



Lents Park Master Plan Report

APRIL 2011



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

WALKER•MACY
Landscape Architecture Urban Design Planning

Investing in Portland's Future
PDC
PORTLAND DEVELOPMENT COMMISSION



Accepted by Portland City Council - April 13, 2011



Existing Dog Off-leash Area and Community Garden at Lents Park

Report produced by:
WALKER MACY
111 SW Oak, Suite 200
Portland, OR 97204
503-228-3122

Executive Summary

Lents Park is an important hub and focal point of the Lents community. Located 6 miles from downtown Portland, what began as a 5 acre open space has expanded over the years and is now a 38 acre park and a highly valued asset for the Lents neighborhood and the City of Portland parks system. As the neighborhood and the city have grown, a wide variety of improvements have been made to the park to provide active and passive recreational opportunities.

As a result of gradual improvements, the park has limited cohesion of design themes among the various built elements, both active and passive.

In 2009, Portland City Council considered a proposal to redevelop Walker Stadium and portions of Lents Park to house the Portland Beavers baseball team. This proposal was not acted on, but the proposal did lead to the discussion about the future development of Lents Park, its current uses, and lack of a long term plan.

Later that year, the City of Portland identified the need to develop a 25-Year Master Plan for Lents Park using funds provided by The

Portland Development Commission through the Lents Town Center Urban Renewal Area.

The master plan for Lents Park aims to establish a framework for future park improvements while enhancing uses valued by the community. The primary goal of the master plan is to create a long term design that strikes a programmatic balance and provides year round enjoyment for the neighborhood and region. Working with Portland Parks and Recreation (PP&R), neighborhood members and stakeholders, current conditions of the park and its uses have been assessed along with community needs. Through this process, the 25-Year Master Plan has been developed which creates a park that the public views as innovative and serves as a platform for future development and public reinvestment.

Executive Summary

The goal of this project was to use information gathered from a diverse range of public and professional sources to create a vision for Lents Park that addressed the needs of the community, Portland Parks & Recreation (PP&R), and The City of Portland. To do this, we:

1. Collected background information
2. Assembled the Technical Advisory Committee (TAC) and the Project Advisory Committee (PAC)
3. Analyzed a variety of site influences and conditions
4. Conducted stakeholder interviews with community representatives

To further understand community and citywide needs, the first Public Open House distributed a survey to measure public opinion about park features and to determine what users desire for the park within the next 25 years. Based on community feedback, a vision and guiding principles were established by PAC members. This framework was used to direct the design team through the planning process and to determine programmatic needs and desired site improvements.

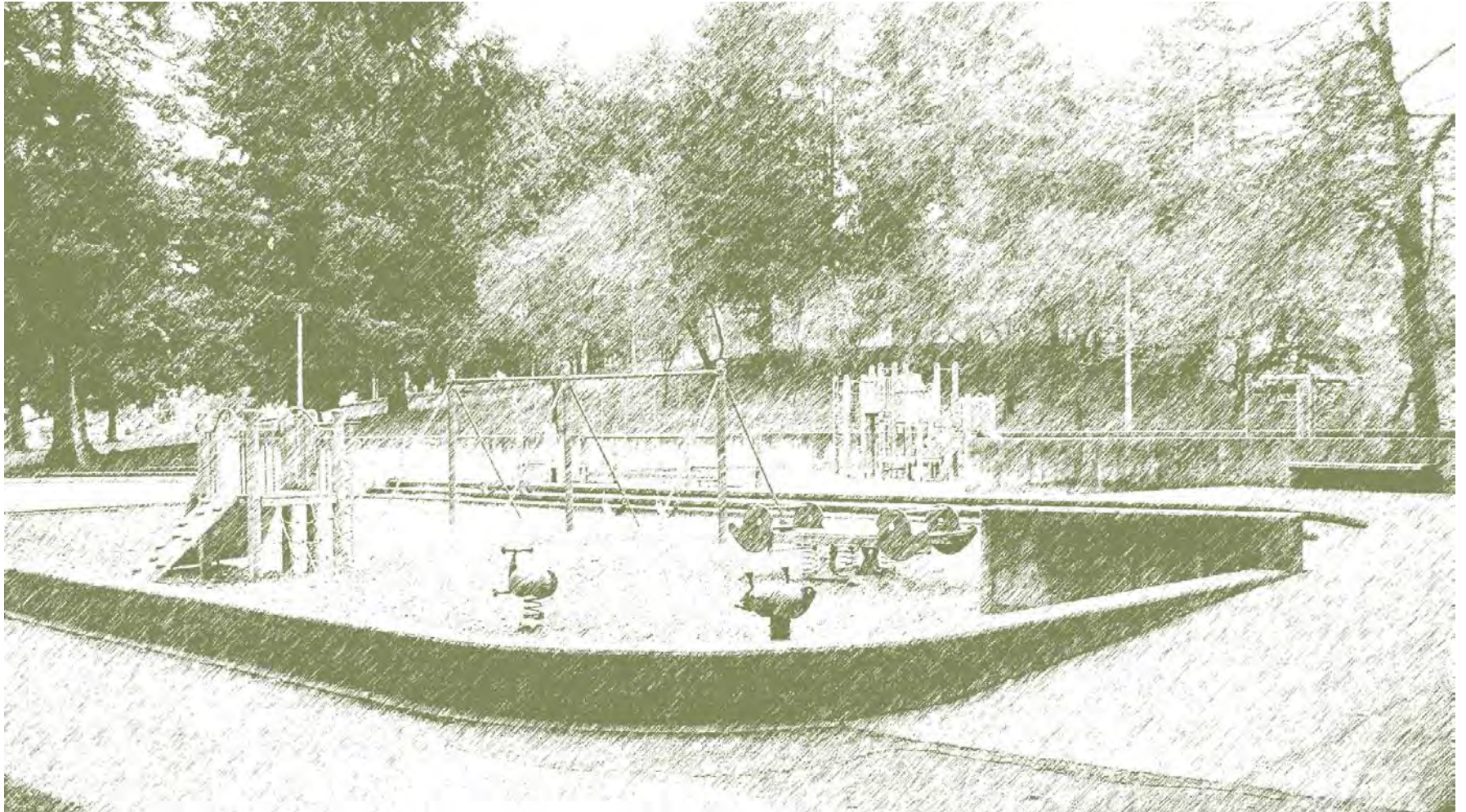
Subsequent stages of master planning included the creation of three, and then two, concept plans which were reviewed by the PAC, TAC, and local residents during open house events. After gathering public input, a preferred master plan for Lents Park was created by the design consultants and reviewed by PAC members who were responsible for the final concept recommendation. The PAC meeting notes and open house summaries are included in the appendix.

Through this process of gathering community input, the consultants were able to isolate significant elements to consider in the 25-Year Master Plan. Passive recreation was regarded as a very important component to include in Lents Park and was an underlying theme throughout the process. Many people expressed the opinion that the park was over programmed with active uses. Residents felt that Lents Park in its current condition lacks the necessary elements to make it a diverse space for a variety of users.

In the same vein, active spaces were analyzed to determine if they were necessary, properly located, or in need of renovation. By eliminating underutilized park elements and consolidating active sports uses, the

community agreed that additional space could be allocated for non-programmed use in addition to newly designed passive areas.

The master plan is a conceptual vision to be implemented over the next 25 years as funding becomes available. It is intended to build on the community's positive response to a range of elements found in draft alternatives. As a conceptual master plan, it provides future designers with flexibility to determine design details while moving forward with a diagram that embodies the community's recommended vision for the park.



Existing Play Area at Lents Park

Acknowledgements

Funding for the project was provided by Portland Development Commission through the Lents Town Center Urban Renewal Area

Project Advisory Committee (PAC):

Nancy Chapin, Foster Area Business Association
Nick Christensen, Lents Neighborhood Association
La'Tonia Foster, Member at Large
Emily Gabler, Rose Community Development Corporation
Kathleen Juergens de Ponce, Friends of Lents Park
Samuel Kaiel, Member at Large
Sonia Montalbano, SE Works
Cora Lee Potter, Lents Town Center Urban Renewal Advisory Committee
Shelli Romero, Parks Board

Technical Advisory Committee (TAC):

Andre Ashley (Portland Parks & Recreation - Sports Management)
Don Athey (Portland Parks & Recreation - Structures)
Doug Brenner (Portland Parks & Recreation East Zone Manager)
Robert Brown (Police Bureau)
Mike Carr (Portland Parks & Recreation - Irrigation / Turf)
Bob Downing (Portland Parks & Recreation - District Services Manager)
Louie Guerrero (Portland Parks & Recreation - East Zone Maintenance Supervisor)
Emily Hauth (Bureau of Environmental Services)
Gary Johnson (Portland Parks & Recreation - Sports Fields Manager)
Alisa Kane (Bureau of Planning & Sustainability - Sustainability)
Roseanne Lee (Portland Office Of Neighborhood Involvement - Crime Prevention)
PJ McGuire (Portland Parks & Recreation - Electrical/Lighting)
Leslie Pohl-Kosbau (Portland Parks & Recreation - Community Gardens)
Shawn Rogers (Portland Parks & Recreation - Permitting)
Chris Scarzello (Bureau of Planning & Sustainability - East Zone Liaison)
Ali Ryan (Portland Parks & Recreation - Dog Off-Leash Area Coordinator)
William Walker (Police Bureau)

City of Portland - Portland Parks & Recreation (PP&R):

Doug Brenner, Zone Manager, PP&R
Sarah Coates Huggins, Project Manager, PP&R
Elizabeth Kennedy-Wong, Community Outreach and Involvement
Program Manager, PP&R

Portland Development Commission (PDC):

Kevin Cronin, Project Manager, PDC

Consultant Team:

Walker Macy - Landscape Architecture + Urban Design + Planning
Michael W. Zilis, Principal
Colleen Wolfe, Project Manager
Brooke Finan, Project Job Captain

Sargent Designworks - Architecture + Interiors
John Sargent, Architect

Grummel Engineering - Civil + Structural Engineer
Robert Grummel, Professional Engineer

Portland Parks & Recreation
1120 SW Fifth Avenue, Suite 1302
Portland, Oregon 97204
(503) 823-PLAY
www.PortlandParks.org



Nick Fish, Commissioner
Zari Santner, Parks Director

Table of Contents

EXECUTIVE SUMMARY.....	v
------------------------	---

Part 1: INTRODUCTION

• Purpose of the Master Plan	5
• Location and Context	6
• History of the Site	9
• Planning Process	11

Part 2: SITE ASSESSMENT

• Population, Planning and Land Use.....	17
• Existing Conditions.....	18
• Existing Park Uses	19
• Park Access, Parking and Paths	20
• Park Structures and Amenities.....	23
• Desired Future Park Amenities	29
• Recreation Program Considerations	30
• Program Summary	31

Part 3: RECOMMENDATIONS

• Vision	33
• Guiding Principles	34
• Site Concept Plan	35
• Implementation Strategy and Prioritization.....	43
• Cost Considerations	45

Part 4: APPENDIX

• Overview and Synthesis	48
• Stakeholder Interview Summary.....	52
• PAC Meeting Summaries.....	55
• Open House Summaries	74
• Listening Sessions	113
• Existing Site Structures Tour and Assessment.....	117
• Operations & Maintenance Summaries.....	118
• Cost Estimate	125





Existing Lawn and Dog Off-Leash Area

PURPOSE OF THE MASTER PLAN

An area rich in history, Lents Park has been the center of the community since the park's founding in 1914. Beginning as a 5 acre open space, Lents Park has expanded over the years and is now a 38 acre park and a highly valued asset for the Lents neighborhood and the City of Portland parks system.

Park improvements have been added incrementally over the years as population and needs increased and as funds became available. As of result of the 1981 Lents Master Plan, site improvements have been made to include recreational activities such as field sports and other active uses. Areas of passive recreation are less developed and are

lacking in design intention and overall unity. Additionally, because the improvements have been made over decades, the park has limited cohesion of design themes among the various built elements, both active and passive.

The master plan for Lents Park establishes a framework for future park improvements while preserving existing uses valued by the community. The primary goal of the master plan is to create a long term design that strikes a programmatic balance and provides year round enjoyment for the neighborhood and the region. Working with PP&R, neighborhood members and stakeholders, current conditions of the park and its uses were assessed along

with community needs. Through this process, the 25-Year Master Plan was developed which creates a park that the public views as innovative while providing a platform for future development.



Introduction

LOCATION AND CONTEXT

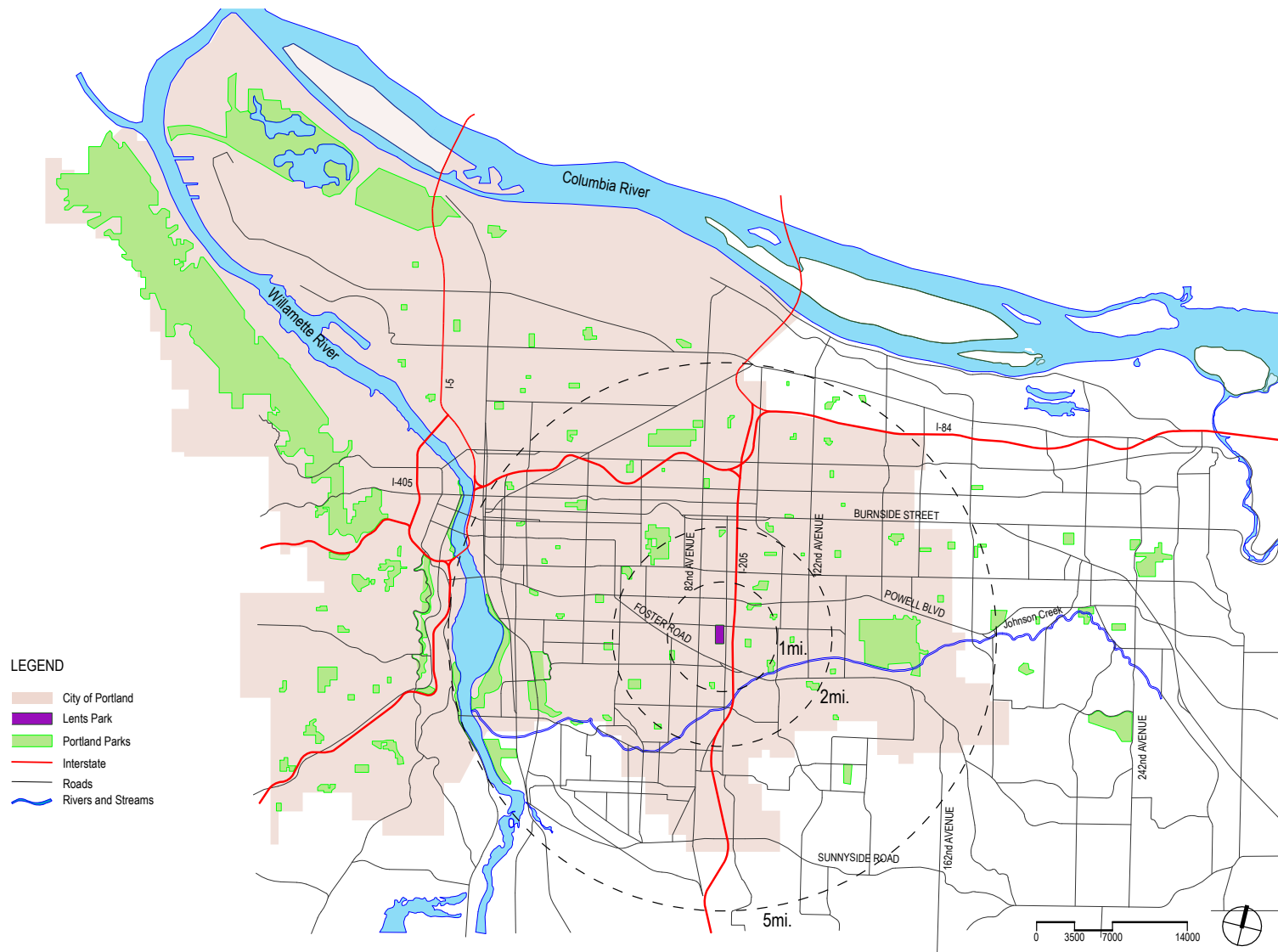
The Lents neighborhood, bordered by SE Powell on the north, the Clackamas County line on the south, SE 82nd Avenue to the west, and SE 112nd on the east, is one of the oldest and most diverse neighborhoods in the city. In 1998, Lents was established as an Urban Renewal Area in order to fund development projects that support community goals. These include generating family wage jobs, assisting new and existing business, improving local infrastructure such as streets and parks, supporting new housing construction and improving existing housing.

