  
Steve Gulgren, Superintendent of Planning & Development  
Steve Regner, Office Tech  
Julie Rocha, Athletic Center Supervisor  
Greg Creager, Natural Resources Department

Consultants  
Present: Bo Nevue, Nevue Ngan

Steve Gulgren gave a brief overview of the 2008 Bond Measure. Cedar Mill Park was selected as one of the parks to be redeveloped based on existing park level of service in the neighborhood.

Dave Walter briefly reviewed the planned programming for the site, which was listed in the 2008 Bond Measure literature circulated prior to the November vote. The programmed amenities for Cedar Mill Park are:

- An athletic field
- Play area
- Community garden
- Pedestrian link from 10<sup>7</sup><sup>th</sup> into the park

Dave stated that THPRD took ownership of the park in 1960, and the tennis courts were built shortly thereafter. The parking lot was expanded in 1999, in a partnership with Beaverton School District.

Julie Rocha explained the Existing Facilities vs. District Needs assessment that was conducted before planning the 2008 Bond programming. Julie noted the athletic fields in the northeast quadrant are limited and spread out, relative to the rest of the District. Currently, a majority of kids in the northeast quadrant are forced to play elsewhere in the District due to the lack of field availability.

Bo Nevue reviewed the site conditions, noting that being adjacent to Cedar Mill Elementary really makes it a neighborhood gathering site. Bo also noted that the elementary school means that there are shared use opportunities that can be used for a more efficient design. The area acquired that connects to 107<sup>th</sup> Avenue has been categorized as a Natural Resource by Washington County, which will need to be taken

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into consideration in the design. Slopes play a large role in the design, with the site sloping down from south to north. Additionally, there are about 1500 square feet of wetlands on site.

### **Design Concepts**

#### Option 1

- U-11 multi-use field and baseball field in north end of site
- Existing tennis court remains
- Relocated park entry
- Play equipment
- Community garden
- Paved connection at 107th
- Nature Play in the recently acquired Natural Resource area
- Considerable grading and retaining walls up to 12 feet
- Significant number of trees will need to be removed

#### Option 2

- U-11 field in north end of site
- Community garden along Cornell Road
- Existing tennis court remains
- Paved connection at 107th
- Play equipment
- Baseball field reoriented and improved at Cedar Mill School
- Fewer tree impacts than Option 1

#### Option 3

- Soccer field in southern end of park
- Tennis courts moved to northeast corner of park
- Play equipment
- Paved connection at 107th
- Community garden along Cornell Road
- Baseball field reoriented and improved at Cedar Mill School
- Very few tree impacts

### **Public Discussion**

C: This is a perfectly good park being sacrificed for sports. Concept 1 is too ambitious

Q: What is the likelihood that the School District will want to cooperate?

A: Beaverton School District (BSD) has seen the plans, and is in favor of the baseball field improvements.

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Q: Why do we need more fields?

A: There is a low level of service in the neighborhood. Currently, kids in the neighborhood have to go elsewhere for sports.

Q: Was parking lot expansion considered in design?

A: THPRD has a shared use agreement with BSD to allow full use of the schools parking lot.

Q: How much use do the tennis courts get? Has there been any analysis to support the courts remaining?

A: No analysis, but they get good use.

C: Tennis courts get a lot of use, they should remain.

Q: How much grading is required for option 3?

A: Half of the proposed field area is flat, the other half slopes gently.

C: I like Option 3 because it protects the trees.

Q: Why is the pathway in Option 2 zig-zag?

A: It's a very conceptual design. Intended to match specific grade and accessibility level, would be refined as the project moved forward.

C: Cedar Mill Elementary fields are very poor and have awful drainage. It looks like Option 3 has soccer fields at a higher elevation, which would help with drainage.

A: Both fields would have drainage to allow for greater use throughout the season.

C: I think the tennis court in the back of the park is too far for tennis players to walk.

Q: What will the trail surface be?

A: The trail will be a new hard surface trail. The existing soft surface trail along the park perimeter is expected to remain.

Q: How much does each concept cost?

A: The cost estimates are very preliminary, but as of now, Option 1 is the most expensive, Option 2 is the cheapest, and Option 3 is in the middle.

### **Next Steps**

The project will be reviewed by THPRD's management team, as well as the Parks Advisory Committee. A second neighborhood meeting will be held in early August, where THPRD staff will present the Preferred Master Plan.

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