

Steve Street Property Master Plan



April 3, 2015

Acknowledgements

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Introduction

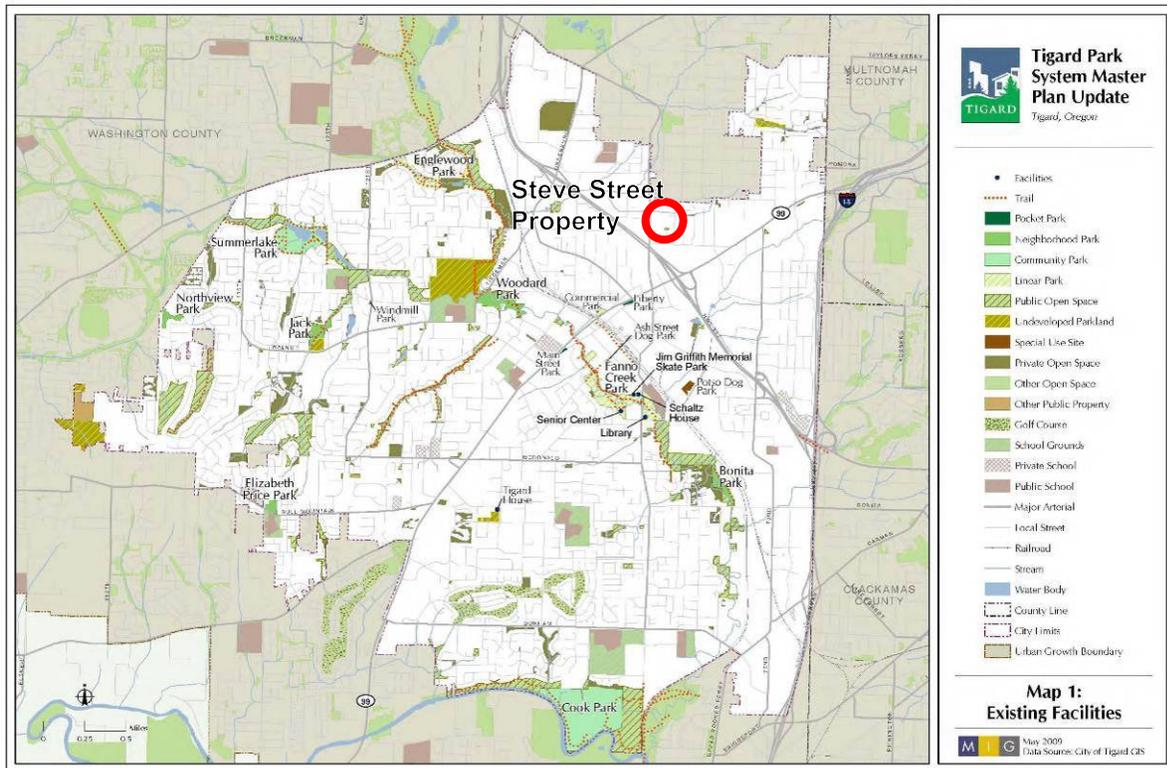
Purpose of the Master Plan

The master plan illustrates a long-term vision to define and facilitate the planned development of the Steve Street property as a neighborhood park. The site master planning process relied on resident input to clarify a common vision for the future park.

The 1.4-acre Steve Street property is classified as a neighborhood park as described in the City of Tigard’s 2009 Park System Master Plan (**Figure 1**). Park properties with the neighborhood park designation are the foundation of the parks and recreation system. They are intended to provide accessible recreation and social opportunities for nearby residents. Neighborhood parks often include developed facilities for individual and family activities.

The property was brought to the attention of the City by area neighbors who wanted to see the land purchased as a park, and it was purchased in 2013 with proceeds from the 2010 Parks Bond. The City also secured an easement from the Japanese International Baptist Church to provide access to the property from SW Steve Street. The property is characterized by a relatively flat open space with a scattered mix of native and introduced trees and shrubs adjacent to the wetland in the northwest corner of the site.

Figure 1. City of Tigard’s 2009 Park System Master Plan



Site Description and Analysis

The Steve Street property (**Figure 2**) is a 1.4 acre parcel bordered on the south and east by single-family residential development, to the northwest by an existing forested wetland, and to the southwest by an apartment complex. Two existing streets dead-end at the property. SW Steve Street connects with the property from the northeast. There is maintenance access to an existing manhole off of SW Steve Street. SW 84th Avenue connects with the property from the south. There is an existing water quality facility to the east of SW 84th Avenue at the park boundary. This facility is managed by the City and can be relocated if needed to facilitate park development.



Steve Street property from the north

The site is relatively flat and open, allowing for high sun exposure and views across the site. The site topography consists of gentle, two percent slopes along most of the property, with a slope break in the northern portion of the property that slopes gradually to the north at seven percent. There is an existing wetland in the northwest corner of the property with a 50-foot buffer that extends into the property. These resources are protected by federal, state and local laws, so impacts to these resources should be minimized by the proposed park improvements.

A variety of elements for the Steve Street property were considered, including:

- Benches
- Bike Racks
- Community Garden
- Drinking Fountain
- Frisbee Golf Putting Area
- Nature Play Area
- Open Turf Area
- Paved Path / Trail
- Picnic Area
- Play Equipment (Varied Ages)
- Skate Spot
- Small Covered Shelter
- Soft Surface Path / Trail
- Sport Court



Steve Street property from the south

Figure 2. Steve Street Property Existing Conditions



0 20 40 80 Feet

Legend

- Park Boundary
- Taxlots
- 2' Contours
- Wetland Boundary (DEA 2012)
- 50' Wetland Buffer
- Entrance

The development of park infrastructure, such as a cul-de-sac bulb that provides an emergency vehicle turnaround, durable trails, and play areas, is needed to support the level of use associated with the activity base provided in a neighborhood park. The natural resources (wetland and buffer) at the northern end of the property require a sensitive approach to site development that protects these resources. Key opportunities and constraints for site development are summarized below.