Located 6 miles from downtown Portland, Lents is a transportation hub for the Portland region. Three major arterials pass through the neighborhood which include Interstate 205, Powell Boulevard, and Foster Road. The MAX light rail system recently expanded to Clackamas Town Center bringing the Green line within two blocks of the park. Six bus lines and five existing parks are located in a one mile radius of the park. Within 1/2 mile of the park there are three schools and the Wattles Boys and Girls Club.

The diagrams on the following pages show the existing context of Lents Park and its relationship to the Lents neighborhood and the surrounding region. The map highlights how the area is divided by Interstate 205. To access the park, users on the east side of the highway must cross at SE Holgate, SE Harold, or SE Foster.



LOCATION AND CONTEXT



Introduction

LOCATION AND CONTEXT



HISTORY OF SITE

Lents Park is named after Oliver Perry Lent, a stonemason who came to Oregon in the 1850s to farm a 190-acre land claim. The area became the center of a growing farm community. George P. Lent, the eldest son of Oliver Lent, platted the town of Lents in 1892.

In 1912, the Lents community was annexed from Multnomah County and incorporated into the City of Portland. According to neighborhood reports, the original 5.2 acres of Lents Park had previously been used as a gravel quarry. During the 1940s and 1950s, parcels of land were gradually added to the park to assemble all of the land between SE 88th & 92nd and SE Holgate and Steele.

In 1953, the city prepared a central plan for the park, proposing locations for a baseball stadium, athletic playing fields, tennis courts, community buildings, pathways and parking

areas. Construction on the stadium began in 1956. The stadium was named after Charles B. Walker. From 1930 to 1934, Walker, as a playground leader, supervised playground softball teams, and in 1934 organized the first industrial and commercial softball leagues. In 1935, he was appointed as the city's first sports director.

In 1980, Lents Park was targeted to receive funds for general park improvements that addressed the needs of the surrounding neighborhood. A study was initiated to ensure that public improvements to the park were undertaken in a manner consistent with neighborhood recreational objectives and opportunities inherent in the existing function and character of the park site. Completed during 1981-1982, the Lents Park Study has since served as a guide for further

development and improvements throughout the park.

In 2009, Portland City Council considered a proposal to redevelop Walker Stadium and portions of Lents Park to accommodate the Portland Beavers baseball team. This proposal was not enacted after significant community opposition. However, the proposal did lead to the discussion about the future development of Lents Park, its current uses, and lack of a long term plan.

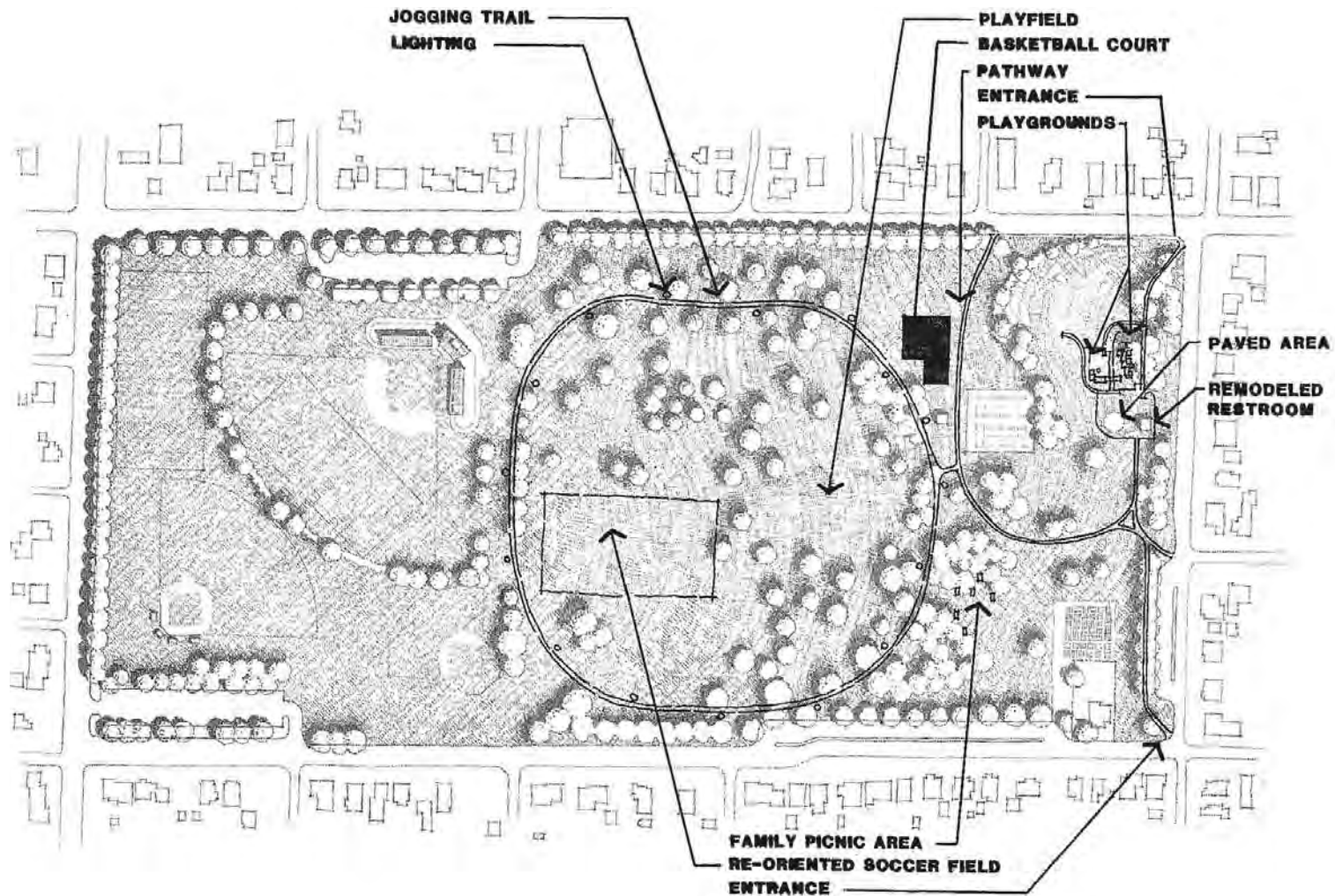
Later that year, the City of Portland identified Lents Park as an area to receive funding for the development of a 25-year master plan. The Portland Development Commission, through the Lents Town Center Urban Renewal Area, provided PP&R with the funds to create a new master plan.



Introduction

HISTORY OF SITE

Below is the proposed improvement plan from 1981-1982 for Lents Park.



THE PLANNING PROCESS

The Lents Park Master Plan process provided an opportunity to review the existing uses in the park, evaluate their effectiveness, and consider opportunities to improve the overall park experience. The development of the vision for the 25-Year Lents Master Plan was a collaborative process. By engaging key stakeholders and the greater Lents community, park design options were developed and refined to create a final concept plan. The process took place from May 2010 through December 2010.

The PAC (Project Advisory Committee) was created to represent the interests of the community and stakeholders and advise project staff and consultants. The PAC was charged with assisting the design team with program development, creating a vision and guiding principles, reviewing conceptual design options and guiding the development of the master plan. The PAC was responsible for making the final master plan recommendation to the consultants and PP&R.

The TAC (Technical Advisory Committee) assisted the PAC and consultant team to clarify operations and maintenance considerations for the park. TAC members provided input related to stormwater, safety, crime prevention, and sustainability. The TAC

attended the PAC meetings to aid in the design process.

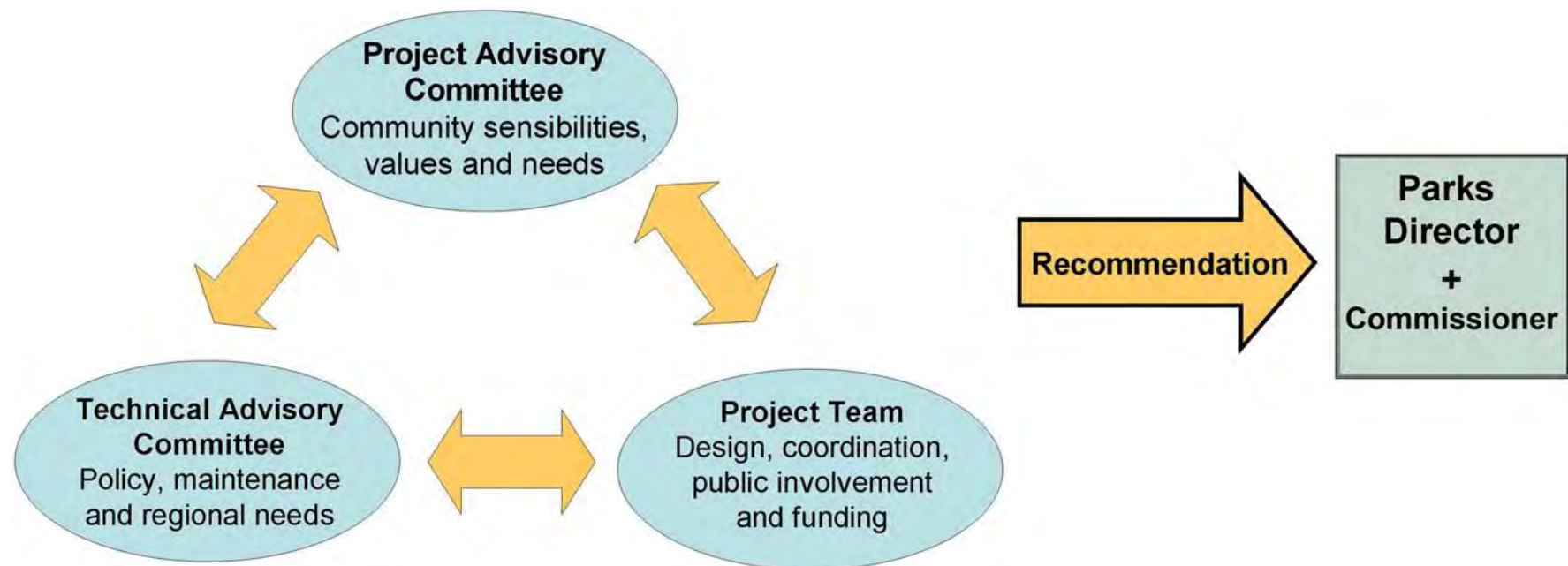
The Consultant Team was assembled to guide the design process and create a final master plan for Lents Park. After a Request for Proposals process, Portland Parks and Recreation selected Walker Macy, Landscape Architecture, Planning and Urban Design as the prime consultant. Sub-consultants included Sargent Designworks for architectural analysis; Grummel Engineering for civil and structural analysis; and Architectural Cost Consultants for cost estimating.

The design team worked closely with the PAC and TAC members to create a final master plan that represents community needs. This preferred plan was presented to Commissioner Nick Fish and Parks Director Zari Santner of Portland Parks and Recreation as the final recommendation for the park's 25-year master plan.



Introduction

The following diagram describes the dynamics of the planning process:



THE PLANNING PROCESS

During the master planning process, public input was the main generator of ideas to create a 25 year vision for the park. Recognizing the need to reach diverse populations, where possible, materials and surveys were translated into Spanish, Russian, and Vietnamese. Three listening sessions, as described below in Task 4, also were added to the process.

Tasks 1&2: Project Start-Up & Site Analysis

The first phase of developing the project included the Project Advisory Committee and the Technical Advisory Committee meetings. Stakeholder interviews were conducted to gather information from agencies which represent broader community interests. To better understand community and citywide needs, the first Public Open House used a survey to measure public opinion about park features and to determine what users required for the park in the next 25 years. Based on community feedback, a vision and a series of guiding principles were established by PAC members. The vision and guiding principles directed the design team through the planning process and determined programmatic needs and desired site improvements.

Task 3: Concept Plan Alternatives

The next stage of planning included the development of three concept plans. These plans were created based on site analysis and initial feedback from the public comment process and showed a diverse range of options. The concepts were presented at the Second Public Open House.

Task 4: Preferred Plan Refinement & Master Plan Report

Based on public feedback on the three concept plans, the design team developed two refined concept plans. The two options were aired publicly in a number of forums including:

1. Listening Sessions
2. Open House Events
3. Online Comment Forms and Periods
4. Lents Commons Coffee Shop

This information was used to generate a final master plan for Lents Park and was reviewed by PAC members who were responsible for the final concept recommendation.

Task 5: Master Plan Review

The Master Plan Report is an overview of the planning process and recommendations for Lents Park, based on public involvement and

site assessment. This document establishes the final master plan for Lents Park and describes how the preferred concept was achieved using a collaborative design approach with the community.



