



Planning & Development
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Roger Tilbury Park Meeting #2 Public Meeting Notes

Project: Roger Tilbury Memorial Park
Location: Cedar Hills Recreation Center
Date & Time: November 13, 2012, 6:00-7:30 PM

Staff Present: Dave Walters, Park Planner
Steven Gulgren, Superintendent of Planning & Development
Steve Regner, Office Tech

Consultants Present: Ben Johnson, Greenworks

Attendees: 40

1. Project Background

Some attendees were not at the previous meeting. Dave Walters therefore explained that the park is identified as a neighborhood park, and was included in the 2008 bond measure to receive amenities consistent with a neighborhood park. The park design has been shaped by input from THPRD's internal design team, THPRD management, THPRD advisory committees, and the previous neighborhood meeting.

2. Updates from Neighborhood Meeting #1

Dave explained that due to cost constraints, the construction of the park may be phased, and that the bridge and southern park amenities may be built at a later date. At the first neighborhood meeting, multiple attendees stated that there is a bobcat den east of 93rd, and were worried that the trail traveling through there would be too impactful. THPRD staff set up a camera and captured several photos of wildlife, including a bobcat. Based on this research, the trail running east of 93rd has been eliminated.

After conducting additional research, the L shaped parcel at the end of 93rd is privately owned, and the access easement is unclear regarding its level of use allowed. Due to the unclear language, THPRD wants feedback from neighbors to see if an on-site parking lot is desired.

3. Preferred Master Plan

Ben Johnson presented the Preferred Master Plan.

- Pedestrian access at NW Arborview, NW 93rd, and NW 94th
- Small play area and lawn in northwest corner near NW Arborview.

- 8' paved path connecting play area and L shaped private parcel (maint. access)
- 6' paved path to top of bank along north side of park (5% grade)
- 5' paved path following switchback to the bridge (10% grade)
- 90' bridge, 6-8ft wide
- Design will utilize existing 94th Terr. Access
- Nature play locations north and south of bridge

4. Questions/Discussion/Comments

Q: Access to water for kids?

A: Clean Water Services (CWS) would likely not be in favor of that design. It would be difficult engineering, due to slopes down to creek.

Q: How close does the trail get to the homes on the west edge of the park?

A: 60' to 80'.

Q: Where will the restoration work be done?

A: That will be determined at a later date by THPRD's Natural Resources Department.

Q: Any chance a designated dog area could be built on site?

A: It's not impossible, but the topography and wooded existing condition would make it very tricky.

Q: How many trees will be removed?

A: That has yet to be determined. The trail alignments will be field located to avoid unnecessary tree impacts.

Q: Is there any likelihood of finding anything of archeological importance?

A: The environmental analysis showed nothing of importance.

Q: What animals have been observed on site?

A: Deer, raccoon, possum, squirrel, bobcat, spotted owl, various birds.

5. Parking Lot Discussion

Dave explained that staff has received comments from multiple patrons who were against the addition of a parking lot to the site, and THPRD wants to get more input from neighbors before making the decision.

Q: Are there any other locations for the parking lot?

A: Due to topographical and wetland restraints, no.

Q: Why not limit parking lot to ADA access only?

A: The concern is the impact on nearby homeowners, any kind of parking lot would impact the homeowners.

C: Jennifer Alger, owner of the L shaped property, has spoken with neighbors who are against the parking lot being added. She indicated there are multiple neighborhood parks in the area with more amenities than planned for Roger Tilbury, and they don't have parking lots. She states that she has found needles, condoms, and other items in the park, and the addition of a

parking lot will encourage more of that behavior. Jennifer presented a petition of over 50 neighbors who are against a parking lot.

C: One attendee noted that she was not a neighbor, but would drive to the park, and a parking lot would be a benefit.

Q: The easement lends itself to parking, wouldn't it be blocked by cars if there wasn't a parking lot?

A: THPRD would sign it to prevent illegal parking on the easement.

C: There isn't much street parking on Arbor View, but I am still against a parking lot.

Q: Why is any parking needed in the first place?

A: It would help with accessibility issues.

Dave Walters noted that without the parking lot, it is likely that cars parked on the street near the park would increase once the park was complete.

Dave then asked for a show of hands for those for, against, and indifferent towards a parking lot.

For: 5

Against: 32

Indifferent: 6

Q: When will the parking lot decision be made?

A: Within the week.

Q: Will there be any ADA parking even without this parking lot?

A: No, the parking lot would be the only opportunity for accessible parking.

6. Other Comments and Questions

C: I'm impressed by the way THPRD has taken our input seriously and changed the plan to make the neighbors happy.

C: I represent the homeowners abutting the south property line and we are worried that the location of the trail and the upper overlook will limit our privacy. We would like the upper designation of an overlook to be removed from the plan.

A: Staff and consultants will field locate the trail alignments and overlooks this winter when the trees are bare to identify areas that will least impact the neighbors. We will consider your request to remove the designation of an overlook knowing that traverse points may still provide potential viewpoints, but again, we will try and reduce that impact through careful planning. We will contact you when we do the preliminary layout of the pathway so you can see what we are proposing.

Q: Could screen plants be added to protect neighbor privacy?

A: Possibly, but the elevation is such that it will take time for plants to get large enough to be effective.

Q: Why is the north pathway 8' and paved?

A: For maintenance vehicle access.

Q: How high will the retaining walls be?

A: That is yet to be determined.

7. Next Steps

Staff will take comments from this meeting to THPRD management to make the parking lot decision along with the designation of the overlook. Staff will present the master plan to the Board of Directors on December 3rd to receive master plan approval. THPRD will hold a neighborhood meeting to discuss play equipment options, and will likely be held in mid-December. Land use approval and permitting will follow, with construction expected in 2014.