- Opportunities
 - A generally flat, open area
 - High sun exposure
 - Existing water quality facility could be relocated into Steve Street property
 - Easily accessed from the north and south ends of the property
- Constraints
 - Close proximity to apartments and housing
 - Need to provide a cul-de-sac bulb at SW 84th Avenue
 - Steeper slopes in northern portion of property
 - Wetland buffer extends into proposed development area of the property

The Planning Process

The Steve Street property will provide needed park amenities to an underserved part of the City. Soliciting input from nearby residents was important to the development of the master plan. Public meetings were announced through a combination of mailers, newspaper notices, and via the City web site. The two public meetings were held to gather input contributing to the completion of the Master Plan.

At the first meeting, an overview of the project and the site's existing conditions were presented along with image boards illustrating potential park elements. The neighborhood park designation was also described. The input solicited at the first meeting was incorporated into two master plan design alternatives that were presented and discussed at the second meeting. Master Plan Alternatives 1 and 2 are included in **Appendix B**. The comments received from the stakeholder and public meetings and via email are included in **Appendix C**.



Public Meeting

Presentations to the public and the Park and Recreation Advisory Board (PRAB) were held as indicated below.

Public Meeting	December 11, 2014
Public Meeting	February 3, 2015
PRAB Presentation & Approval	April 13, 2015

The Master Plan

The Master Plan presented to the PRAB on April 13, 2015 was shaped by the design team after considering public input. The following describes the elements of the Master Plan as graphically portrayed in **Figure 3**.

The main park entrances will be at the following locations:

- SW Steve Street
- SW 84th Avenue

Emergency Vehicle Turnaround - SW 84th Avenue

The park development will require the inclusion of a cul-de-sac bulb at the end of SW 84th Avenue, classified as a neighborhood route. According to the Tigard Development Code *Chapter 18.810.030, Street and Utility Improvement Standards*, these improvements could include:

- 40-ft radius turnaround
- 10-ft travel lanes
- 8-ft on-street parking
- 5.5-ft planting strip
- 5-ft sidewalk

The specific improvement requirements for the Steve Street property will not be finalized until the review for the site development is completed. Two parking spaces along the cul-de-sac (one accessible) are included in the master plan.

Walking Trails

A new paved trail is proposed within the site. The existing sidewalk along SW 84th Avenue will be extended around the proposed turnaround to provide access from the south, and a trail will extend into the property from SW Steve Street to provide access from the north. A paved loop trail will connect the two access points. A soft surface trail is proposed to provide informal access to the proposed nature play elements.

Accessible Loop Trail (4-ft wide paved trail)

The master plan includes a four-foot wide paved loop trail that will provide access to the various park amenities and the accessible access trails from SW Steve Street and SW 84th Avenue.

Maintenance Access (curb cut and 4-ft wide paved trail)

The master plan shows an eleven-foot wide curb cut along the turnaround that connects to a paved trail. This curb cut and trail will provide maintenance access to the community garden and shed.

Soft Surface Trail (3-ft wide chip trail)

The master plan includes a three-foot wide soft surface trail that provides informal access to the two nature play spots proposed in the northwest portion of the site. Portions of the soft surface trail may not be accessible.

Rough Lawn

The master plan includes a large informal open play area which is needed in this neighborhood. The play area will be rough lawn which provides a nice grass play surface but is less heavily maintained than a groomed sport turf field. A Frisbee golf hole is a possible element for the lawn area, allowing neighbors to sharpen their skills.

Community Garden

The master plan shows a community garden on the eastern edge of the property. A space for fifteen beds and a garden shed are proposed for this master plan; water will be provided from the SW 84th Avenue right-of-way to the shed. The master plan includes a chain-link fence surrounding the community garden.

Picnic / Play Area

The master plan includes a picnic area, two play areas, a future use area, and two nature play spots.

Site furnishings in this area could include:

- Trash receptacle
- Picnic tables
- Bike Rack

Picnic Area

The picnic area will include two 6-foot picnic tables, one that is wheelchair accessible. The picnic area is adjacent to the play area and is accessible from the paved loop trail.

Play Areas

The two play areas are separated for age, a smaller one for ages 2-5 and a larger one for ages 5-12. These play areas will include traditional park playground equipment. The play areas are accessible from the paved loop trail.

Playground equipment could include:

- Swing sets
- Slides
- Monkey bars
- Climbing walls / boulders
- Geodome climbers
- Toddler play walls

Future Use Area

A small area on the west side of the park will be left for future use. The neighbor's use of the park will help program the use of this area in the future.

Nature Play Spots

The master plan includes two nature play spots to accommodate toddlers and small children, located in the northeast portion of the site adjacent to the community garden. These areas will provide opportunities for individual and group play. The physical components of these areas could include hiding places, seating, and loose parts to be manipulated. Activities could include: climbing, balancing, creative and imaginative play, building, digging, and connecting with nature and others.

Figure 3. The Master Plan



- Legend**
- Park Boundary
 - Wetland Boundary (DEA 2012)
 - Taxlots
 - 50' Wetland Buffer
 - 2' Contours
 - ▲ Entrance



Play elements in this location could include:

- Animal climbing feature
- Stone boulders
- Paths
- Vertical logs
- Small stick and log “shelter”
- Plantings

This area could include a traditional wood chip surface with a log and stone perimeter that transitions to the surrounding landscape. The nature play spots will be accessed from a non-accessible soft surface trail.

Nature play areas can incorporate a broad range of elements, some of which are described in **Table 1**. Several images of nature play areas and features are included in **Appendix A**.