Introduction

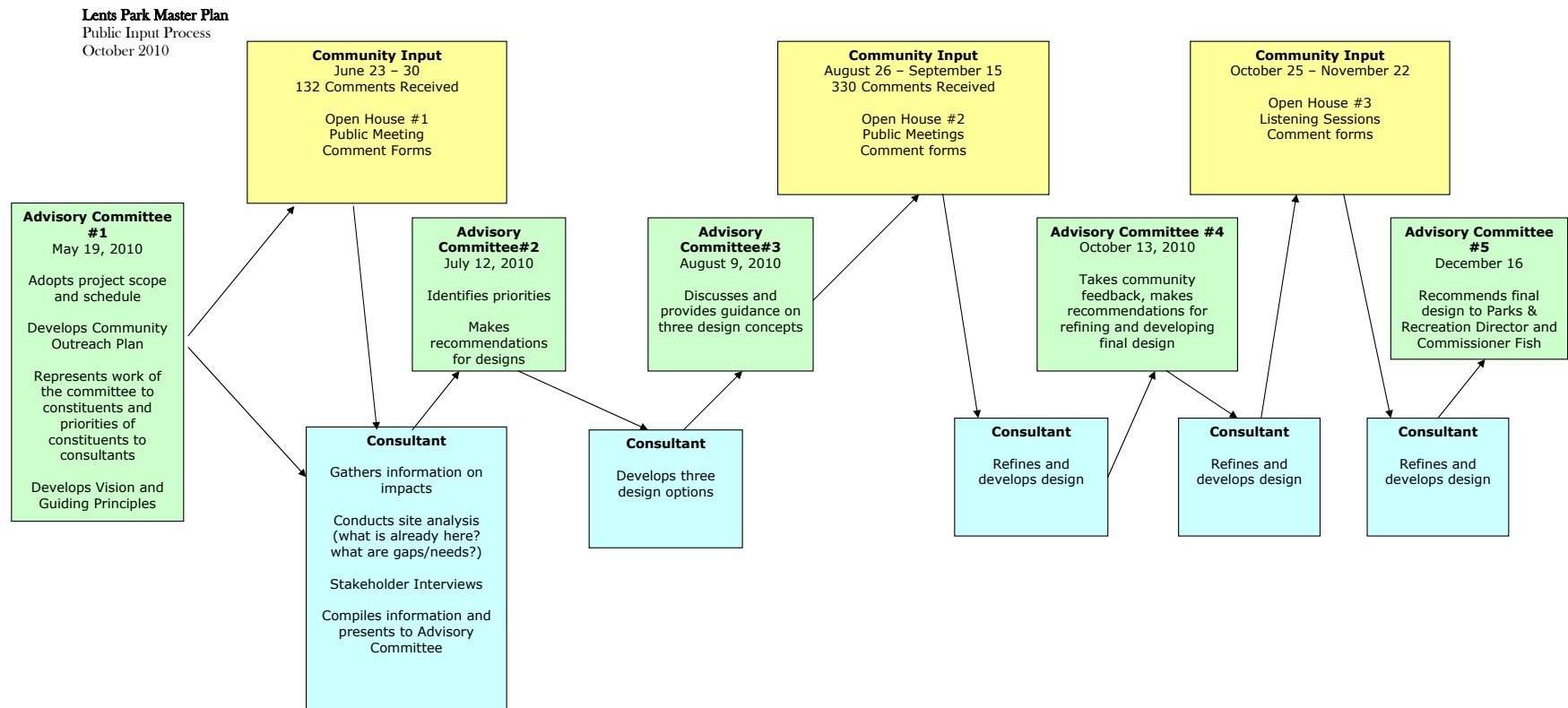
THE PLANNING PROCESS

The images below are from Open House #2 on August 26th, 2010. Residents had the opportunity to help the design team refine the concept plans through interaction with PAC members, PP&R staff, and consultants.



THE PLANNING PROCESS

The design team established the following approach to lead the project through master plan development. The Master Plan Concept was developed from May through December 2010.



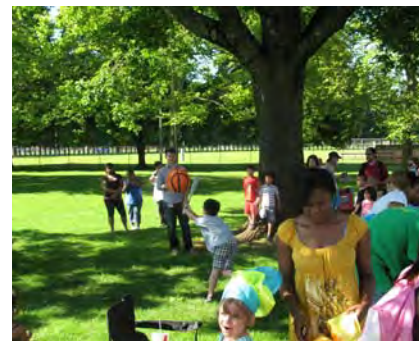
POPULATION, PLANNING & LAND USE

Lents, one of the largest neighborhoods in Portland, is located six miles from downtown Portland and is one of the oldest and most diverse areas within the city. This distinct neighborhood is home to Asian, Russian, East European, and Latino immigrants along with many young families and established residents. According to the 2000 census, the Lents neighborhood has a slightly greater percentage of people who are under 18 (27% compared to 21% citywide), and a higher percentage of residents who are non-native English speakers (28% compared to 16% city-wide). The community embraces its ethnic diversity, strives to celebrate cultural differences, and promotes cultural

understanding within the neighborhood. In planning Lents Park for the next 25 years, it was important to provide opportunities for a variety of populations and users to participate in active and passive uses.

Over the past several years, this neighborhood has also been the subject of much debate related to the proposal of the Portland Beavers baseball stadium in Lents Park. While the proposal was not pursued, the impact of this proposal created a sense of fatigue and frustration with regard to the public planning process, as well as lack of trust within the community. A goal of the Lents Park master planning process was to ensure that residents

have their voices heard and to guarantee that their feedback was taken into consideration. In addition to developing a master plan, it was essential to do it in a manner that directly responded to the community's concerns and needs and showed an appreciation of the unique nature of the Lents neighborhood.



EXISTING CONDITIONS

Lents Park has a variety of passive and active recreational uses. This 38 acre site is widely used by both local and regional residents. The northern and central portions of the park are flat and open and are used mainly for active sports such as football, baseball, softball, soccer, ultimate frisbee and rugby. Circling the central soccer fields, a bark path provides a fitness loop for joggers and walkers. South of Walker Stadium, and northeast of the soccer fields, a gazebo with a stage platform and adjacent open lawn area provides a gathering space for public events such as live music, outdoor movie showings and community gatherings while taking advantage of the level topography.

The southeastern section of Lents Park was the earliest area to be developed. Beginning with a neighborhood playground park in the 1920s, this area has two tennis courts, basketball courts, ball wall, horseshoe pits, picnic areas, a dog off-leash space and a community garden. The dramatic topographical change in this zone makes it distinct in character from the northern and mid-sections of the Park.



EXISTING PARK USES

Since Lents Park is a developed and highly used park, with some recent financial investments, the project scope assumed that some major features would remain. It was decided, prior to the beginning of the design process, that Walker Stadium and the little league fields would not be moved. Other features in the park also were slated to remain however, their location could change as follows:

1. Community garden
2. Off-leash dog area
3. Sports fields to accommodate soccer, lacrosse, football, and other field sports
4. Children's play area / water play feature
5. Park pathways
6. Restroom facilities

Additionally, a public process identified Lents Park as a site for a 5,000-6,000 sq. ft. skatespot to offer neighborhood users a closer location to learn basic skating and BMX techniques in a safe environment (Skatepark System Plan, 2008).



PARK ACCESS, PARKING & PATHS

The park is mainly surrounded by single-family homes on three sides with some commercial properties located to the east across from SE 92nd Avenue. Given the direct connections with adjoining residential uses, the park should be planned to be inviting while minimizing its impacts on the neighborhood. Traffic, parking, noise and night-time uses all affect the surrounding neighborhood and have been evaluated in terms of park function and interface with adjacent neighbors.

Visitors can arrive via six different bus lines within a one-mile radius, and via the MAX light rail system. If driving, there are four on-site parking lots which provide a total of 149 spaces. Additional on-street parking is available in the public right-of-way on bordering streets east, west and south of the park. No on-street parking is available on the northern edge of the park (SE Holgate). Currently, pedestrians can access the park at major cross-road intersections.

Surrounding the park are sidewalks lined with street trees. These sidewalks allow pedestrians to circulate the perimeter of the park. Within the park, a central trail loops around the sports fields and is ½ mile in length. Circulation on the site is limited mainly to north/south movement with insufficient cross-circulation.

As a part of the 25-Year Master Plan, a recommendation has been made for improving diagonal pedestrian movement, ADA access and through-park connections. Additionally, enhancing connections to Lents Town Center is recommended to allow improved access to and from the park and to emphasize its status as a part of the greater Lents community.



PARK ACCESS, PARKING & PATHS

The adjacent diagram highlights existing circulation through the park, key entrance points, parking areas, and significant topographic changes.

SUMMARY TABLE: Parking Spaces

NE Parking Lot	=	62 Spaces
NW Parking Lot	=	68 Spaces
SW Parking Lot	=	24 Spaces
South Parking Lot	=	17 Spaces
<hr/>		
Total	=	171 Spaces





Example of soccer game on synthetic turf

PARK STRUCTURES & AMENITIES

In an effort to establish the current conditions of Lents Park, an initial report was created by Portland Parks and Recreation to help identify areas in need of improvements, upgrades and renovations. The design team later toured the stadium and accessory facilities on June 21st, 2010 in an effort to become familiar with the facility program and general condition. Observations were made on-site with input from PP&R staff who were also present. Prior to the site visit, both the project architect and structural engineer reviewed as-built drawings of the original stadium construction.

Based on this background information and on-site observation, the following is a synopsis of the park's built structures.

Walker Stadium

Walker Stadium is constructed with poured concrete with a brick facing tucked into an earthen berm. Above this is a central wood-framed structure housing bleachers and press box. The north and west wings are composed of reinforced concrete structures which are buried on three sides with earth. On top of both of these are aluminum bleachers.

The stadium was built in 1956 in a contemporary style reminiscent of Frank Lloyd Wright and emphasizes thin brick with horizontal

projecting roof lines. There has been some deterioration of the brick facing which may require its replacement. This should be tested to confirm its structural integrity. Review of the archival drawings shows that the structure was well-built, and was constructed using a significant amount of reinforcement for wall beams and foundations. This is surprising, considering the age of the structure (1950). The base structure surrounding the field is all poured-in-place reinforced-concrete, and seems to be in reasonably good condition.

Center Structure: Currently, the stadium seating is only being partially used, as the bleachers in front of the press box, and the press box structure, are dilapidated and in need of reconstruction. This area was constructed with wood framing, and the wooden bleachers show extensive signs of dry rot, and have been closed. The rot is likely due to inadequate drainage in the stands. Additionally, the stadium seating does not provide ADA compliant access.

The central structure's restrooms have been recently upgraded and should not require improvement other than routine maintenance. The "press box" area above the newly

constructed restrooms have also been closed off due to dry rot.

North and West Wing: The earthen portions of both wings supporting the aluminum bleachers appear to have settled, thus making the asphalt surface lower than the top of concrete over the concession area and dug-out. Another area of concern is the poorly designed dugouts, which are insufficient in depth. This lack of depth creates access issues, and drainage appears to be a problem as well. This may be contributing to water intrusion issues in the dugout. Additionally, the field surface has been built up since its initial installation, most likely through the addition of soil amendments as a part of routine landscape maintenance, and now drains into the dugouts. Consequently, the dugouts are currently not usable because of these drainage issues and the resulting sanitary conditions.

The backstop and wings are in need of new paint on framework and new fabric.

Outfield fences are in poor condition and merit refurbishment or replacement.

Stadium field irrigation and lighting are in good condition and require minimal upgrades.



Example of softball game

PARK STRUCTURES & AMENITIES

Restroom Buildings

There are currently two restroom structures at Lents Park. One is located near the tennis courts (upper restroom), and the other is located near the play area (lower restroom). Plans and documentation of these structures were not available, but review of these buildings during our site reconnaissance indicates that these structures were constructed with unreinforced masonry walls and wood roof framing.

Upper Restroom: This facility will require barrier removal improvements to meet ADA requirements if it is reactivated as a restroom. Currently, it is non-functional and is being used as storage because its drain lines were plugged as a result of vandalism.

Lower Restroom: The restroom is functional and appears to meet ADA requirements. The existing lunch program requires accommodation of one or more refrigerators, prep area and shelving. Its restroom functions may be better accommodated in a new separate structure freeing space for expanded Park Lunch Program.

Gazebo & Stage

Currently, the stage platform below the gazebo does not meet ADA requirements for access. The gazebo itself functions as a bandshell, and

while it is small, it is fairly new, as it has been constructed within the past 5-10 years. Its overall condition is good.

The gazebo is currently being used for performance events. This unique structure consists of cantilevered 8" x 8" columns which support a custom trussed roof with an art installation on the performance-facing side. This structure could easily be relocated to a new location within the park which may be more suitable for performance events.

Basketball Courts

The two basketball courts were renovated by Nike 5 years ago and are in fair condition. Adjacent to the basketball court is a wall ball court in good condition with a community-painted mural.

Tennis Courts

There are currently two tennis courts located near the existing basketball courts. These courts are currently in disrepair and need maintenance. Resurfacing, crack repair, and fencing upgrades could restore these courts to a good condition for public use. Re-purposing this area for basketball could also be an option.

Fields

The ball fields are in excellent condition as they have been renovated in 2009. There are temporary restrooms located adjacent to the little league fields.

The football field is in fair condition, but has some constraints due to its close proximity to SE Holgate and SE 92nd Avenue.

The northern soccer field needs removal of the synthetic goal mouths and renovation of the natural turf. The southern crumb rubber field is in very poor condition. Turf will not grow well on this field.

Soft Surface Path

There is a soft surface jogging path around the perimeter of the soccer fields and provides 1/2 mile loop. It appears to be very popular with park users, is easily maintainable, and is currently in good condition.

Picnic Areas A, B, C and D

While several picnic tables near the little league area were refurbished within the last 3 years, picnic tables at all other locations require refurbishment or replacement.

Playground and Wading Pool

Both pieces of play equipment (ages 2-5 and 5-12) are wood and need replacement. The wading pool is obsolete, and will need replacement.

Parking & Park Access

There are currently four on-site parking facilities. These include 62 spaces near Walker Stadium off 92nd street, 68 spaces off 88th and Holgate, 17 spaces off Steele Street, near the public garden area, and 24 spaces along SE 88th Street. In addition to the on-site parking, there is a significant amount of on-street parking surrounding the site, which typically seems to provide sufficient parking during large events.

SE 88th and Holgate Parking Lot: This lot primarily services ball fields 1 and 2. The entrance located along SE Holgate Street is a safety concern. This access could potentially be closed off, forcing cars to enter and exit on 88th street, or a new exit could be located along SE 88th Street to allow for a drive-through lot.

SE 88th Street between SE Liebe and SE Steele Street: This lot currently provides 24 parallel parking spaces and serves the off-

leash dog area. This lot could be reconfigured to accommodate more parking by removing the separation island and providing diagonal front-in parking spaces. This potentially could add approximately 15 additional parking spaces if approved by Portland Bureau of Transportation and the community, while meeting the requirement of no impact to parkland or trees. If additional parking is not required, the existing island separating SE 88th from the parking area could be planted with trees to provide shading and stormwater absorption.

