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## MEMORANDUM

**TO:** David Lewis  
**FROM:** Stacey Croll Reiber  
**DATE:** November 4, 2009  
**SUBJECT:** Meadow Waye Park – Open House Meeting 1 – Held November 3, 2009

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THPRD Internal Team Members:

David Lewis – Project Manager

Steve Gulgren- Planning

Mike Janin – Security

David – Security

Scott Brucker – Sports

Nicole Paulsen- Planning

Nevue Ngan Design Team Members:

Bo Nevue- Landscape Architect

Stacey Croll Reiber – Landscape Designer

Tim Brooks- Planning

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23 people attended

### **INTRODUCTION**

#### **THPRD and Meadow Waye Park**

Meadow Waye developed as a bond project.

THPRD project types from the bond measure: New neighborhood parks, expanding neighborhood parks, ball fields, trails, and community parks. Everyone got a little of everything. Specific projects were developed from the 2006 Comprehensive Plan, which guided what went into the bond, and included the 2005 Athletic Field Needs Report.

Meadow Waye Park is a youth field development project. This quadrant is lacking fields. This project was described to the public as a bond field project. We want to deliver what we said we were going to do for this project and for all bond projects.

Meadow Waye is a youth practice field. Kids, who are nine years and younger, will practice here. It is a practice only facility. The field is sized for youth practice play.

#### **Programming:**

M-F 5:30 to Dark

August –October

March – June

One team practices at a time for one hour. Teams consist of 10 players.

1 car per player = 10 cars. (5 parking spaces on Davies Road and 5 parking spaces on Bluebell Lane)

Soccer league will schedule local kids to play here and encourage bicycle and walking to the park. Bike parking is included.

**Project Schedule:**

Planning and permitting will occur winter / spring 2009/2010

Break ground for construction summer 2010

November 2010 project complete

**MEADOW WAYE PARK**

**Nearby Parks**

Not a lot of parks in the nearby neighborhood.

**The Site**

The site is a one-acre site.

On the site, there are existing small trees, fences south and east, north and west side of the property is open, ditch to the south of the park as well as several mail boxes that will need to be relocated, views to distant trees, and entries to the property that are not well connected to the park.

**Ideas**

Improve park for youth sports practice and general community use.

City requirements: street improvements along Davies Road, including on-street parking, sidewalk improvements and curb and planter space and street improvements along parts of Bluebell.

Park concept: minimize the impact on the neighborhood by designing a north / south oriented field and fencing the site north and south. The field will be graded and irrigated with some plantings around the park consistent with City standards.

**Preliminary Plan**

Walking path: to connect the neighborhood to the north and south. The walk may be a congregating place for the neighborhood so it is placed to the west of the site away from the east neighbors and their fence.

Entries: to the north and south of the park are developed and include signage, garbage can, dog walking baggy stand and bike racks.

Street Improvements: Bluebell Lane will receive half street improvements where needed, including a sidewalk, curb new trees and landscape. Davies Road will also incur half street improvements. The ditch at Davies Road inspired a green street concept here as a way to mitigate the standing water and provide landscape as well as sidewalks and on-street parking.

Limited development program. Park will function much as it does now, allowing dogs (must be on a leash), casual games, and youth activity.

## **QUESTIONS**

1). We would like to have a play structure. We see that this is not included in the project. Can you tell us why we do not see a play structure included here? Where could it go?

ANS: Potentially in the future a play structure can be added. The youth athletic field is what will be built for this particular project based on the bond measure; therefore, the play equipment is not currently shown on the plan. There may not be funding for the addition of play equipment.

2). Have you had any look of how this decision to build a play field will correspond to the possible future acquisition? What might be the adjacent use of the property acquired and how will it fit into this plan?

ANS: If acquired, the site would be a neighborhood park. The process would be the same as this in the future.

Mr. Speer, introduces himself and states: We would like to work a deal with the District.

3). If the District acquires the property, will the south side of the acquired property instigate full street improvements on Davies Road? It is the only unimproved road in the City of Beaverton.

[We would like more street improvements stretching down Davies.](#) There is a drainage issue along the south side.

ANS: We understand the requirement to be improvement of the street in front of the park – not the entire street. The City is requiring sidewalk, planting and curb with grinding and resurfacing half of the street. We are providing a stormwater planter system between curb and sidewalk to treat stormwater; this green street approach was strongly supported by the city.

4). Angled Parking is this a possibility?

ANS: The City did not want angled parking.

5). More parking and use occurs to the north side of the park. I live to the north of the park. The corner (between Bluebell Lane and 133<sup>rd</sup> Avenue) is dangerous. How is this going to be dealt with?