Table 1. Nature Play Elements

Physical Components	Activities
Adventure	Climbing and Balancing
Fantasy and Imagination	Active and Creative Play
Animal Allies	Observe and Explore
Maps	Terrain and Paths
Special Places	Hiding and Fort Building
Small Worlds	Plants, Sand, Water
Hunting and Gathering	Manipulating Loose Parts (sticks, stones)

Source: Maryland Department of Natural Resources, Pattern Book for Nature Play Spaces

Low Impact Development / Sustainability

Throughout the master planning process, consideration was given to reducing the impact of park development on natural resources.

Wetland and Vegetated Corridor Mitigation

The proposed paved and soft surface trails have been aligned to limit impacts to the existing wetland and buffer. A wetland delineation was performed in 2012 that defined the wetland boundary and associated buffer. A natural resource assessment will need to be performed to ensure that impacts to the regulated water quality buffer of this wetland are avoided and minimized.

The location of a portion of the paved trail and relocated water quality facility within the buffer are approved uses within the buffer but will necessitate buffer mitigation enhancement. Enhancement of the degraded wetland buffer should provide adequate mitigation for foreseeable impacts.

Materials and Sourcing

The basic elements of the master plan include paving, play areas, and planting. Locally-sourced materials should be incorporated to the greatest extent possible for all of these elements. Renewable materials like sustainable harvested lumber or synthetic lumber made from recycled materials will also improve the overall sustainability of the project.

Costs, Priorities and Phasing

Estimate of Probable Cost

Funds for design development, permitting and construction are needed to develop the proposed master plan.

Permitting Requirements

The City of Tigard Planning Division reviews all development projects in the city including: zoning, sensitive land permits, variances, site design reviews, conditional uses, land use appeals, and tree removal permits.

Since the Steve Street property includes protected natural resources (including a wetland buffer), environmental assessments and permitting will be important to project implementation. Clean Water Services regulates developments in the vegetated corridors surrounding wetlands and streams. A list of probable surveys, studies, and permit applications are included below.

Surveys & Studies

- Wetland Delineation (done)
- Natural Resources Assessment
- Tree Survey
- Stormwater Analysis and Report

Permit Applications

- Clean Water Services
- City of Tigard

Steve Street Property Estimate of Probable Construction Costs

Estimated construction costs for the elements within the master plan could total between \$316,000 and \$379,500 in 2015 dollars. A detailed cost break out is included in **Appendix D**.

The following elements are included in the master plan:

- | | |
|--------------------------------|-----------------------|
| • Site Prep / Earthwork | \$ 13,000 - \$ 16,000 |
| • Emergency Vehicle Turnaround | \$ 34,000 - \$ 41,000 |
| • Site Furnishings | \$ 24,000 - \$ 29,000 |
| • Play Areas | \$100,000 - \$120,000 |
| • Community Garden | \$ 38,000 - \$ 46,000 |
| • Trails | \$ 58,000 - \$ 70,000 |
| • Permanent Fencing | \$ 11,000 - \$ 14,000 |
| • Erosion & Sediment Controls | \$ 15,000 - \$ 18,000 |
| • Planting | \$ 20,000 - \$ 24,000 |

The cost ranges above do not include mobilization, bonding and insurance, or overhead and profit. Including those items, the estimated cost for construction is between \$400,000 and \$484,000 in 2015 dollars.

Priorities and Phasing

Phasing for the Steve Street property is not necessary, but neighbors have expressed interest in constructing the community garden and nature play or other playground elements as soon as is practicable. The community garden and nature play spots could be implemented first with neighborhood/parks staff effort and minimal funding. The play areas could be built with neighborhood support through fundraising and volunteer efforts.

Public / Private Partnership Opportunities

Some improvements may be made jointly with other divisions within the City of Tigard Public Works, and/or other agencies like Clean Water Services or Metro. Elements that might fall into this category could include:

- Right-of-way improvements
- Utility improvements

Other improvements could be made as ongoing maintenance activities or with the assistance of non-profits or volunteers. Elements that might fall into this category could include:

- Soft surface trails
- Community garden
- Nature play spots

Appendix A

Nature Play Examples



Maryland Department of Natural Resources

Climbing



Wilsonville, OR

Balancing



Cincinnati, OH

Climbing and Balancing



Ijams Nature Center Knoxville, TN

Creative Play



Climbing



Maryland Department of Natural Resources

Creative Play

Steve Street Property Master Plan



Maryland Department of Natural Resources

Hiding



Maryland Department of Natural Resources

Connecting to Each Other



Plants, Sand, Water



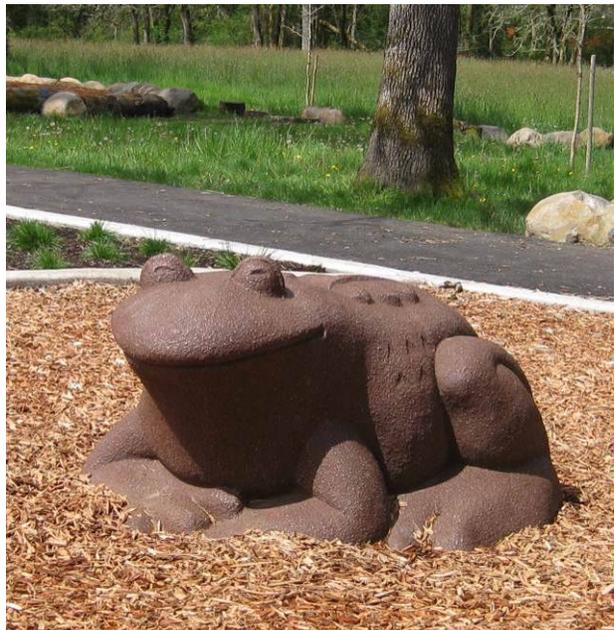
Jorgenson Park Vancouver, WA

Observe and Explore



Maryland Department of Natural Resources

Connecting to Nature



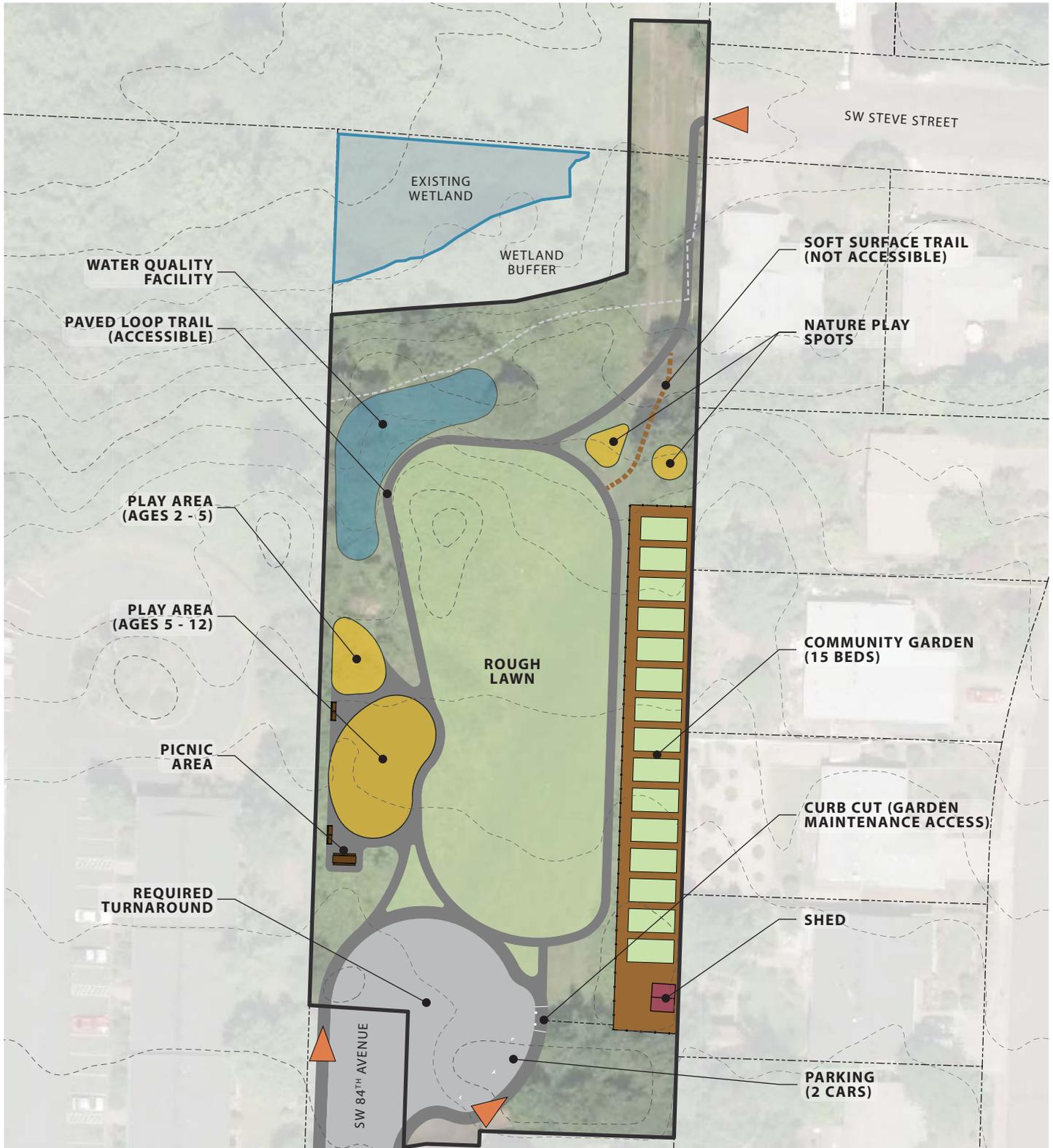
Camille Park THPRD, OR

Animal Allies

Appendix B

STEVE STREET MASTER PLAN ALTERNATIVE 1

ESA VIGIL-AGRIMIS



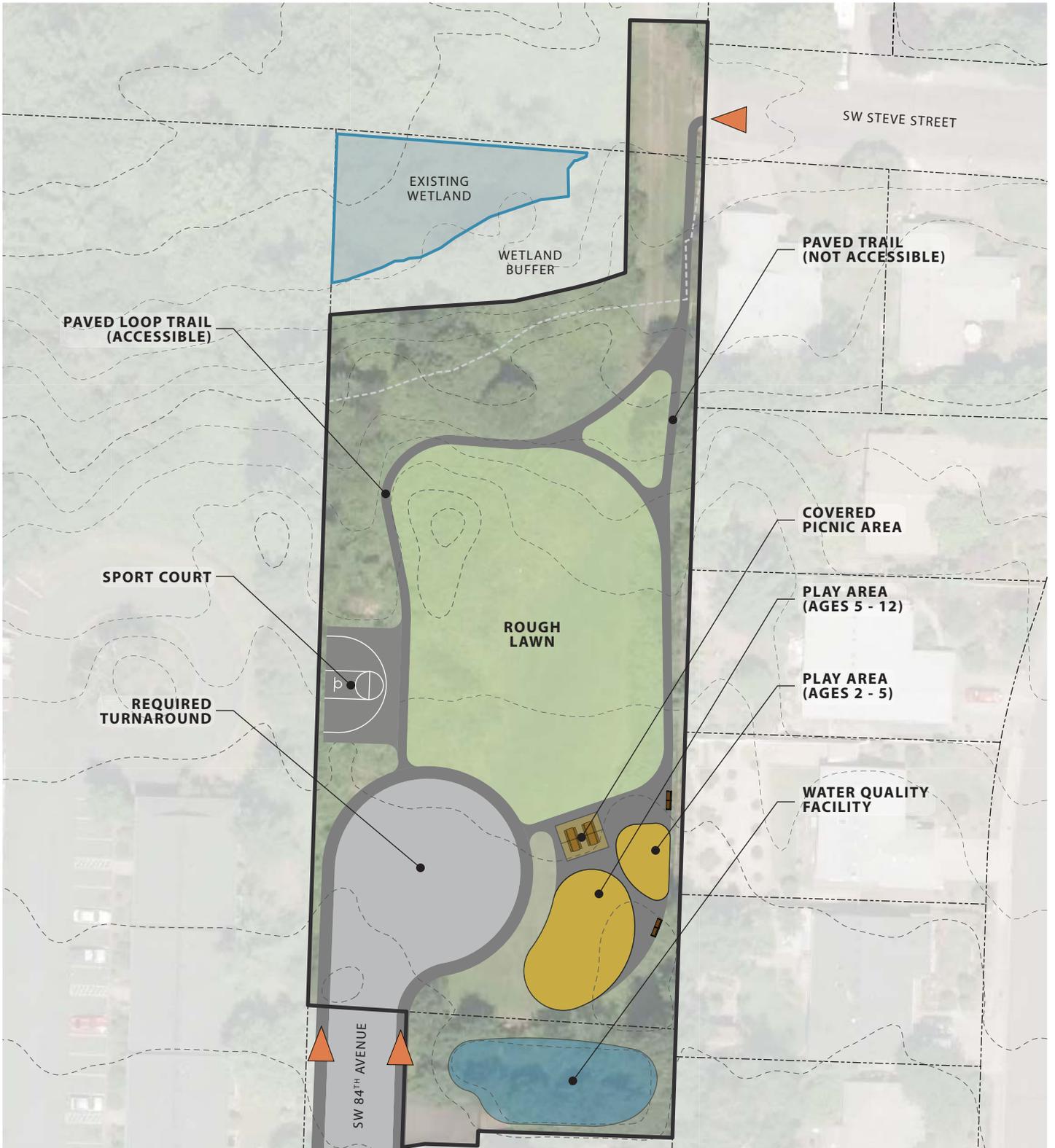
Legend

- Park Boundary
- Wetland Boundary (DEA 2012)
- Taxlots
- 50' Wetland Buffer
- 2' Contours
- Entrance



STEVE STREET MASTER PLAN ALTERNATIVE 2

ESA VIGIL-AGRIMIS



Legend

- Park Boundary
- Wetland Boundary (DEA 2012)
- Taxlots
- 50' Wetland Buffer
- 2' Contours
- Entrance



Appendix C

Meeting Notes

Steve Street Property Master Plan Public Meeting

Thursday December 11, 2014

Japanese International Baptist Church – 8500 SW Spruce Street, Tigard

7:00 - 8:30 pm

Attendees:

There were 12 people in attendance.

Project Overview:

In early 2014, the City of Tigard purchased an undeveloped lot to serve as a future neighborhood park. The 1.4-acre Steve Street property is located at 3400 SW Steve Street at the north end of SW 84th Avenue. The first public meeting for the master planning process for the park was an open house.

At the meeting introductions and welcoming remarks were followed by an informal discussion/Q&A session. The purpose of the meeting was to share information about the site's current condition and to share possible park elements with the neighbors. The range of potential park amenities discussed included: paths, benches, water fountain, play areas, skate spot, sport court, open turf area, community garden, picnic area, and a small shelter. The discussion elicited public feedback on park amenity interest and addressed specific questions. The notes below capture the highpoints of the discussion.

Questions:

Will the access at SW Steve Street (from the road end) get opened?

Yes. The City wanted to start the discussion with the neighbors about the design process first, and will consider opening that access soon.

Who will maintain the property?

The City will maintain the park.

What are the potential funding sources for park development?