SE Steele Street Parking Lot: This lot provides 17 diagonal parking spaces that serve the community garden and the play area, and is separated with an island between Steele Street and the parking area. Improvements here could include planting the separation island with trees or shrubbery for stormwater abatement, or extending the lot eastward to provide more parking spaces.

92nd Street Parking Area: This lot provides 62 spaces and serves the Walker Stadium area. This lot could be reconfigured to allow for diagonal parking which would reduce the lot width, and provide additional green space. To provide the same amount of parking, or

to increase parking, the lot would need to be lengthened, and one way circulation would be necessary.

All of the parking lot areas would benefit from resurfacing. This could be done with crack repair and asphaltic surface treatment, or with an asphalt overlay. This sort of maintenance would significantly extend the life of these parking areas.



PARK STRUCTURES & AMENITIES

Well Water & Irrigation

There is currently an active well on the site which is located at 92nd Avenue and SE Liebe Street. Presently, this well is causing some maintenance problems. The well has adequate capacity to serve the irrigation needs of the site, however the pipe used for the well shaft is corroding and causing blockage in the irrigation lines. The maintenance staff has provided filters and other repairs near the well head, but the ideal solution would be to reline the well pipe with a corrosion resistant pipe. Irrigation source is a well and the system is in good shape. It may need a filter on the feed line due to minerals in the groundwater.

Site Drainage

There are a few drainage issues on the site, including the south side of the large soccer field. It has been reported by park staff that this area tends to collect and pond water. Another area with drainage issues is the area east of the play area, and the base of the hill. These drainage problems are relatively minor, and could be addressed with the installation of gravel french drains which could be used to collect the water and drain it to existing drainage structures.



Example of non-draining area



Example of park with unique water feature

DESIRED FUTURE PARK AMENITIES

As the design process proceeded, there were several reoccurring themes reflecting users' feelings about improvements that would enhance the quality of the park. The theme of increased passive recreation was a prominent topic. There were also suggestions to improve existing active recreational sports facilities. Many residents felt that Lents Park in its current condition lacks the necessary elements to make it a diverse space for a variety of users. The objective to design a park that also meets the needs of users who want to enjoy non-active recreation was addressed with the following suggestions:

- Increase number of plantings throughout the site.
- Limit removal of existing trees.
- Redefine circulation within the park to increase pedestrian movement.
- Create spaces that encourage users to sit and enjoy the surroundings.
- Provide a central open lawn gathering space for the community.
- Create a small, covered gathering space for educational and gathering purposes.
- Consider ways to increase acreage that can be used for passive recreation without reducing sports field availability.
- Situate the gazebo in an alternative open space area to increase usability.
- Convert wading pool to a functional water play amenity.



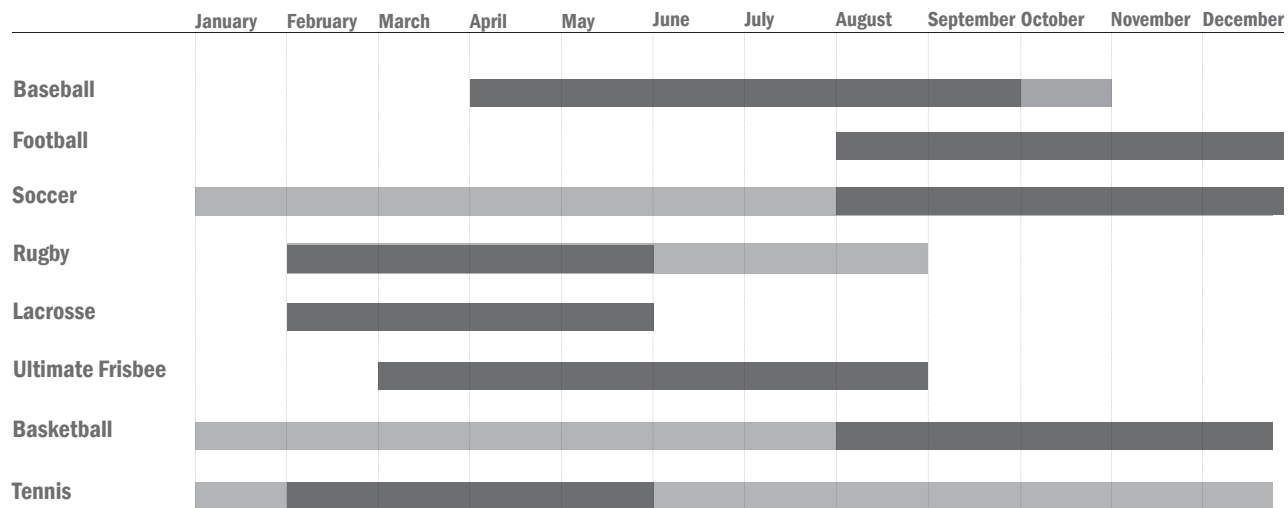
RECREATION PROGRAM CONSIDERATIONS

Lents Park currently supports a large number of recreational activities which are used by numerous schools, organizations and leagues in the community. The majority of recreational programming takes place in the northern and mid-sections of the site during spring, summer, and fall when team sports are practicing and competing. Walker Stadium is used by baseball leagues from April through November and does not serve any other use. In the 25-Year Master Plan, these recreational opportunities are examined in the context of

their viability and ability to coexist with other uses over the long term. Through this process, program, hours in use, as well as community preferences are analyzed to gauge which activities and sports programs are under or over utilized.

The renovation of active recreational uses, while increasing open space areas for alternative applications, was a topic of substantial discussion during the master planning process. It was apparent that Walker

Stadium was in need of a variety of structural and aesthetic updates. The center fields were talked about in the context of redefining their location and improving surface conditions. Synthetic turf was discussed as an option for all playing fields to increase quality and maintenance while allowing for multiple sport uses to occur year round. It was noted that synthetic turf would allow for less space to be used for active recreation, thus increasing available land for passive areas.



The adjacent chart highlights the seasonal recreational use of active sports.

Primary Seasons
 Secondary Seasons

PROGRAM SUMMARY

Through the community process of gathering input from residents, stakeholders, PAC (Public Advisory Committee) members, and TAC (Technical Advisory Committee) members, the consultants were able to isolate significant elements to consider in the 25-Year Master Plan. Passive recreation was regarded as a very

important component to be included in Lents Park. Many people felt that the park was over-programmed, with active uses dominating the park. In the same vein, it was decided that active spaces should be analyzed to determine if they were necessary, properly located, or in need of renovation. By eliminating underutilized park

elements and consolidating active sports uses, residents agreed that additional space could be allocated for non-programmed use in addition to intentionally designed passive areas.



VISION

The city's project team and consultants worked with the community and Project Advisory Committee to define a vision statement for Lents Park. This statement was used throughout the master planning process as a concept that embodied the current and long-term goals of the community.

Lents Park is a signature park, celebrated for its wide variety of activities and users, and as an important community gathering place. The park's distinct areas are connected by a system of pathways, and there are many opportunities to enjoy the natural environment, gardens, and landscape. People of all ages and backgrounds come to the park to relax, visit, attend neighborhood scale events, and use the sports fields and Walker Stadium in this safe, welcoming community gem.



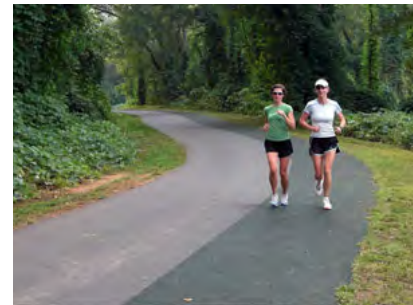
Recommendations

GUIDING PRINCIPLES

The city's project team and consultants worked with the Project Advisory Committee to define a set of guiding principles for Lents Park. The guiding principles served as a directional tool and point of reference to steer the design process as follows:

- Provide a variety of active and passive recreational opportunities.
- Create good circulation systems and pathways into and within the park
- Design the park to be economically*, environmentally and socially sustainable
- Improve maintenance, programming, and development of athletic facilities to optimize their use
- Honor the visual character of the park
- Improve access for all park users
- Enhance community and neighborhood integration with the park
- Create a welcoming environment
- Celebrate history, culture, architecture, and botanical features

** Economic sustainability is defined as a project that Portland Parks & Recreation can afford to build AND maintain.*



Examples of design possibilities

SITE CONCEPT PLAN

The 25-Year Lents Park Master Plan concept is built on the community's response to a range of elements found in the draft alternatives. As a conceptual master plan, it provides future designers with flexibility to determine design details while moving forward with a diagram that embodies the community's vision for the park.

Entrance

The primary entrance to Lents Park will be located at 92nd & Steele to create a connection to Lents Town Center and create a focal point to welcome users. This grand entrance will not only serve as the principal entry, it will be an icon that local residents as well as regional users identify with the park. The entrance will serve as the starting point for the botanical walk which will meander through the central field zone and terminate at Walker Stadium. The secondary entrances along SE Holgate, SE 88th Street, and

SE Steele Street will receive new waiting areas for public transit users along with plantings to create a more hospitable zone in this busy area. Interpretive signs and way-finding devices will be dotted throughout the landscape to facilitate park navigation and increase awareness.

Dog Off-leash Area

The dog off-leash area will remain in its current location. Residents along with the design consultants felt that this was a successful use of park space given its proximity to parking lots and separation from other programmatic elements. Improvements and new amenities will include benches, a drinking fountain and a clearer delineation of the boundaries at SE 88th and Steele. Low shrubs or bollards will be used to help better delineate the off-leash dog use with an emphasis on separating this area from traffic along SE 88th and Steele.

Natural/Botanical Areas

There will be several new areas of natural and botanical treatment throughout the park. These natural zones will add shrubs, trees, benches, and picnic tables to enhance the visual and physical experience for users. This area will begin at the grand entrance of 92nd and join an interpretive trail that will wind along the eastern side of the park near 92nd Avenue. It will also connect with the central field area which will receive the highest concentration of botanical elements.

Natural berms, punctuating the walkway, will serve as vegetated buffers to diminish street noise, and provide users with a sense of intimacy within the park. These vegetated mounds will boast seasonal and annual plantings and will have seating opportunities close by to allow users to enjoy the landscape elements.



Examples of design possibilities

SITE CONCEPT PLAN

Open Lawn/Gardens

A new open lawn and garden area will be created adjacent to the southern playground area at 92nd and Steele. This area will take advantage of and enhance the natural slope of the existing landscape while creating an area that residents can use for passive recreation. A grand staircase will be a focal point which connects the lower gardens to the upper botanical area. It is recommended that the staircase be designed to deter skateboarding and other unintended uses. It will be planted with landscape materials that are hardy in character, as well as aesthetically interesting. Density and height will be restricted for increased security while still providing a sense of separation from street activity. Similar to the botanical area, this section will also be dotted with new seating. The location of this new informal space allows for focus to be shifted

away from the park's core, while providing additional program to Lents Park.

Existing and new trees

Residents and community members have a high appreciation for the existing trees on the site. The preservation of trees should be prioritized, especially mature trees, while also allowing for exceptions to implement the 25-Year Master Plan. PP&R will assess the health and longevity of existing trees at subsequent design and construction phases. New trees are proposed in the center of the park to create a more natural design aesthetic.

Play Area

The current location of the playground is desirable to the community. As part of the 25-Year Master Plan play equipment will be

replaced and the decommissioned wading pool will be converted to a spray feature. The existing restroom will be updated for the summer free lunch program, an additional restroom structure will be added, and an expanded picnic area be created. Adjacent to the new spray feature, a children's basketball court will be created to provide young users with a safe environment to practice their skills. This will also allow parents to supervise youth without having to leave the playground vicinity. Non-traditional equipment and environmentally friendly solutions should be considered at the play areas and spray feature.

New Play Area

An additional playground area will be added in close proximity to the little league facilities, and will be smaller in scale than the area to the south. This new area will allow parents to



SITE CONCEPT PLAN

supervise children while remaining in the sports field area.

Picnic Shelter

There will be three new picnic shelters added to Lents Park. One will be located along the natural walk, adjacent to the central fields and 92nd Avenue. It will accommodate approximately 8 tables and portray an architectural quality that is appropriate for Lents Park. The shelter is located to easily access parking and pathways. A second picnic area will be located near the new play area to accommodate those using the playground, little league facilities, and central field. A sink and counter area should be considered to provide residents with a food preparation space. The third shelter will serve as a community gathering area near the dog-off leash area and community garden. Additional clusters of picnic tables will

be located near ball fields, central fields, and play areas.

Community Garden

The community garden area has been an integral part of the neighborhood for the past 35 years. The garden is heavily used with a waiting list of 15-25 families. The 25-Year Master Plan recommends that the garden remains in its current location and expands by 30% to the east. To integrate this feature into the park design, a planting buffer will be added around the garden as well as an upgraded, more aesthetically pleasing fence.

Community Garden Shelter

A community shelter will be incorporated into the garden area to create a gathering space and refuge from inclement weather. It is envisioned that this space will have flexible programming

to accommodate multiple needs. Although the space will adjoin the garden, it will allow access to all members of the community. It may also house two picnic tables to accommodate small group meetings and events.

Tennis

The tennis courts will remain in their existing location and receive improvements as needed.

Pathways and Loop Pathway

A highly regarded feature at Lents, the central loop pathway, will be slightly expanded to be ½ mile in distance. Many users favor its soft surface material, but some worry because of its lack of ADA accessibility. To meet both identified needs, the path will be widened to create a dual surface treatment of soft and hard materials. This will enable a variety of users to take advantage of the path and more easily navigate through the



Recommendations

SITE CONCEPT PLAN

park. A new pathway will connect with this loop and diagonally weave through the park. This will facilitate pedestrian movement from the primary entrance to the northwest entry point, a key element that the community has requested.

Central Field

A new synthetic adult soccer field will be installed in the northern section of the park's core. In order to minimize tree removal, maximize open space, and take advantage of other park amenities, it will be located adjacent to Walker Stadium. By converting to synthetic turf and adding new lighting, the number of usable hours will increase, making the field accessible to residents throughout the year and in the evening. This will allow for a large portion of the park's center to be used for passive, non-programmed use. New pathways, shrub plantings, trees, and benches will be added to allow users to enjoy the park's

open landscape and new botanical elements. Making this a synthetic field will necessitate a barrier to protect the investment. Aesthetically interesting options should be considered such as a seat wall, berm or low plantings. PP&R should avoid using a chain-link fence which will diminish the character of the park.

Gazebo

The gazebo will be relocated to the southern section of the park's core in response to the new synthetic soccer field. This move will alter the rotation of the gazebo to north/south creating a more desirable orientation for performers and audiences alike. The structure will receive ADA improvements, a new foundation and any acoustic upgrades. PP&R will work with the neighborhood to manage any noise impacts resulting from events at the new bandshell.

