



Planning & Development
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Roger Tilbury Park Meeting #1 Public Meeting Notes

Project: Roger Tilbury Memorial Park
Location: Cedar Hills Recreation Center
Date & Time: September 19, 2012, 6:00-8:00 PM

Staff Present: Dave Walters, Park Planner
Gery Keck, Senior Park Planner
Bruce Barbarasch
Steve Regner, Office Tech

Consultants Present: Ben Johnson, Greenworks

Attendees: 29

1. Project Background

THPRD received the property through two separate donations in 2002. In 2006 as part of the District's Comprehensive Plan update, Roger Tilbury Park was designated as a neighborhood park, meaning it would receive park amenities when funds became available. The park received funding through the voter approved 2008 bond measure. The project has a budget of \$750,000

2. Site Analysis

Site has significant topography on site, and is heavily forested. North Johnson Creek, a tributary of the Tualatin River, runs through the site. There is no north-south access between Miller and 107th along Cornell Road. Washington County identified this portion of the greenway area as a possible north and south pedestrian/bike link.

There is an existing demand path following the relatively flat area from 93rd to Arborview Drive. A path in the southern portion of the park follows a sanitary sewer easement to Trillium Hollow from NW 94th Terrace. Despite the steep topography, geotechnical studies conducted show no issues with placing a bridge to cross the creek in the 2 locations proposed. The design will work to minimize impact to the high quality wetlands and other sensitive areas on site.

The Fir Grove is monoculture, meaning it is not in a very healthy condition. One possible solution would be to thin the forest and plant a greater diversity of plant types to increase plant diversity and promote overall forest health. It is estimated the grove of trees was planted 30 years ago, but it's hard to be certain.

C: The area where the chicken coop was is usually very wet.

A: Yes, that area is near an identified delineated wetland.

Q: What do you think will happen to the animals when you knock down 60% of the trees?
(referring to site analysis map)

A: This map does not designate development, it designates existing conditions. The actual development will be much less impactful. Additionally, developing clearly defined trails should reduce the number of 'rogue trails', thus reducing long term impacts to the site. The design will try to follow some existing trails, and other trails will be retired.

C: There is a bobcat den near the old chicken coop.

C: I've seen great horned owls and woodpeckers.

3. Concepts

Concept 1

- 4 parking spots at 93rd
- Small play equipment adjacent to parking lot.
- Open lawn area will picnic tables adjacent to Arbor view entrance
- 8' paved path connecting parking lot to open lawn area.
- 6' paved path to a scenic over look in the northeast portion of park.
- Soft surface 3' trail network with nature play pods between play equipment and lawn area
- 6' paved path at 5% transitions to a 4' paved path at 10% for the bridge approach
- Western bridge location
- South of bridge crossing, paved path will follow existing trail and sewer easement.
- Soft surface trails with nature play south of bridge

Concept 2

- 2 parking spots at 93rd
- Open lawn area will picnic tables adjacent to Arbor view entrance
- Play equipment adjacent to open lawn area
- 8' paved path between parking lot and open lawn area.
- Soft surface 3' trail network with nature play pods between lawn area and parking lot on both sides of the main 8' path
- Soft surface 3' trail loop to overlook in northeast portion of park.
- 6' paved path at 5% to bridge
- Eastern bridge Location
- South of bridge crossing, paved path will follow existing trail and sewer easement.
- Soft surface trails with nature play south of bridge

4. Questions/Discussion/Comments

Q: There have been kids with bb guns or paintball guns or something similar. Won't this development encourage more of this behavior?

A: Generally, we've found that more park use reduces negative activities.

Q: What will the access at Arborview Drive look like.

A: There will be stairs, plus switchback for ADA & stroller access

Q: Have the path widths been analyzed to determined tree impacts?

A: No, we are not that far along in the design process yet, but a tree impact study will be conducted.

C: I like the play equipment and the open space area together. It makes more sense to combine the uses.

Q: Why is there such an emphasis on providing a north-south connection? There is a park 3 blocks south [Mitchell Park].

A: Access through the park is a big part of project design, most amenities are in the northern portion of site. The residence south of the park should have access to those amenities as well.

The meeting attendees voted on their opinion of the bridge crossing the creek by a show of hands:

- In support of the bridge crossing: 11
- Against the bridge crossing: 5
- Unsure about the bridge crossing: 6

C: I'm worried about bikes and skateboards using the trails

Q: Any chance of flexibility in the designs?

A: Absolutely, these are design concepts than can be altered, or parts from each concept can be combined to reach a preferred design.

C: I'm happy to share nature, access adds acres of parks for kids to play in. I love the idea.

C: I'm concerned with screaming kids, smoking, other activities too close to homes.

A: The amenities are located in areas that are most accessible.

Q: Will barbeque pits be installed?

A: No.

Q: Play area location in concept #2 makes more sense.

A: Yes, that's' where an old house was located, so it's an area that's already been impacted by development.

Q: What is the District's experience safety on trails?

A: Park Patrol is very responsive. THPRD has members on Internal Design Teams to ensure safety and security is being considered in the design.

C: I don't see any opportunities for kids to access the water.

A: That wasn't something that was considered.

C: I would prefer to have the trails as far away from the property lines as possible. Overlook area ok, as long as they were unobtrusive. Little benches ok too. I've seen litter in the nature play clearing areas at the park.

A: Bruce B. responded that he was surprised to hear about the nature play areas at this park. He will look into them and the litter issue. Bruce noted that when THRPD sets up designated nature play areas, they are signed and routinely inspected to ensure the area is

being used in the proper way, that the areas aren't being overly impacted or otherwise damaged.

C: I'm concerned with parking lot using gravel access drive.

A member of the audience asked for a show of hands to see who was more concerned with environmental protection than park access. 8 meeting attendees raised their hand.

C: Access is an important issue for many folks, neighborhoods can't get connected. Unwalkable areas create issues for neighborhoods that access through the park can help address. THPRD has done some excellent work in protecting or enhancing sensitive areas.

Q: What will be done to address invasive species?

A: THPRD has \$20,000 to address natural area enhancement. THPRD will develop a comprehensive plan for this park. The Natural Resources Department will conduct a detailed analysis, and prioritize work based on the analysis.

C: I'm concerned about trails near property lines.

A: Trails are staying at the top of the slope to avoid environmentally sensitive areas, but THPRD will work to keep trails away property lines as best as possible.

C: I'm concerned that the trails would push animals out into the neighborhood.

C: Neighbors value their privacy. I think the south side is well served by Mitchell Park. I do not see that value in connecting north and south sides of park.

C: Meetings like this make me proud to be an Oregonian. This would not happen in other states. I feel like equity, balance, and flexibility are all important to the process, and are being considered here.

Q: Will signs be placed on site? If so, where?

A: Signs usually located at major entrances, but that hasn't been decided yet.

C: There are lots of kids the neighborhoods north of the park who will use the park amenities. I like the open lawn area and play equipment next to each other.

C: There should be a better pedestrian link at 93rd.

5. Next Steps

Staff will take comments from this meeting and refine the design into the 'preferred master plan'. What we have heard from the neighbors is: A light touch is preferred, there are mixed opinions on the bridge crossing, there might not be a need for parking, and that the plan should respect the natural character of the site

THPRD will hold another neighborhood meeting to present the preferred master plan. We will announce the meeting via posted signs on site, mailers, and e-mail.

Following the second neighborhood meeting, staff will present the preferred master plan to the THPRD Board of Directors for approval. Land use approval and permitting will follow, with construction expected in 2014.