Sources may include grants, City resources, neighborhood sweat-equity (also as matching funds for grants), or other fundraising. At this time, no development funds have been secured for the construction of this property.

What have been common safety or vandalism problems in other parks?

Graffiti is the most common. Upon discovery, City crews act to remove the graffiti promptly. If the problem persists, they have installed flash cameras to identify the individuals. In other cases, the City has installed low-level solar powered lights.

What are the plans for the interim and for Phase 1?

In the interim, blackberry bushes have been removed. The City will also remove some vegetation to improve visibility into the site and open the access points at SW 84th Avenue and SW Steve Street.

Is there an option to add a dog park to the property?

No. The site is too small and it would need parking.

Will there be lighting?

Generally, the City does not install lighting; however, it has installed low-level solar lights when warranted.

Does the City have a policy about adjacent neighbors installing gates directly into the park?

No.

Interests:

Walking Path

The group was interested in providing an accessible path to serve parents with small children and older residents. The neighborhood is currently fractured due to the number of dead end streets and the lack of sidewalks. Providing a path from SW Steve Street to SW 84th Avenue would help connect the neighborhood and provide opportunities for loop walks through the neighborhood. Additional future connections to SW Hall Boulevard would be a big improvement. There are no sidewalks on the east side of SW Hall Boulevard. Consider buying the adjacent wooded wetland to the west to expand the property.

There are a number of people who use the church property and the park to shortcut between SW Lucille Court and the neighborhood north of SW Spruce Street to businesses, schools, and transportation on SW Pacific Highway. This use is not desired by the Church and a fence has been installed between the church and park properties.

Play Area

The inclusion of a play area was well supported. There was interest in a wide range of play equipment types including traditional favorites (swings and slides), innovative pieces, and nature play. There are a number of young children in the neighborhood so accommodating a range of ages will serve the neighborhood into the future. There was support for building less expensive play elements (nature play?) as soon as possible and a desire to include shady places for parents and older residents to sit and watch children play.