Walker Stadium

Walker Stadium will receive much needed repairs and renovations to its facilities as indicated in the structural recommendations. The field will be converted to synthetic turf making it available for multiple sports uses during the entire year.

Restrooms

New restroom facilities will be added in four sections of the park as follows: adjacent to little league sports fields, in-between the adult soccer field and Walker Stadium, near the tennis courts, and adjacent to the southern play area. These structures will replace the portable services on site. New and innovative models such as the Portland Loo should be considered to maximize safety and sustainability while allowing access to residents year round.



SITE CONCEPT PLAN

Adult Basketball

The basketball courts will be relocated to the north of the 92nd Street parking lot, and an additional court will be added, totalling three full size courts. This location is advantageous to users due to its close vicinity to public transit stops and parking areas while clustering active uses. Fencing may also be considered to ensure that balls do not enter 92nd Street.

Vavrek Field

Currently, the football field is functioning well on its existing site and will remain at the northeast corner of the park. Improvements will be made

to the natural grass field to enhance play. Lighting upgrades may be considered to maximize playing time along with partial fencing options to prevent balls from entering the street.

Skate Spot

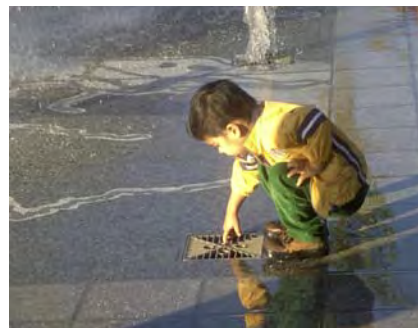
During public outreach for the Skate Park System Plan, Lents Park was identified as a location for a skate spot. The community reaffirmed this during the planning process. This new area will be approximately 5,000 to 6,000 square feet, and is intended for younger, less advanced users. It will be located adjacent to Walker Stadium to minimize noise impacts and cluster active uses together.

Horseshoes

It was determined that the existing horseshoes feature may be removed due to a lack of community use.

Wall Ball

Wall ball will be removed. However, PP&R will look for other opportunities for a community mural in the park.



Recommendations

SITE CONCEPT PLAN

The following plan illustrates the preferred concept selected by PAC members. The design encompasses the key elements listed in recommendations section.

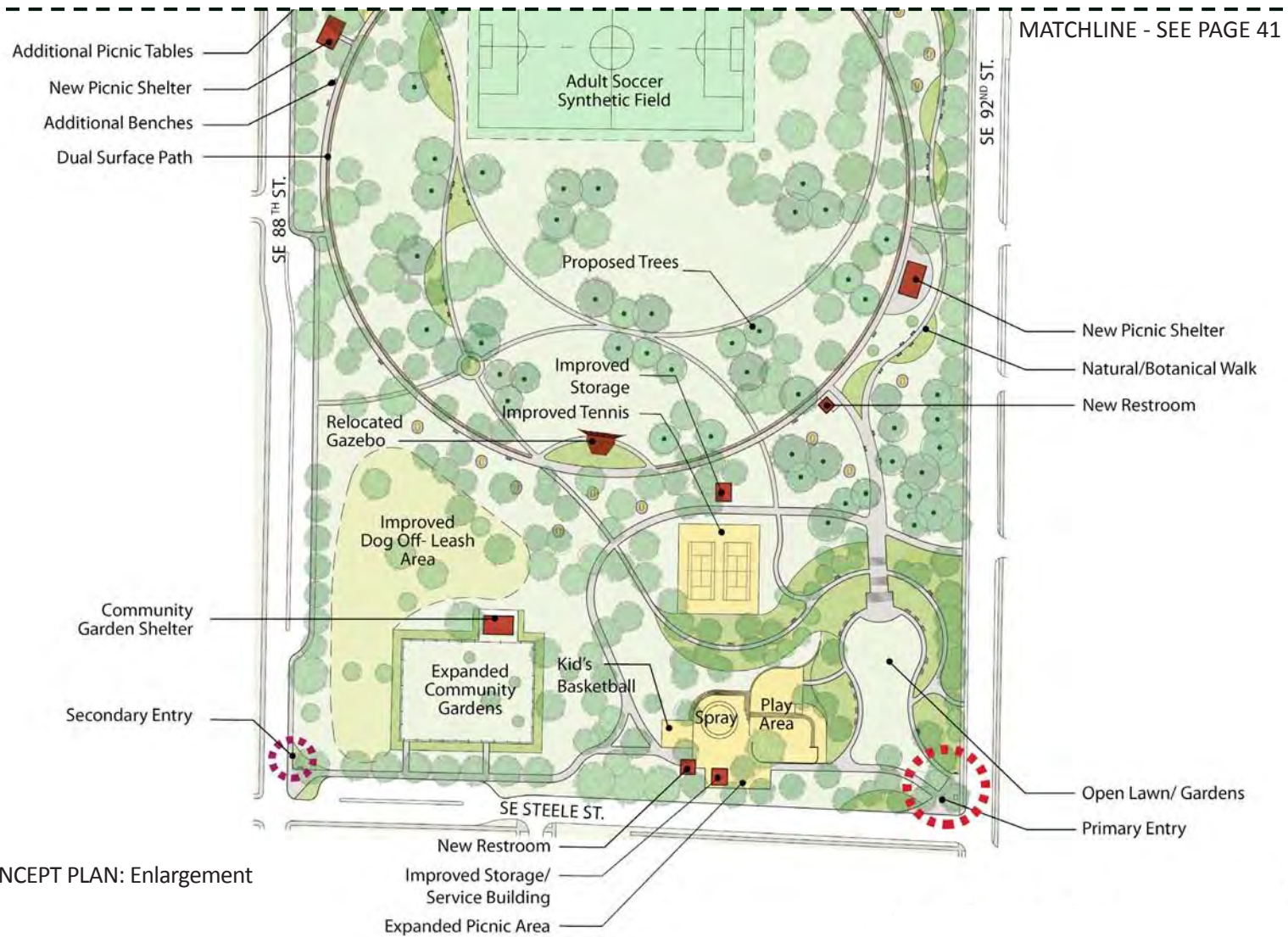


SITE CONCEPT PLAN



Recommendations

SITE CONCEPT PLAN



IMPLEMENTATION STRATEGY AND PRIORITIZATION

It is estimated that full implementation of this plan would cost approximately 13 million dollars. It is common practice for projects of this magnitude to be implemented in phases. The PAC, PP&R staff and the design consultant discussed priorities for implementation. The PAC provided input on elements important to the community as well as how to group items to maximize cost-effectiveness. Also, it is assumed that any of these master plan concepts can be initiated via additional stages or singularly if funding becomes available.



PRIORITY ONE:

- Park Entry Points
- Dog-Off Leash Area
- Dual-Surface Path
- Natural Planting Areas
- New Basketball Courts
- Large Playground Improvement
- Water Spray Feature
- Small Play Area
- Community Garden Expansion
- Community Garden Structure
- New Pathways
- SE Lawn/Stair and Pathway improvements
- Restrooms at Play Areas
- Large Picnic Shelter
- Natural Planting Areas
- Walker Stadium Improvements
- Synthetic Soccer Field

PRIORITY TWO:

- Skate Spot
- Gazebo Relocation
- Vavrek Field
- New Pathways
- South Storage Structure Renovation
- New Restroom at Synthetic Field
- North Storage Structure Renovation
- New Restroom East of Tennis Courts
- Tennis Court Improvements



Recommendations



Example of proposed Grand Entry and Open Lawn Area for Lents Park

COST CONSIDERATIONS

Based on the preferred design concept, the consultant worked with the cost estimator to determine the total cost to implement the master plan for Lents Park.

- Estimate reflects 2011 dollars
- Inflation of 3% per year is recommended to be added to these figures



Site Demolition	\$444,270
Hardscape	\$49,043
Athletic Fields	\$1,847,930
Athletic Courts	\$155,000
Athletic Equipment	\$19,800
Fences and Gates	\$117,050
Utilities	\$565,000
New Structures	\$744,875
Renovated Structures	\$349,250
Entry Features	\$44,000
Play Areas	\$1,073,600
Pathway Surfaces	\$562,175
Landscape Areas and Planting	\$632,175

Construction Subtotal	\$6,604,168
------------------------------	--------------------

Estimating Contingency (25%)	\$1,651,042
General Conditions/ Insurance/ Bond (12.5%)	\$1,031,901
General Contractor OH and Profit (10%)	\$928,711

Direct Construction Cost	\$10,215,822
Soft Costs (30%)	\$3,064,747

Total Cost	\$13,280,569
-------------------	---------------------

Appendix A: Stakeholder Interviews.....	52
Appendix B: Project Advisory Meeting Summaries.....	55
Appendix C: Open House Summaries.....	74
Appendix D: Listening Sessions Summaries.....	113
Appendix E: Existing Site Structures Tour and Assessment.....	117
Appendix F: Operations & Maintenance Meeting Summaries.....	118
Appendix G: Cost Estimate.....	125



OVERVIEW & SYNTHESIS

A Stakeholder Advisory Committee was formed to represent the interests of the surrounding community. Public and non-profit organizations were interviewed to gauge their sentiments on the current conditions at Lents, and to ascertain their sentiments regarding future growth and redesign of the park. After the initial interview, constituents were updated regularly on the progression of the master plan as well as public open house opportunities. This Stakeholder Committee consisted of the following agencies to serve as representatives for the neighborhood:

Lents Neighborhood Association
Foster-Powell Neighborhood Association
Friends of Lents Park
Lents Town Center Urban Renewal Area Council
SUN Program at Lents School
Rose Community Development Commission
Foster Area Business Association
82nd Avenue of Roses
Lents School
Wattles Boys & Girls Club
City Sports Workgroup
Lents International Farmer's Market

SE Works
Portland Police Bureau
Portland Interscholastic League (PIL)
PAL Portland Youth Football
Portland Fruit Tree Project
Zenger Farm
Growing Gardens
Portland Sustainability Institute (PoSI)
Green Lents



The Project Advisory Committee (PAC) was formed to represent a variety of interests and advise project staff and consultants. The PAC was charged with assisting the design team in the process of programmatic development, formulating visionary goals, reviewing conceptual design options and guiding the development of the master plan. Additionally, the PAC provided input on public involvement and facilitated community outreach and education.

All PAC meetings were open to the public and time was set aside during each meeting for public comment. Portland Parks & Recreation and other city staff provided administrative support and project expertise to the committee. Technical Advisory Committee (TAC) members, which consisted of city

staff from multiple bureaus, attended PAC meetings when necessary to provide input and guidance as the project developed.

Additionally, the Technical Advisory Committee (TAC) assisted the PAC and consultant team to clarify operations and maintenance considerations of the park.

In order to garner information and feedback from the public, a series of open house meetings were conducted in the Lents neighborhood. These meetings provided the community the opportunity to engage in the design process, and voice their sentiments about the current conditions of the park, as well as its future. Following each open house, a questionnaire and/or survey was distributed to attendees and community members to gauge public opinion and overall attitudes

about the Park. Portland Parks and Recreation analyzed, collated, and distributed this information to the design consultant to aid in site program and conceptual development.

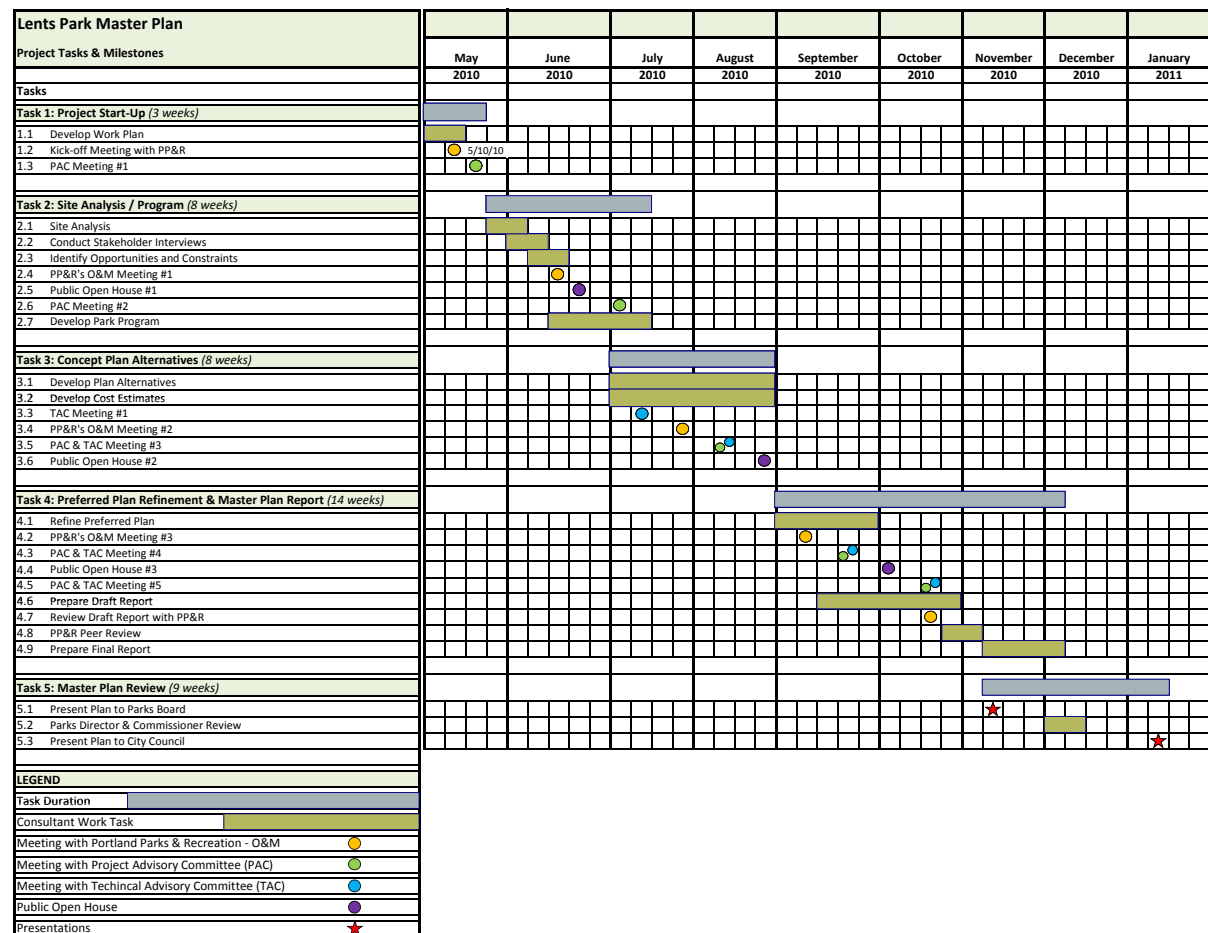
In addition to the open house meetings, Portland Parks and Recreation conducted three listening sessions with specific subjects to allow community members the opportunity to focus their interests. The topics discussed were active recreation, sustainability and community spaces at Lents Park. The goals of these sessions were to help participants understand the master planning process, engage participants in discussion, and allow for a free exchange of information and ideas. Input gathered was used for the final open house session as well as by the design team for the final Lents Park Master Plan.





