

SE 162nd Avenue Community Park
Summary of Public Meeting #2
Tuesday, May 20, 2008

1. Staff explained the priorities identified during the first public meeting and during the additional public comment period:
 - Fields
 - Skate park
 - Community center
 - Dog park
 - Pool

2. Consultants presented site information and 3 design options for the park. Available on-line for review.

3. Community Questions/Comments (*Staff responses in italics*)
 - Current pool usage at the NCPRD Aquatic Center
 - Is it at capacity? (*No, except for swim team practice*)
 - Swim teams (*We don't have enough capacity to meet the practice needs for the local High School teams. Some have to go to other areas.*)
 - Swim lessons (*These are generally full, but we could add more if necessary.*)
 - Is there a need for an additional pool at this site as part of the community center?
 - Why build another pool, if the existing pool doesn't pay for itself and has to be subsidized with tax payer funds?

 - Parking
 - Will there be enough parking for other site uses if games are going on? (*Yes, there is additional parking on the west side of site. In addition, more parking will be provided next to schools which will be shared.*)
 - Please share parking with school. (*This is the plan.*)

 - Will there be a venue for special events (Weddings, reunions, etc.)? This could generate revenue. (*This is an identified use for all proposed community center configurations.*)

 - Purchase additional land
 - A lot of interest in acquiring Weaver property (to the north, as a natural area, with trails and retaining trees), and Johansen property (to the south). (*We are working to acquire a couple more acres to the west. However, the more land we acquire, the less funding we have for improvements.*)

 - Partnering with the North Clackamas School District is important. (*This was identified as something we should be doing during our District Master Planning process. In addition, our agreement with Happy Valley prior to annexation identified a community park, possibly in*

conjunction with a school. We purchased the site with the intention of working with the school. Combining efforts provides value to both the school and park district.)

- Community Center
 - YMCA could run the community center like the one in Sherwood. *(Unlike when Sherwood was built, there are a number of existing and planned new private health clubs in this area that a YMCA would have to compete with).*
 - How affordable is the large-scale type of community center? Can NCPRD afford to build it? *(No. We would have to build part of the community center, and then work out a way to fund the rest. A rough estimate is \$10 million to build the full-scale option. If the large-scale type community center is built, other improvements to the site such as fields would take many more years to construct (possibly over 10 years)).*
 - Maybe the YMCA could bring funding? *(Possibly. The citizens in Sherwood passed a bond to construct the building.)*
 - Baseball/Soccer/Lacrosse
 - All sports go year round
 - Co-existing fields are difficult to share *(Overlapping fields gives the community the most flexibility. We would have to work with teams to coordinate use. There will also likely be other soccer fields on the larger school/park campus that could be used by the community. However, we are not sure on timing of those improvements.)*
 - Practice space in higher demand than game space? *(Both)*
 - All turf at fields? *(We are considering all-weather turf. With our climate, you are able to get more use than with grass).*
 - All 4 fields could accommodate kids and adults; school and community. *(This provides the community the most use. Also, two of the softball fields will be used by the middle school, which will eventually be a high school. The fields at North Clackamas Park are great, but only smaller children can use them.)*
 - Add lights as part of early phasing so the fields can be used as much as possible. *(We'd like to have field lights and will look at this during cost estimating).*
 - Written Comments
 - More natural area – fields are not open space.
 - Protect Rock Creek riparian areas as well as uplands.
 - Move dog run to gas easement freeing up more open space on the west side of park.
 - District master plan calls for more overlapping fields.
 - I think it would be great to have all the stuff in the park. There are no parks in this area. It would nice if there was a footbridge or tunnel to get to the park safely (across hwy 212), also reduce vehicle trips.
4. **Presentation of staff analysis of concepts:** Staff had the opportunity to look at the three concepts and formulate some thoughts. These ideas were based on public input on this project, information from

citizens received over the years, information from district-wide master planning, trends, funding, and long-term maintenance and operations ability of the District. Staff then presented a fourth option, which is a hybrid of plans A and B.

- There is a long standing need for fields in the District. Right now, we're still playing catch up. Staff supports the option that provides the most number of fields (including 3 overlapping), **B**.
- There is a need for a community center. However, given the cost to construct, and uncertainty of the long-term operations of the largest option, staff likes the mid-sized community center idea. This allows us to use the existing house (which is in good shape) and build additional space at a future time. The parking in this option works well with the school parking, **A**.
- Staff likes the entry drive that is moved further to the north. It provides a nice gateway to the park, **B**.
- Staff encourages placing the maintenance yard north of the entry drive, **B**.

5. **Preferred Concept and Priorities:** Meeting attendees were give the chance to indicate which concept they liked best (including the hybrid explained by staff) and indicate which items they wanted to see built first.

- Green = preferred concept
- Orange = first priority
- Pink = second priority

6. **Results:** The bulk of the meeting attendees supported the hybrid concept presented by staff. Results of the prioritization is as follows:

Elements	1 st Priority	2 nd Priority
Athletic Fields	11	7
Community Center Large	1	2
Community Center Medium	6	1
Community Center Small	1	-
Skate Park	2	6
Dog Run	1	-
Volleyball	-	1
Picnic Area and Shelters	-	1
Trails	-	4
Stormwater Lake	2	-

7. **Next Steps:** Information gathered from the public meetings and additional public input will be used to develop one or two revised concepts. These concepts will be presented at the District Advisory Board meeting on June 12, 6 pm at the Sunnybrook Service Center (4th floor). People are encouraged to attend. In addition, NCPRD will continue to accept feedback on the different concepts and priorities until June 1, visit the project Web site www.hhpr.com/162nd.

Adjourn 7:30 pm.