Sport Court

Some attendees were interested in including a small ½-court basketball court. The discussion included concern about noise and attracting folks from outside of the neighborhood. One neighbor suggested a soft play surface to reduce noise and that there were other high-quality court facilities that would be a greater draw to players than a neighborhood half court. It was also suggested that we reach out to Westside Christian High School to see if they will have any publicly available amenities once they have built out their new campus.

Community Garden

There was support for a community garden along the backs of the properties on 83rd Avenue. Neighbors liked the idea that this could be built as an early park development phase to get more people using the property. If the neighbors found they didn't like the use it could be easily changed to another use.

Picnic Area/Shelter

There was support for a small picnic shelter and picnic area.

Safety

The group discussed vandalism (graffiti) that was a problem in the neighborhood a few years ago and existing homeless use of the wetland/wooded areas of the park and adjacent vacant properties. Getting more people in the park was discussed as a deterrent to these undesired uses. Constructing a roundabout at the end of SW 84th Avenue would make it easy for law enforcement to patrol the park.

Off-Leash Dogs

There was concern voiced about the existing use of the park as an off-leash area. Providing an off-leash area was briefly discussed but the park is not large enough and this use is inconsistent with the goals of a neighborhood park because it would draw people from beyond the neighborhood (requiring parking) and would be noisy. Patrols have been effective at controlling unauthorized off leash use at other parks. Please add leash law signs and coordinate with the County animal control.

Parking

There is very limited parking on SW 84th Avenue so neighbors were very concerned about folks driving to the park. Parking along 84th Avenue is problematic, and it is allowed only on the eastside of the road. The end of the street is a popular place for drivers (i.e., small truck or taxi) to take lunch.

Other

The park should be opened to the public as soon as possible. So the rule-following public can use the area until it is developed. This will provide more eyes in the park and discourage mischief. This will also allow neighbors to get familiar with the property before going too far with the design. People might have different ideas about the property once they see neighbors using it.

Though there is no money available to construct the park a phased development approach was discussed. This would allow for a simple start and slow growth in to the site.

Can there be something for seniors, such as pathways, benches, horse shoes, raised garden beds?

Keep most of the trees.

END

Meeting Notes

Steve Street Property Master Plan Public Meeting

Tuesday February 3, 2015

Japanese International Baptist Church – 8500 SW Spruce Street, Tigard

7:00 - 8:10 pm

Attendees:

There were 6 people in attendance.

Project Overview:

In early 2014, the City of Tigard purchased an undeveloped lot to serve as a future neighborhood park. The 1.4-acre Steve Street property is located at 3400 SW Steve Street at the north end of SW 84th Avenue. The second public meeting for the master planning process for the park was an open house.

At the meeting, welcoming remarks were followed by a brief discussion of the proposed alternatives and an informal discussion/Q&A session. The purpose of the meeting was to share information about the alternatives developed using feedback from the first public meeting (12/11/14) and comments received via email and to solicit public feedback on the preferred alternative or alternative elements. Both alternatives include accessible trails that connect the SW 84th Avenue and SW Steve Street entrances.

Alternative 1 includes a 15-bed community garden and play grounds for ages 2 - 5 and 5 -12 with a picnic table as well as nature play spots. The required fire turnaround is located at the southern end of the park using an existing water quality facility which is moved to the north. Two parking spots are added on the turnaround.

Alternative 2 includes play grounds for ages 2 - 5 and 5 -12 with a covered picnic area and a sport court. The required fire turnaround is located farther north avoiding the existing water quality facility.

Most attendees preferred combining elements from both alternatives. The notes below capture the highpoints of the discussion.

Questions:

Can the access at SW 84th Avenue get opened so neighborhood residents can get a feel for the property?

Yes. The City wanted to start the discussion with the neighbors about the design process first, and will consider opening that access soon.

Can the community garden be installed early in the phasing process as it is low-cost?

The City has installed community gardens with little to no funding previously, so that is an option for Steve Street Park.

Is the City interested in purchasing the available property northwest of the park to provide access from SW Hall Boulevard/SW Lucille Court?

The City was approached by the property owner, but the owner considered the property developable and had the property priced accordingly. There have been no new recent developments.

Is there access to the park north from SW Spruce Street?

No.

How does the community garden work?

The city tries to give local residents the first chance to sign up for plots then they are opened up to a waiting list.

Interests:

Walking Path - Strongly Supported

As in Public Meeting No. 1, the group expressed interest in an accessible path, both for walking and dog-walking as recreation and as a route to connect SW 84th Avenue and SW Steve Street creating a neighborhood loop.

Play Areas - Strongly Supported

As in Public Meeting No. 1, the group expressed support for play areas for varying ages. Nature play was supported as a possible way to accelerate the development of play opportunities but no specific nature play ideas were championed.

Concern was expressed for placing the play areas close to the apartments on the southwest side of the property due to potential for the noise from the play area to affect numerous apartment dwellers.

Community Garden - Strongly Supported

There was support for a community garden, particularly for the opportunity to install a community garden early in the phasing process.

Picnic Area/Shelter - Strongly Supported

There was strong support for a small picnic shelter and picnic area.

Sport Court - Mixed Support

Some attendees expressed interest in a sport court to serve neighborhood children as they age but there was also opposition due to noise concerns and the potential for the court to attract youth from outside of the neighborhood or draw people to the park after hours. Alternative 'quiet' surfacing was discussed but it has not been used by the City. It was suggested that the sport court could be a "last phase" addition. Location near the apartment building was a concern.

Parking - Need Questioned

There was a question about the need for additional parking. The group expressed interest in keeping the turnaround closer to SW 84th Avenue to preserve as much park space as possible. Accessible parking was supported.