Lents Open House #1

The design team established the following schedule and approach to lead the project through master plan development:



Appendix A: Stakeholder Interviews

STAKEHOLDER INTERVIEWS

Lents Park Master Plan - Stakeholder Interview Synthesis

Interviews Conducted by Walker Macy - June 2010

Interviews were Conducted with the Following Stakeholders:

Lents Neighborhood Association	82 nd Avenue of Roses	PPS High School / Portland
Foster-Powell Neighborhood Association	Lents School	Interscholastic League (PIL)
Friends of Lents Park	Wattles Boys & Girls Club	PAL Portland Youth Football
Lents Town Center URAC	City Sports Workgroup	Portland Fruit Tree Project
SUN Program at Lents School	Lents International Farmer's Market	Zenger Farm
Rose CDC	SE Works	Growing Gardens
Foster Area Business Association	Portland Police Bureau	Portland Sustainability Institute (PoSI)
		Green Lents

Overall Ideas:

- Redefine Lents as an active central gathering and activity space for the community; a strong symbol of the neighborhood that is more actively engaged with and is more directly beneficial to the neighborhood.
- Open space within the Lents Neighborhood is highly valued, especially as it is a dense neighborhood and will continue to increase in density.
- How could Lents Park aid in economic development or the creation of jobs within the neighborhood?
- Improve the links between the park, schools, transportation and town center

Existing Assets:

- **Public Transit Access** - Promote the current strong transit infrastructure to the park.
 - **Create better defined and more welcoming entrances** by bus stops and a stronger link to the MAX
- **Town Center** - Promote a stronger connection
- **Diversity** - Continue to celebrate and promote the cultural diversity of the neighborhood and look to promote cultural understanding. Provide opportunities for a variety of populations to actively participate in the park.
- **Soft Surface Fitness Track** - Well used and loved by community

Improvements/Renovations:

- **Playground Area**
 - **Renovate and improve existing restroom structure** to include hand washing station and refrigeration amenities to support the summer lunch program.
 - **Create a Spray Deck** - this would be a huge draw for the greater community, not just Lents neighborhood
- **Sports Fields** - numerous schools, organizations and leagues are dependent upon the availability of Lents' Fields although some find the fees prohibitive or so high that they discourage use (baseball fields in particular)
 - Improve quality and maintainability of fields, making play safer and fields more desirable

- Make **Walker Stadium** a synthetic turf field that would support multiple uses and year-round play
- Through the improvement of Walker Stadium and other sports fields on site, tiered tournament play could occur at Lents, creating a draw with significant social, recreational and economic benefits.
- **Make Walker Stadium ADA accessible**
- **Football Field (Sports Field 1)** - Improve field, create a spectator area and add lighting for extended use
- **Create or Designate One Flexible Use, First Come, First Served Field** for informal community use
- **Restrooms** - Create more access to restrooms, particularly as stadium restrooms are generally closed.
 - Look for new opportunities or alternative designs that discourage vandalism (Portland Loo, etc)
- **Community Gardens** - Keep existing and consider expanding locations for gardening (both for educational programs/instruction and actual growing space). Gardens (both home and community) are an important food source for this community
 - **Consider Smaller Plot Sizes** to 10x10' to increase total number of available plots and reduce waiting list
 - **Create a Small, Covered Gathering Space** within the Community Garden for educational and gathering purposes
- **Dog Park**
 - There are relatively few complaints or conflicts with the dog park in its location, but there is a desire to improve boundary signage so that it is better defined. Is a different location in the park better?
- **Relocate and Improve the Gazebo**
 - Redesign so that it is ADA accessible
 - Look to relocate it where sports activity does not interfere with events.
 - Look to reorient so that evening sun does not interfere with performances

Requests for/Interest in:

- **Amphitheater/Larger performance Space** - Combine with Gazebo Renovations or create a new space?
 - Use natural slope in SE corner of the Park?
- **Meeting Space** - For community and educational groups to use as a meeting place or outdoor classroom.
 - **Create a Covered Space** so that community can use it during inclement weather.
- **Create/Highlight Educational and Historical Components** - Within the park, provide the opportunity to create links between schools, individuals and the park through
 - Engaging Wayfinding
 - Historical and Botanical Information

- **Native Planting and Green Technology Demonstration Areas** – Heighten environmental awareness within neighborhood to promote the current sustainability efforts of the city and various organizations
- **Skate Spot** – Viewed as a positive addition to activate NE corner and provide people, especially children an alternative to crossing I-205 to get to Ed Benedict
- **Increased Passive Recreation Space**
 - **Provide more areas for gathering** both reserved and unreserved, picnicking and gathering
 - Informal gathering space is **very important** for **families and teens**
- **Improve Lighting** in parking areas, as well as the NE corner and Southern areas of park
- **Create Accessible Paths through the center of the park** that allow for greater cross-park movement and connections to transit and the Town Center
- **Create a Public Events Board** to keep community aware of events and programs taking place in the park
 - Many people do not have access to or are unable to navigate the internet
 - Ensure information is distributed in multiple languages
- **Improvements Aimed to Host Vendors and Events** - this will increase the use of the park by local organizations
 - Ensure that access to electricity, restrooms and some "drive up" areas are available so that vendors can access the park and support events occurring in the park
- **Increase Seating Opportunities** throughout the park

Park Safety & Security:

- **Police Patrol Frequently** (2+ times per day) and often engage in extra patrols to ensure safety
 - Crime issues that do occur include drugs, drinking, suspicious vehicles
 - Change in demographics in the past few years has led to a need for greater police activity in the area.
- **Most Calls Regarding Disturbances are the Result of Cultural Misunderstandings**
 - (Example: People call in about loud, angry voices or report a fight in the park and in reality, there is simply a boisterous game of basketball being played).
- **Currently, There is Good Visual Access into the Center of the Park**
 - Additional vehicular access through the center of the park (limited to police access) would be helpful
- **Restrooms** - Auto locking restrooms (that lock in evening when the park is closed) or Portland Loos would be a wonderful addition.
- **Lighting** – Fairly good except for the southern, sloping side of the park
- **Steel Ave Parking Lot** – Very prone to car vandalism and break-ins due to hidden location
 - Break-ins occur throughout Lents neighborhood. They are not concentrated around the park.
- **Skate Spot** – This would be an excellent addition
 - Would provide a place for kids to gather, socialize and be active and further activate the park.
 - Be sure to design well so that is it safe and used. It's the unused skate spots are prone to vandalism

- **Continue to Design with Surveillance in Mind**
 - For future design and renovation, keep CPTED in mind (Crime Prevention Through Environmental Design)
 - This may conflict with high interest expressed in the introduction of native plants and additional natural areas within the park

Thoughts to Keep in Mind as we Continue with the Planning Process:

- **The Impact of the Stadium Proposal**
 - Many people in the community, particularly following the Stadium proposal have "planning fatigue". Look to implement projects to show forward movement and a response to neighborhood concerns.
 - This caused many hurt feelings, a divide within the community and in some cases a lack of trust, bear in mind it may take time to heal and overcome the impact of this
 - The community wants their voice to be heard and feels unsure that their feedback will be taken into consideration and acted upon. Ensure that comments are being properly recorded and paid due attention.
- **The Cultural Diversity of the Lents Neighborhood**
 - As we think about Lents Park for the next 25 years, remember that Lents prides itself on its diverse nature and strives to continue to be diverse in the future.



Existing Lents Park playground

PAC MEETING #1 - AGENDA



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Lents Park Master Plan
Project Advisory Committee Meeting #1
Portland Youthbuilders, 4816 SE 92nd Avenue
May 18, 2010 – 6:00 to 8:30 pm

AGENDA

I. Call to Order	Elizabeth Kennedy-Wong	6:00
II. Welcome	Sarah Coates Huggins	6:10
III. Introductions	EKW	6:15
IV. Project Overview	SCH	6:45
a. Committee Process	EKW	
b. Project Timeline / Process	Walker Macy	
V. Committee Business	EKW	7:30
i. Meeting Schedule		
ii. Open House Outreach		
iii. Next Steps - homework		
VI. Public Comment	EKW	8:00
Adjourn		8:15

Tentative Meeting Schedule:

<i>May</i>	1 st Advisory Committee Meeting – May 18
<i>June</i>	Open House #1 Week of June 21 - 26
<i>July</i>	2 nd Advisory Committee Meeting – week of July 6-8 (preferable), or 12-15
<i>August</i>	3 rd Advisory Committee Meeting – week of August 9-12
	Open House #2 Lents Founders Day (14 or 21) or 28
<i>September</i>	4 th Advisory Committee Meeting – Week of September 20-24
<i>October</i>	Open House #3 Week of October 4-7
	5 th Advisory Committee Meeting – Week of October 25-28

PAC MEETING #1 - SUMMARY



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Investing in Portland's Future



LENTS PARK MASTER PLAN
Project Advisory Committee (PAC) Meeting #1
May 18, 2010
6:00 PM – 8:15 PM
Portland Youthbuilders, 4816 SE 92nd Avenue

Public Advisory Committee Attendees:

Nick Christensen, Lents Neighborhood Association, Friends of Lents Park
La'Tonia Foster, member at large
Emily Gabler, Rose Community Development Corporation
Rubi Gastelum-Plata, member at large
Ryan Givens, member at large
Kelley Jones, member at large
Kathleen Juergens de Ponce, Friends of Lents Park
Samuel Kaiel, member at large
Sonia Montalbano, SE Works
Cora Lee Potter, Lents Town Center Urban Renewal Area Committee

Consultant Team Attendees:

Colleen Wolfe, Project Manager, WM
Brooke Raula, Project Staff, WM
Alma Sinlaga, Student Intern, WM

Public Attendees:

Judy Welch

Portland Parks & Recreation (PP&R) and Portland Development Commission (PDC) Team Attendees:

Doug Brenner, Zone Manager, PP&R
Sarah Coates Huggins, Project Manager, PP&R
Kevin Cronin, Project Manager, PDC
Elizabeth Kennedy-Wong, Public Involvement Coordinator, PP&R

Meeting Summary:

Welcome and Introduction (Sarah Coates Huggins and Elizabeth Kennedy-Wong, PP&R)

- The Project Manager welcomed the group and thanked them for their dedication to this project and process. The facilitator led a brief round of introductions. During introductions, PAC members indicated their favorite thing about Lents Park. Comments included:

- ◊ Treed, sloping area on the southern side of the park, and the play area
- ◊ You can discern distinct areas of the park, and the park has a great scale
- ◊ The park serves everyone, it is a free amenity for a diverse section of the neighborhood
- ◊ The size of the park and amenities in it
- ◊ Spacious fields; setting
- ◊ Variety of things in the park
- ◊ Large open space
- ◊ The southeast corner, where you can still see a little of Lents history, a preserved stand of fir trees, and a sense of the gravel quarry that was once there
- ◊ Sense of spaciousness, a variety of amenities
- ◊ The park has the feel of having individual "rooms" – and a casual nature

Project Overview (Sarah Coates Huggins, Elizabeth Kennedy-Wong, PP&R; Colleen Wolfe, Walker Macy)

- Project Manager gave an overview of the project. She highlighted that a master plan is a strategic guiding document, representing the vision of what Lents Park wants to be, and why. Lents Park is a grand, developed park, and a signature park for Lents, the PM discussed the specific scope for this project, and existing amenities and uses that will be included as part of the Master Plan. Funding is not identified for the Master Plan improvements. A Master Plan is a first important step to seeking future funding. The PAC recommendation on a preferred master plan will be forwarded to to Commissioner Nick Fish and PP&R Director Zari Santner. Once approved by the Director and the Commissioner, it will be presented to City Council for acceptance.
- The Facilitator provided the PAC with an overview of their PAC notebook, and discussed their job description and groundrules. PAC members decided for now to avoid email communication except for informational position statements only, that can be considered at a later date. The committee agreed to and indicated they understood the decision making structure of the committee.
- The Consultant outlined the individual project tasks that will culminate in a final master plan, highlighting the PAC meetings and open houses and how input and guidance will be incorporated into the master plan.

Committee Business (Sarah Coates Huggins and Elizabeth Kennedy-Wong, PP&R)

- Identified PAC availability to set the open house dates and the rest of the PAC meeting dates.
- PAC brainstormed outreach "how's" and "who's" for the upcoming open house, and for stakeholder interviews. Their feedback was incorporated into the "Outreach and Event Plan".
- PAC was informed to look out for homework shortly, asking them to think about and share their thoughts on a vision for the park, and objectives for the master plan.

Public Comments

One community member suggested that the committee work with Portland YouthBuilders to distribute fliers.

The meeting adjourned at 8:10 PM

PAC MEETING #2 - AGENDA



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Investing in Portland's Future



Lents Park Master Plan
Project Advisory Committee Meeting #2
Portland Youthbuilders, 4816 SE 92nd Avenue
July 12, 2010 – 6:00 to 8:00 pm


Meeting Outcomes:

- Approve Committee Vision and Guiding Principles
- Agree to a list of program priorities and direction for consultants to use to develop design options

AGENDA


I. Call to Order Review Minutes Review Agenda	Elizabeth Kennedy-Wong	6:00
II. Project Manager Update Open House Budget Process Review	Sarah Coates Huggins	6:10
III. Vision and Guiding Principles	EKW & SCH	6:20
IV. Site Assessment	Colleen	6:35
V. Program Priorities a. Review Input i. Stakeholder Interviews ii. Comment Form iii. Scavenger Hunt	EKW	6:50
VI. Public Comment	EKW	7:50

PAC MEETING #2 - SUMMARY



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Investing in Portland's Future



PDC
PORTLAND DEVELOPMENT COMMISSION

Lents Park Master Plan
Project Advisory Committee Meeting #2
Portland Youthbuilders, 4816 SE 92nd Avenue
July 12, 2010 - 6:00 to 8:00 pm

Meeting Outcomes:

- Approve Committee Vision and Guiding Principles
- Agree to a list of program priorities and direction for consultants to use to develop design options

PAC Attendees

Cora Lee Potter
Nick Christensen
Kathleen Juergens de Ponce
Nancy Chapin (new member)

Sonia Montalbano
Samuel Kaiel
Rubi Gastelum-Plata

Staff Attendees

Doug Brenner, Zone Manager, PP&R
Lisa Frank, Intern, PP&R
Sarah Coates Huggins, Project Manager, PP&R
Elizabeth Kennedy-Wong, Public Involvement Manager, PP&R
Brooke Radia, Project Staff, WM
Colleen Wolfe, Project Manager, WM

Public Attendees

Raymond Hites

Meeting Summary

I. Committee Business Elizabeth Kennedy-Wong 6:00

Members reviewed the minutes from the May 18 meeting and were introduced to the decision-making process. Each member has a green, yellow, and red card that they will use to indicate their opinion. Green – support; yellow – support with reservations; and red – can't support. The committee will attempt to reach consensus (not unanimity) by working together to problem solve with each other to create recommendations that everyone on the committee can live with.