ANS: H. Speer discusses history of curb cut: years ago, the City required me to leave room for a potential east / west street. The requirement included a curb cut. I planted three trees in front of the curb cut. The driveway is not a problem for us either way.

Continued discussion:

There is no sidewalk to the south and there is a fence, which may push more users to access the park from the north. New street improvements will improve access to the south.

Sorrento Road is a feeder street to the south of the park and it is easier in general to access the park to the south.

More families and younger kids – offer very local use to the north.

6). I am a professional urban designer. I do not see the process as collaborative. You are asking us for ideas but at the same time telling us what you are going to do. I have a big problem with this process that is not participatory.

The assumption of parking is flawed and wrong. 10 cars for 10 players does not account for overlap. Car scheduling is not that exact, cars do not arrive and leave all at the same time. You will need to plan for 20 cars.

The assumption that this is a practice field and will not be used for games now or in the future.

ANS: U-9 practice field size. Weekdays approximately 5:30 -7:00 pm is use time. Likely 1 team per evening or separate start times by 15 minutes. No Saturday practices or games.

7). Family activities will be removed for sports play. There is not room or place considered for neighborhood family use. Trees will also be removed and few trees are added.

ANS: Discussion about potentially leaving more open space, maybe on the north side, pushing field to one end.

8). We would like a playground. There has been no community involvement on what this plan will look like. My kids are soccer kids, and I am elated that there will be a field but my kids are also kids and they want a play structure.

ANS: The land was purchased with the intent to build an athletic field due to the lack of fields in the surrounding area. Many public meetings were held before the bond measure passed to solicit input from communities as well as organizations to specify the use and development of each respective bond project listed on the bond literature.

9). What is the Board dictating for this site, specifically?

ANS: The Board approved funding for a youth athletic field.

10). Currently, the park serves our purposes. [The park is currently working fine for me.](#) It is a perfect plan if the District can acquire the additional property but that is currently unresolved. The site serves a great benefit to us now the way it is. I say stop and wait until you acquire the property, then continue with your plan. [Wait on the project and do it later.](#)

11). My daughter is 11 years old and plays pick-up soccer every Friday. The field is sloped but they manage and have a great time. The field as it is gets a lot of use. [The park is currently being used by neighbors close to the site. It is getting lots of use now.](#)

12). With the new footprint of the field, there is no room to be there as a neighbor. There is no allowance for neighborhood use to occur while soccer practice is going on. Soccer occurs from 5 to dusk which is the same time that neighbors use the space.

When I voted for the park, I did not know that I voted to end my use of the park.

13). What open space for neighbors is available outside of the goals? Is this space open for possible neighborhood use? This site is our place and our neighborhood memories.

ANS: Yes, it is open to neighborhood use, as is the field most of the time (when not being used for practice).

14). Our fence abuts the field on the east side. People retrieve balls in my yard without asking. Is there any mitigation to our fence if broken?

ANS: Additional trees and shrubs may be planted and the north south orientation of the field will help balls being kicked at your fence. The District normally would maintain, repair and replace any such damage as needed.

15). We are the closest to the field on the east side of the fence and least protected. People jump over our locked gates to retrieve balls.

ANS: Since it is your neighbors that use the field now, it is most likely your neighbors retrieving the balls. Again, additional trees and shrubs will help reduce balls flying over fences.

16). How do we know that the field use will not change later and be made for use for larger kids later?

ANS: This field is specifically programmed as U9 practice only to minimize impacts to the neighborhood. Older kids, games, and other activities are programmed in other parks that are better able to support these uses.

17). What about use after dusk?

ANS: The park is closed at dusk, and there will be no lights (to help show the park is closed). There is already a park watch group formed for this park. The District also has regular security patrols and neighbors will have a direct contact number.

18). What happens after tonight? What are the procedures for moving forward?

ANS: Gather the comments, two more weeks for comments on the website, return back through an internal design team, management review, then to the Board for approval. All of this occurs prior to submitting to the City.

19). Will the Board meeting be made public? Will the revised plan be placed on the website prior to the Board meeting? When / where will this Board meeting be held?

ANS: We will place the Board meeting time and date on the website. We will make the revised plan accessible to the public on the website.

20). How do the stormwater planters work and will the street be narrowed?

ANS: The planters will replace the existing ditch but be located further to the north (closer to the park). Mr. Speer noted that the existing fence is in the right of way not on the property line, so the parallel parking, planters and sidewalk all will have plenty of room along Davies Road.

21). Will there be signs for slower traffic?

ANS: At this time the City is not requiring any signage.

22). Are there restrictions to park use when it is not scheduled for soccer practice?

ANS: no, the field would be open for neighborhood use.

23) There would have been much less angst about this proposal if we had understood that it was only going to be used for practices. Thanks for coming to talk to us.

**End of Memo**