Other

There was interest expressed in retaining as many of the existing trees as possible, as well as adding native enhancement plantings for wildlife that could also provide screening along the western side of the park for apartment residents.

Providing two disc golf baskets on opposite sides of the rough lawn was suggested as an additional park amenity.

END

From: Steve Martin
Sent: Wednesday, February 11, 2015 7:04 AM
To: H.Johnstone
Cc: Steve Martin
Subject: RE: Steve Street Park Property

Hi Ms. Johnstone,

Sorry it took so long to get back to you, I wanted to be sure to address all the concerns you listed in your two emails.

1. Will there be a vote on the park development and/or design to commence?

No, that is the purpose of the community meetings.

2. Will tenants be given further opportunity to present concerns and/or input on the design and location of structures with in the park? We accept concerns and comments on our parks, at any time. Comments on this park design have been solicited since December and that continues, however, we need to finish the concept design process in March and present the design to the Park and Recreation Advisory Board in March or April.

3. To be kept apprised in regard to the design of the park, and when development will commence.

All our meeting notes and will be posted online, as is our practice with new park concept designs. If we have your email address on the signup sheet, we usually send notice of any design update to those interested parties. Any planned improvements and park notices are also noted on the park page. We go through the park design process to get a park design that works for the neighborhood, we do not typically notify every time we do un-permitted improvements – the cost would be prohibitive. Development of hard infrastructure improvements (paved surfaces or shelters) is not anticipated to occur for at least several years (5 to 10yrs.) because of lack of funding. Less expensive features such as a community garden, or soft trails (chips or gravel) could occur sooner - if crew and funds, or volunteers, become available.

4. "RENTERS" are disallowed the same consideration

The Parks Division intentionally went beyond the normal notification process for our two meetings to send invitations to each and every apartment – most developments only send to the listed property address – the main office or owner.

5. "the design seems to place the playground/basketball court far away from the houses"

Because of the small size of the park, the major features need to be located near the edges of the park, or the lawn area would be too small or convoluted to be usable for play. The topography dictates that: the east or west sides of the park are the best areas to locate the play features, the east side of the park is the best area for the community gardens, the south end is needed for a turnaround, and the south

and west sides are the most visible for security. The location of the play areas has little to do with house or apartment location, and everything to do with making the park efficient, usable, and safe.

6. “proposed basketball court - I wish to reiterate that I strongly oppose the basketball court”

We heard that at the meeting - as well as in your email, and your comments are noted on the meeting notes.

7. a gate proposed by Maureen to connect the Park with the Apartments

A gate isn't being proposed – the fence probably belongs to the apartment owners – but if a gate were installed, the probable location was being shown, and the possibility should be planned for.

Hopefully that helps address the concerns you sent - thank you for your comments, and especially for taking the time to attend the last meeting,

Steve

Steve Martin
Public Works Manager
City of Tigard
13125 SW Hall Blvd.
Tigard, OR 97223
503-718-2583
steve@tigard-or.gov

From: H.Johnstone [mailto:hjemail@aol.com]
Sent: Sunday, February 08, 2015 7:02 PM
To: Steve Martin
Subject: Fwd: Steve Street Park Property

Heidi MT Johnstone
8545 SW Pfaffle St., Apt 2
Tigard, OR 97223
503-443-6983

February 08, 2015

Steve Martin
Park and Facilities Manager
Public Works Department
13125 SW Hall Blvd
Tigard, OR 97223
503-718-2583 / Fax 503-684-8840

Dear Steve Martin:

I would like to know if the plan for the park will be voted on? I want to clarify some questions and concerns from fellow tenants that seem to think that a "vote" will be taken on the Steve Street Park development design. My understanding is that the vote on park development in 2010 was for the funds to purchase property and develop for parks/open space in the City of Tigard and the Steve Street property will be one of the projects developed from this funding, and no vote which is costly will be necessary; the funds have already been approved through the bond measure. **So....my fellow tenants have questions and want clarification in your words, since you are a representative of the City of Tigard and the design process. Questions below:**

1. Will there be a vote on the park development and/or design to commence?
2. Will tenants be given further opportunity to present concerns and/or input on the design and location of structures within the park?

I would appreciate your feedback on my concerns, and to be kept apprised in regard to the design of the park, and when development will commence.

Very truly yours,

Heidi MT Johnstone

-----Original Message-----

From: H.Johnstone <hjemail@aol.com>
To: steve <steve@tigard-or.gov>
Sent: Sat, Feb 7, 2015 9:38 pm
Subject: Fwd: Steve Street Park Property

Resend

-----Original Message-----

From: H.Johnstone <hjemail@aol.com>
To: steve <steve@tiard-or.gov>
Sent: Sat, Feb 7, 2015 9:34 pm
Subject: Steve Street Park Property

**Heidi MT Johnstone
8545 SW Pfaffle St., Apt 2
Tigard, OR 97223
503-443-6983**

Steve Martin
Park and Facilities Manager
Public Works Department
13125 SW Hall Blvd
Tigard, OR 97223
503-718-2583 / Fax 503-684-8840

Dear Steve Martin:

I am a tenant of 8545 SW Pfaffle St, and one of the renters who lives within 10 feet of the fence that divides the vacant lot which is being developed for the Steve Street Park Property. I am deeply concerned at the lack of consideration regarding the affect that the noise from the proposed **basketball court, which I vehemently oppose, and the location of the playground based on noise levels and an interruption of the peaceful enjoyment of my now home, which I have resided for 2 years.** I am very concerned when it comes to consideration on plans that **"RENTERS" are disallowed the same consideration for design and noise levels other resident homeowners have been given.** We are taxpayers too, and deserve, and demand the same consideration as the other residents, our homes whether rented or owned give us the same stake as a resident in Tigard, Oregon, as well as our vote. The proposed design will surely impact multiple families which border the fence, and the design seems to place the playground/basketball court far away from the houses, but places it in very close proximity of the apartments, 10 feet, this is apparent. As I stated in the meeting on February 03, 2015, the Gatehouse Apartments property is in transition, the owner has died, and the trust that is handling the property does not handle these matters, but only the sale of the property.