II. Project Manager Update Sarah Coates Huggins

Open House: The committee was thanked for helping with a great event. There were 300-400 attendees and 132 comment forms.

Budget: Copies of the project budget were distributed. \$20,500 for PPR staff and overhead, \$4,000 for PPR reimbursables, and \$75,500 for consulting (Walker Macy- WM).

Process Review: Some committee members were upset that the survey was only available for 1 week after the Open House and thought there should've been more responses. Staff were satisfied with the responses and discussed what outreach was done. Some processes have received more responses, others less. Online surveys are not as effective as people might assume, and extending the deadline leads to procrastination. Kathleen Juergens de Ponce suggested that we postpone the project until there were hundreds of responses. Cora Lee Potter specified 500, and Sonia Montalbano suggested re-opening the survey for 1 more week.

Result: 0 green, 3 yellow, 3 red

The 3 people opposed to re-opening the survey were concerned about having to re-do the project schedule and related costs, and were not confident re-opening the survey would yield better or different results. A second vote was taken to move forward without more surveys, recognizing that community members will have more opportunities to comment after the next open house when they will see 3 project designs, which can help people form opinions.

Result: 6 green, 0 yellow, 0 red

III. Vision and Guiding Principles EKW & SCH

The vision was created from committee members' homework assignments and suggestions from survey respondents, 80% of whom agreed with the vision. Members wanted events to be neighborhood-scale without excluding non-neighbors, and natural features before sports.

Vision: Lents Park is a signature park, celebrated for its wide variety of activities and users, and as an important community gather place. The park's distinct areas are connected by a system of pathways, and there are many opportunities to enjoy the natural environment, gardens, and landscaping. People of all ages and backgrounds come to the park to relax, visit, attend neighborhood scale events, and use the sports fields and Walker Stadium in this safe, welcoming community gem.

6 green, 0 yellow, 0 red

Guiding Principles were taken from previous planning efforts and updated (changes bold):

- Provide a variety of **active and passive** recreational opportunities.
- Create good circulation systems and pathways into, and within the park.
- Design the park to be economically*, environmentally and socially sustainable
- Improve** maintenance, programming, and development of athletic facilities to **optimize** their use
- Honor the visual character of the park
- Improve access for all park users
- Enhance community and neighborhood **integration with** the park
- Create a welcoming environment
- Celebrate **history**, culture, architecture, and botanical features

* Economic sustainability is defined as a project that Portland Parks & Recreation can afford to build AND maintain

6 green, 0 yellow, 0 red

IV. Site Assessment Colleen

WM met with PPR staff and visited the site multiple times. Parking is generally adequate except for very large events like Founders Day. There could be signs for supplemental parking at Marshall H.S. and Holgate Park & Ride. Some parking and trash issues from Little League and soccer but community members support those things.

Nancy Chapin, of the Foster Business Association, arrived and said she was supposed to be on the PAC. Members voted to accept her 6 green, 0 yellow, 0 red.

V. Program Priorities

EKW

6:50

Stakeholder Interviews: WM interviewed 25 stakeholders and the PAC received packets with the results (overall ideas, changes, new elements).

Comment Form: many things received a lot of support but people's top 3 favorite things about the park were playgrounds, open grassy areas, and the size and location of the park. Pay attention to likes *and* dislikes. Suggestions include: add water feature, open grassy field, no synthetic turf, Walker underutilized; support most features. More details in handout.

Scavenger Hunt: mostly people 10 yrs old or younger, liked gardens and stadium, need bigger and newer play equipment. More details in handout.

PAC members discussed how they felt about features of the park. After sharing their impressions of the features, committee members indicated whether they wanted the feature to be included in the master plan (green), didn't have a preference (yellow) or did not want it in the master plan (red).

Feature	Comments	Green	Yellow	Red
Playground	Newer better playground; like being away from basketball; add grown-up swings; nearer adult activity space; not plastic (sustainable); bowl is good buffer	7	0	0
Picnic	More; covered; away from road; electricity; water; near to activities and quiet spaces; cool sustainable shelter design	7	0	0
Open space	Keep them; love them; slow-growing grass; existing trees open; areas with botanical interest and mounding; create more dimensions; sculpture/art; water; flexibility; urban/rural integration	7	0	0
Quiet space	Benches; located in mounded garden areas; attract birds, nematodes, beneficial insects; more dedicated; water/noise; shade	7	0	0
Walking/jogging	More cross-park transit; benches; connect paths; define entry points; signage; keep it; could be moved; consider multiple uses	6	1	0
Basketball	Courts too close together; add another court; adjustable height hoops; benches; water	7	0	0
Dog-walking	Poop bags; better signs	No preference requested		
Tennis	Underutilized; Marshall kids like it; make them nicer; adjustable nets (badminton); move out of park	6	1	0
Gazebo	Move to SE corner to take advantage of bowl; not next to amphitheater; consider the noise; multi-use; closer to play structure; electricity	7	0	0
Wallball	Outdoor handball court; don't like it; lower preference in survey; doesn't feel like it fits; kids love wallball; make tennis court multi-use	2	1	4

Horseshoes	Similar use close; where do you get horseshoes? (near play structure); low investment sport, not much space; make it multi-use	1	2	4
------------	--	---	---	---

Walker Stadium is expected to remain in the park. The committee was asked to comment on ways to improve its use.

Walker Stadium	Artificial turf; fix it up; bathrooms; bleacher along left field; multi-use; needs updates; lighting			
----------------	--	--	--	--

The following list of features is expected to remain in the park, it can be altered, moved or otherwise modified depending on public input and committee recommendations.

Off-leash area	Shy dog space; water; benches; bags; trash; boundaries			
Community garden	Barn for tools, meetings (30-35 people); smaller plots; raised beds for seniors and ADA; bigger; fruit trees; enhance fig tree			
Spray play	Near play area; kids want water; benches; shade; garbage; visibility; tables; bathrooms; picnic			
Skatepark	Kids need a place to go; noisy; great one nearby at Ed Benedict			
Synthetic turf	Likes goalie area synthetic; lacrosse likes turf; fencing fields in middle of park feels weird; reduce amount of field space			
North field	Keep balls out of street; does get use			

The following items were suggested as additions to the park:

Disc golf	Limited space use; regional attraction; check out Pier Park	2	4	1
Botanical garden	Integrated into passive areas; evergreens; edges border	5	2	0
Larger event space	Could be for farmer's market etc (although most want to keep market in current location)	5	2	0

VI. Public Comment

EKW

Raymond Hites: I week online isn't enough for survey; Lenus is big neighborhood with 6 parks so "neighborhood scale" is large; history; developed by volunteers; parking impacts on 88'; more swings and another playground in north; open spaced used to be more people lying in grass but not now with dog area and 2nd field; some basketball courts have mounds for sitting; gazebo should be ADA, PPR promised but hasn't delivered; SE too small for symphony so it'd be on soccer field, maybe smaller stage there; used wallball as a kid, by playground, nice mural (by Portland Youth Builders); like spray; sprinklers also fun; skatepark really noisy; north field called Vasek Field and used for football, soccer, lacrosse

Adjourn

9:00

Appendix B: Public Advisory Committee Meeting Summaries

PAC MEETING #3 - AGENDA



PORTLAND PARKS & RECREATION
Healthy Parks. Healthy Portland

Investing in Portland's Future

PDC
PORTLAND DESIGN PARTNERSHIP COMMISSION

Lents Park Master Plan
Project Advisory Committee Meeting #3
Portland Youthbuilders, 4816 SE 92nd Avenue
August 9, 2010 - 6:00 to 8:00 pm

Meeting Outcomes:

- Preview design option
- Ensure the variety of public preferences is represented in the designs
- Commit to assistance with outreach for Open House

AGENDA

I. Call to Order	Elizabeth Kennedy-Wong	6:00
Review Minutes		
Review Agenda		
II. Project Manager Update	Sarah Coates Huggins	6:10
Review Vision and Guiding Principles		
III. Design options presentation	Mike	6:15
Design Goals	Colleen Wolfe	
Opportunities and Constraints		
Public Feedback		
Design I – rationale, strengths, challenges		
Design II – rationale, strengths, challenges		
Design III – rationale, strengths, challenges		
The committee will be given the opportunity to ask clarifying questions after each design is presented		
IV. Open House Outreach	EKW	7:45
V. Public Comment	EKW	7:50
Adjourn		8:00

PAC MEETING #3 - SUMMARY



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Investing in Portland's Future



PDC
PORTLAND DEVELOPMENT COMMISSION

Lents Park Master Plan
Project Advisory Committee Meeting #3
Portland Youthbuilders, 4816 SE 92nd Avenue
August 9, 2010 – 6:00 to 8:00 pm

Meeting Outcomes:

- Preview design option
- Ensure the variety of public preferences is represented in the designs
- Commit to assistance with outreach for Open House

PAC Attendees

Cora Lee Potter	Sonia Montalbano
Nick Christensen	LaTonia Foster
Kathleen Juergens de Ponce	Rubi Gastelum-Plata
Nancy Chapin	Shelli Romero
Emily Gabler	

Staff Attendees

Doug Brenner, Zone Manager, PP&R
 Sarah Coates Huggins, Project Manager, PP&R
 Kevin Cronin, PDC
 Elizabeth Kennedy-Wong, Public Involvement Manager, PP&R
 Brooke Raula, Project Staff, WM
 Erica Thatcher, Project Staff, WM
 Colleen Wolfe, Project Manager, WM
 Mike Zilis, Principal, WM

Public Attendees

One public attendee – she did not sign the sign-in sheet.

Technical Advisory Committee Attendees

Andre Ashley (PP&R – Sports Management Supervisor)
 Bob Downing (PP&R – Park District Supervisor)
 Emily Hauth (Bureau of Environmental Services)
 Roseanne Lee (Office of Neighborhood Involvement – Public Safety)
 Shawn Rogers (PP&R – Permitting)
 Ali Ryan (PP&R – Dog Off Leash Area Program Manager)
 Chris Scanzello (Bureau of Planning and Sustainability)
 Peter Taylor (Portland Police Bureau)

Decisions are in **BOLD**

Meeting Summary

I. Committee Business Elizabeth Kennedy-Wong (EKW)

Members reviewed and accepted the minutes from the July 12th PAC meeting. Two changes were requested and supported by everyone on the committee.

The changes were:

- 1) Sonia Montalbano requested we change her statement under item II – open house process, reflecting that she had wondered what the project implications would be if the survey were extended another week.
- 2) Kathleen Juergens de Ponce requested we note that her agreement for moving forward with the planning process (instead of re-opening the first comment form online) was based on an understanding that there will be further opportunities for people to comment (in an open-ended manner) as the process moves forward.

II. Project Manager Update

Sarah Coates Huggins (SCH)

The Vision and Guiding Principles as approved by PAC members at the 7/12 meeting were distributed. PAC members again unanimously agreed to these as the measures to hold themselves accountable throughout this process. (Pending correction of two typos).

PAC members were again reminded to refer to the Vision and Guiding Principles as the project progresses – making sure the concepts will result in a park that matches the vision, and embodies the guiding principles.

- There is not an arborist report on the park. The Urban Forester is aware of, and involved with, the project and will be even more involved once we get to the stage of implementing the Master Plan. The trees are generally in good condition today, though their condition may change by the time the plan is implemented.
- A handout was distributed containing requested information comparing Lents, Columbia, and Laurelhurst Parks (basic acreage, % active programmed space, % open space). Columbia and Laurelhurst are older parks (1909 and 1912), while Lents Park was primarily constructed in the 1950's – when recreation needs had changed. In 1909, for example, we weren't thinking about siting community gardens, basketball, or skate spots. Columbia and Laurelhurst do not have Master Plans. The Lents Park Master Plan process is really an opportunity for us to think about Lents Park, how it is used today, and how it should develop over the next 25 years.
- One PAC member had requested we look at adding disc golf to Lents Park. PP&R and Walker Macy do not recommend this, as Lents Park is too developed. PP&R has recognized there is a need for more disc golf, and is actively looking for appropriate larger, undeveloped sites to meet this need.
- Distributed a handout regarding Dog Off-Leash Areas; outlining the pro's and con's of each and providing some background information.

III. Design options Presentation

Mike Zilis (MZ), Colleen Wolfe (CW)

MZ and CW presented 3 draft concepts for Lents Park, based on all of the input received thus far. They reviewed the project process, the area context, and the site context. Walker Macy has also looked

Appendix B: Public Advisory Committee Meeting Summaries

at and considered the condition of existing structures in the park, parking, existing uses, and grade changes. A brief summary of the three concepts:

- All concepts include additional pathway systems, picnic areas (covered), and new park entry ways.
- Concept Plan A: Embellishes the southern end of the park for the kids play area, moves the basketball area to the north so there can be a botanical garden/landscape area on the eastern border, moves the gazebo to the southern border of the central sports fields, adds a grand entrance to the park at the SE corner, keeps the tennis courts in place, adds a play area by the northern ball fields, and proposes one of the central fields become synthetic.
- Concept Plan B: Moves the play area to the top of the sloped area near the sports fields, leaving a larger passive area at the southern end of the park. Moves the gazebo and event space to the SE corner of the park, with a grand SE entry way and connection to Lents Town Center. Removes one central sports field, leaving the area for open use (with the idea that the field location will need to be "flipped" every few years to keep the fields in good condition). Suggests a multi-use, synthetic Walker Stadium.
- Concept Plan B: Suggests a terraced community garden in the SE corner, gazebo moves to the SW corner, Dog Off-Leash Area moves up to the central eastern border (has to be fenced if near so many active uses), play area moves to the west but stays in the southern portion, Walker Stadium becomes synthetic and multi-use, the northern football field is removed (a central sports field can be used for football and soccer), and a skatespot, basketball, and a grand NE entrance take that space.

The committee was given the opportunity to ask clarifying questions after the designs were presented.