Renters have the same needs as other residents, we wish to provide a stable home for our families and ourselves without being needlessly or callously dislocated because of conditions that make our ability to live in the area impossible, like excessive noise. I have seen playground areas at Woodard Park, Jack Park, Englewood Park, and East Butte Heritage Park, that have the playground areas/basketball court in the center, and has at least 50-100 feet or more between the playground areas, and any adjacent houses/condominiums; but I wish to reiterate that I strongly oppose the basketball court, due to the noise and negative elements these areas seem to attract. And I will not be put in the position to police the park, when after hours use of the park causes noise at times when the park should be closed. This present design proposal is unfair, and all the residents that attended the last meeting did not even live on the perimeter of the park, yet their suggestion for a basketball court or playground in the present proposed location was met with positive feedback. I think the residents living on the perimeter of the park should be seriously considered first since they will be impacted with any development the greatest.

There was also a gate proposed by Maureen to connect the Park with the Apartments; this too I greatly oppose. The connection would create a security concern and thoroughfare for unwanted non-resident traffic through the complex. This is private property, and **we should not have our families or property put at risk by creating opportunities for crime that this gate/thoroughfare would provide.**

I do not know if other tenants/renters have contacted you with their concerns, maybe many do not plan to stay, or will move because of the development. But this is my home, and I have the same attachment, dedication and concern for the welfare of the neighborhood as other residents whether we are renters or homeowners. I have been an active participant and volunteered my time to the City of Tigard as a "Peer Court Coordinator" through the Tigard Courts, at the Tigard Public Library, supervising at risk youth in fulfilling their community service, and encouraging them in a positive way about their actions and prospects in the future. I have worked with Representative Margret Doherty of District 35, Tigard, Oregon during my volunteer work, I have lived in Tigard for 6 years, and I am deeply concerned and dedicated to this community.

I would appreciate your feedback on my concerns, and to be kept apprised in regard to the design of the park, and when development will commence.

Very truly yours,

Heidi MT Johnstone

Appendix D

Estimate of probable Construction Costs -- Master Plan

June 30, 2015

Item	Quantity	Unit	Unit Price	Cost	Cost Plus 20%
Mobilization					
Mobilization (7% of Construction Cost)	1	LS	\$30,119.00	\$30,119	\$36,143
			Subtotal:	\$30,119	\$36,143
Construction Survey & Staking					
	1	LS	\$10,000.00	\$10,000	\$12,000
			Subtotal:	\$10,000	\$12,000
Clearing & Grubbing					
Clearing & Grubbing	46,696	SF	\$0.25	\$11,674	\$14,009
Misc. Tree Removal	4	EA	\$400.00	\$1,600	\$1,920
				\$13,274	\$15,929
Site Furnishings					
Bench (6 foot)	3	EA	\$1,800.00	\$5,400	\$6,480
Picnic Table	2	EA	\$4,000.00	\$8,000	\$9,600
Litter Receptacle	2	EA	\$1,500.00	\$3,000	\$3,600
Entry Signage	1	EA	\$5,000.00	\$5,000	\$6,000
Bollards	3	EA	\$500.00	\$1,500	\$1,800
Loop Bike Rack	2	EA	\$500.00	\$1,000	\$1,200
				\$23,900	\$28,680
Play Areas					
Nature Play Spots	1	LS	\$10,000.00	\$10,000	\$12,000
Toddler Area	1	LS	\$40,000.00	\$40,000	\$48,000
Age 5-12 Area	1	LS	\$50,000.00	\$50,000	\$60,000
				\$100,000	\$120,000
Community Garden					
Water Meter	1	LS	\$5,000.00	\$5,000	\$6,000
Water Line - 3/4 inch	130	LF	\$25.00	\$3,250	\$3,900
Community Garden	1	LS	\$30,000.00	\$30,000	\$36,000
				\$38,250	\$45,900
Emergency Turnaround					
Driveway Apron	1	EA	\$1,500.00	\$1,500	\$1,800
Asphalt Paving (with base)	4,955	SF	\$6.00	\$29,730	\$35,676
Parking ADA Signage	1	EA	\$500.00	\$500	\$600
Striping	1	LS	\$2,500.00	\$2,500	\$3,000
				\$34,230	\$41,076
Trails					
Paved (4-foot concrete-Sidewalk)	11,612	SF	\$5.00	\$58,060	\$69,672
Soft Surface (3-foot chip-Nature Play)	75	LF	\$2.00	\$150	\$180
				\$58,210	\$69,852
Permanent Fencing					
Chainlink Fence	282	LF	\$40.00	\$11,280	\$13,536
				\$11,280	\$13,536
Erosion & Sediment Controls					
Erosion & Sediment Controls	1	LS	\$15,000.00	\$15,000	\$18,000
				\$15,000	\$18,000
Planting					
Trees and Shrubs (Entry and Play Area)	1	LS	\$10,000.00	\$10,000	\$12,000
Wetland & Buffer Mitigation	1	LS	\$10,000.00	\$10,000	\$12,000
				\$20,000	\$24,000
			Subtotal:	\$275,894	\$331,073
CONSTRUCTION SUBTOTAL				\$316,013	\$379,216
OVERHEAD AND PROFFIT (7%)				\$22,121	\$26,545
BONDING AND INSURANCE (2%)				\$6,320	\$7,584
TOTAL				\$344,454	\$413,345