- Q. In Concept Plan B, would the amphitheatre area have terraced seating? A: Yes, the area would need to be re-graded, and would be appropriately designed for event seating.
- Q. How big is Ed Benedict Skatepark? A: Ed Benedict is approximately 20K SF. What we're proposing for Lents Park is a small – 5-6K skatespot. A good example of a similar skatespot can be seen at Holly Farm Park.
- Q. Are there any issues moving the gazebo near the synthetic sports field – would light from the field impact movies? A: We have that same scenario in other parks – PP&R can turn off the lights for sports fields when there is a concert or movie it would impact.
- Q. Does Lents Park currently have reservable picnic areas? A: Yes, it has three.
- Q. Will there be further edits to these concepts, or will this be what the community sees at the August 26th Open House? A: These same concepts will be presented to the community on August 26th.
- Q. Is sports field space (acreage) increasing in all 3 concepts? A: No, it is not increasing in any concept.
- Q. Would it be problematic to have Walker Stadium be multi-use (baseball, soccer)? A: No, baseball would take a back seat to soccer reservations in the fall.
- Q. Would spectators be able to see soccer games from the baseball bleachers? A: Yes; there are also possibilities for removable bleachers that could be added to the field.
- Q. Plan A shows two skatespots (one for very little kids in the playground area, one by 88th & Holgate), but the others show just one skatespot? A: Yes; the goal is to test the idea and see what people think.
- Q. Plan A is the only concept where the tennis courts remain? A: Yes.
- Q. Could the gazebo be used as a covered picnic area? A: Yes, that could be possible.
- Q. In all 3 concepts you keep some kind of running track/loop? A: Yes.

- Q. Could all of these concepts actually be implemented? A: Yes; PP&R's goal is to develop Master Plans that are planned to be implemented.
- Q. How many attendees could fit into each of the proposed gazebo spaces? A: Walker Macy will determine.
- Q. In each of the schemes, could you have vehicular access to the gazebo for getting bouncy castles, equipment, etc. up to events? A: Yes, that can be provided.

Committee Discussion

EKW / MZ/ CW

7:15

PAC and TAC members discussed what they liked, and disliked about each of the 3 concepts. Individuals were encouraged to highlight pros and cons of each design. No time limit was placed on committee comments. Committee members were encouraged to show green cards in support of other members comments.

The committee unanimously agreed to extend the time of the meeting to allow for complete participation of all Advisory and Technical committee members.

A few general comments about all concepts:

- More benches and seating areas should be added throughout the park (all PAC members agreed)
- Parking areas should be well-lit
- Interested to see what the gateway entrances could look like
- Unfenced, but better demarcated DOLA (5)
- One PAC member doesn't like fencing – in general

Concept Plan A:

Likes

- Football is fenced along 92nd & Holgate
- Smaller additional play area up by the ball fields (4)
- New gazebo placement (2)
- Play area may be acceptable by the SE corner if it were moved a little further from the street; there will be new senior housing on that corner, and it would be nice to add some senior activities/benches there
- Large covered picnic area/picnic areas in general (2)
- Trails
- Play area location – expansion
- Tennis court stays
- Bigger events could be hosted at the gazebo
- Preserves existing uses of the park, and the sports fields
- Path in the center of the two central sports fields is a nice addition
- Additions to the play area, and that it stays where it is, with some separation from other park areas
- Football stays in its current location
- Basketball court location

Dislikes

- Natural area placed by 92nd (2)
- SE corner used for the play area – would not be compatible with senior housing @ 92nd and Harold
- Two sports fields in the center of the park (2)

- Football field is a poor first impression of the park from 92nd & Holgate (2)
- Concern about 2 skatespots for different age groups/abilities
- DOLA should be fenced
- Two sports fields in the center of the park, near the gazebo, limits the ability to host larger events at the gazebo
- Don't like the idea of the play area in the passive southern end, which is naturally protected by the grade change
- Would the skatespot be too noisy?

TAC Comments on Concept A:

- May want to look at clustering, rather than adding a lot of additional small buildings (restrooms, covered picnic area, etc)
- Basketball may be too close to the street – it could be hazardous with balls going out into 92nd
- The pathway between the two central fields – a soft surface path would get well-worn, so it would likely have to be hard surface. That path would get congested with spectators.
- Like the idea of moving the gazebo (though spectators don't want to look into the sun either – need a location where the sun is out of everyone's eyes), the idea of a new play area by the ball fields (though could foul balls harm playground users?), like the group picnic shelters, like the clustered play area idea.

Concept Plan B

Likes

- Southern end is for quieter activities (4)
- Gazebo is moved away from the sports fields (2)
- Botanical area is away from the street (2)
- One central field is not in use – is an open area (2)
- Play area is away from the street, and close to the active sports fields (4)
- Like the zoning of it – distinct northern area, central area, southern area
- Walker is multi-use (many PAC members agreed with this)
- Football field in the NE corner stays (many PAC members agreed with this)
- Gazebo location is nice – people would be drawn to the Lents Town Center after events (2)
- Gazebo location is good – it would be nice to see a new, bold/loud structure
- Only once central sports field is nice – is there a way to reconfigure the sports fields further?
- Botanical area is nice – is there a way to add another one to the NW of the central sports field?
- Play area by the ball fields is a good addition (general agreement)

Dislikes

- Lack of community garden expansion
- Central path loop isn't a closed circle at the northern end
- Needs more cross-park pathways
- Don't like horseshoes (general PAC agreement)
- NE football location
- Tennis should stay (be located by basketball?) (2)
- Gazebo location is smaller, closer to houses
- Play area is smaller
- Skatespot is too close to houses (not 200' away)

TAC Comments on Concept B:

- How far will people walk to a picnic area? Picnic areas are better closer to the street.
- PP&R does not currently have carts for picnic area users, but we could consider offering this with an appropriate storage space
- Public Safety (R. Lee) likes the play area location away from the street
- Like tree preservation (BES)
- Like Walker Stadium as synthetic

Concept Plan C (overall, the least popular)

Likes

- Skatespot, basketball at the NE corner (add plaza/entrance area too) (3)
- Botanical area location (add more!) (2)
- Skatespot is further from homes (2)
- Gazebo location

Dislikes

- Two sports fields in the center of the park (2)
- Fenced DOLA (2)
- Terraced community garden (3) - note: there will be a loss of CG site history/tith
- Loss of trees (3)
- Football field is moved / getting rid of NE football(2)
- Basketball is near the street
- Too many radical changes
- Play area too small, near street
- Like the idea of a different community garden footprint – but don't like the proposed location
- Loss of active areas (tennis, horseshoes)
- Basketball and skatespot are too near each other (general PAC agreement)
- Feels incongruent
- Community garden location
- Gazebo is too far from 92nd & the Lents Town Center, and senior housing

TAC Comments on Concept Plan C:

- Skatespot and basketball are too close to each other
- The football field can move, but it's season overlaps with soccer, so you won't be getting as much field use

IV. Open House Outreach

EKW

7:45

EKW distributed fliers announcing the August 26th open house. PAC members committed to outreach assistance, and to inform and engage their various organizations/constituencies. In addition to the PI plan outreach commitments, PAC members committed to contacting/informing the following:

- Foster Area Business Association – Nancy
- Foster/Powell Business Association – Sonia
- Green Lents/POSI – Cora
- IRCO – Cora
- Kelley – Rubi
- Marshall HS Registration – Rubi
- Portland Youthbuilders – Nick
- Friends of Lents Park – Kathleen
- People who apply for a permit in Lents Park – Shawn Rogers (PP&R)

The comment form, and the 3 concepts, will be up on the project website for 2 weeks after the August 26th open house.

PAC members requested periodic updates letting them know the # of people who had responded to the comment form at the open house, and online.

V. Public Comment

EKW

8:15

There was no public comment. Rubi announced a Friday, August 13th Wattles Boys and Girls club event.

Adjourn

8:15

Appendix B: Public Advisory Committee Meeting Summaries

PAC MEETING #4 - AGENDA - OCTOBER 13



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Investing in Portland's Future



Lents Park Master Plan
Project Advisory Committee Meeting #4
Marshall High School, 3905 SE 91st Ave
October 13, 2010 – 6:00 to 9:00 pm

Meeting Outcomes:

- Clarify Advisory Committee Role and Communications
- Review feedback from public input
- Agree to draft preferred design to be presented at Open House and Listening Sessions

AGENDA

I. Call to Order	Elizabeth Kennedy-Wong	6:00
Review Minutes		
Review Agenda		
Committee Check-in	Sarah Coates Huggins	6:10
Project Update		
II. Design Option Presentation	Mike Zilis	6:30
Basis of Design	Colleen Wolfe	
Clarifications from Committee		
III. Committee Discussion	EKW / MZ/ CW	7:00
Preferences, Strengths, Weaknesses, Suggested refinements		
IV. Consensus on Design Option	EKW	8:00
V. Open House Outreach	EKW	8:30
Listening Sessions Sign-Up		
VI. Public Comment	EKW	8:45
Adjourn		9:00

Lents Advisory Committee Schedule:

May

1st Advisory Committee Meeting – May 18

June

Open House #1

Wednesday, June 23rd, 4:00 – 7:30 PM

Lents Park

July

2nd Advisory Committee Meeting

Monday, July 12th, 6:00 – 8:00 PM

Portland Youth Builders

August

3rd Advisory Committee Meeting

Monday, August 9th, 6:00 – 8:00 PM

Portland Youth Builders

Open House #2

Thursday, August 26th, 5:00 – 8:00 PM

October

4th Advisory Committee Meeting

Wednesday, October 13th, 6:00 – 9:00 PM

Marshall High School

Listening Sessions

October 25th – Active Recreation, 6-8 PM Lents Commons

October 27th – Community Spaces, 6-8 PM Lents Commons

October 30th – Sustainability, 9-11 AM Lents Commons

November

Open House #3

Monday, November 1st, 5:00 – 8:00 PM

5th Advisory Committee Meeting

Date and Location TBD

PAC MEETING #4 - SUMMARY - OCTOBER 13



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Investing in Portland's Future



Lents Park Master Plan
Project Advisory Committee Meeting #4
Marshall High School, 3905 SE 91st Ave
October 13, 2010 - 6:00 to 9:00 pm

Meeting Outcomes:

- Clarify Advisory Committee Role and Communications
- Review Feedback from Public Input
- Agree to Draft Preferred Design to be Presented at Open House and Listening Sessions

PAC Attendees

Cora Lee Potter	Sonia Montalbano
Nick Christensen	LaTonia Foster
Kathleen Juergens de Ponce	Sam Kaiel
Nancy Chapin	Shelli Romero
Emily Gabler	

Staff Attendees

Sarah Coates Huggins, Project Manager, PP&R
Kevin Cronin, PDC
Brooke Finan, Project Staff, WM
Elizabeth Kennedy-Wong, Public Involvement Manager, PP&R
Colleen Wolfe, Project Manager, WM
Mike Zilis, Principal, WM

Technical Advisory Committee Attendees

Andre Ashley (PP&R - Sports Management Supervisor)
Bob Downing (PP&R - Park District Supervisor)
Roscarrie Lee (Office of Neighborhood Involvement - Public Safety)
Ali Ryan (PP&R - Dog Off Leash Area Program Manager)
Chris Scazzello (Bureau of Planning and Sustainability)
? Walker (Portland Police Bureau)

Decisions are in **BOLD**

Meeting Summary

I. Committee Business

Elizabeth Kennedy-Wong (EKW)

Members reviewed and accepted the minutes from the August 9th PAC meeting (9 green, 1 yellow).
Members reviewed and accepted the agenda, with the exception that Public Comment was moved up the agenda to occur after the Design Option Presentation (9 green).

1

II. Project Manager Update:

Sarah Coates Huggins (SCH)

Events / Discussions since the PAC met in August:

- Open House #2 was held on August 26th. Approximately 50 people showed up to discuss and provide feedback on the three design concepts. Three hundred and thirty comment forms were received. The PAC did a great job encouraging people to fill out the comment forms.
- Commissioner Fish met with PAC members Nick Christensen and Cora Potter to build his relationship with the Lents Neighborhood Association and Lents Town Center Urban Renewal Area Committee.
- EKW, SCH, and Emily Hicks met with Friends of Lents Park delegates and Cora Potter on September 23rd to discuss the Master Planning process. It was a productive discussion, and the outreach/input plan for the next open house was modified as follows:
 - Added three listening sessions in the week leading up to the Open House. Information from the listening sessions will be presented in the Open House, and will be part of the comment analysis.
 - Extended the comment period to five weeks
 - Added formal office hours (PAC and staff hours at Lents Commons Coffee Shop)

SCH discussed the Input Process flow-chart handout; noting that the PAC role is a central role in the process.

EKW gave an overview of the 330 comments received on the 3 draft designs.

Committee members each briefly shared their thoughts on the process.

- Sam: Urges the planning process to remain more on the conceptual level instead of getting to focused on the details – discussions at the detail level have been to the detriment of discussing the plan on a larger, conceptual level.
- Sonia: Members of the public that she works with through SE Works appreciate the work the PAC is doing.
- LaTonia: Community members using Walker Stadium have let her know it is “about time” a new Master Plan was created for the park.
- Kathleen: Concerned with the process. She likes the idea of the listening sessions, but feels there is a lack of a clear route for how the input from the listening sessions will be able to modify the plan.
- Nancy: Comfortable with the process.
- Cora: Agrees with Sam that the discussions are too detailed, and the planning process should be more focused on the bigger picture.
- Emily: Also agree that the plan should be focused on the larger-picture concept, and leave the details to later refinement processes. She believes the plan is starting to come together and responds to the comments heard thus far.
- Nick: While the process has not been perfect, he is optimistic that we are moving towards a good concept for the park.
- Shelli: Nothing further to share.

The committee discussed the listening sessions. **Consensus was that the listening sessions should remain as they are currently in the process, and be used to provide qualitative information for the committee to consider, in addition to the quantitative comment form results (8 green, 1 yellow).**

III. Design options Presentation

Mike Zilis (MZ)

2

Appendix B: Public Advisory Committee Meeting Summaries

- MZ and CW presented a draft concept for Lents Park, based on all of the input received thus far and their professional opinion. They reviewed the project scope, vision and guiding principles, then described the draft concept and the rationale that went into the concept.

IV. Public Comment EKW

- Fenced dog area is important – area needs benches
- Need water for dogs
- Security (fencing) is important for the community garden
- Existing garden space is currently not used to full potential
- Noisy features should be placed far away from surrounding residences
- Explore curb extensions for entryways
- Like the idea of restrooms by the ball fields
- Should consider a small shy dog area
- Lents residents love the park, and want input on the design
- How can the public use an existing field while it is being renovated?
- Don't like that all the organized sports in the park are at the north end
- There should be new pathway connections to the north
- Input from listening sessions should result in changes to the concept
- There is a skate area close by at Ed Benedict; concern about placement next to the ball fields (bad language from skate spot impacting younger ball field users)
- Fix drainage issues on the little league (ball) fields
- Like a lot of the plan – Friends of Lents Park is an advocate for input from all
- Park should be more of a holistic and meditative space

V. Committee Discussion EKW / MZ/ CW

The committee voted on whether they wanted to send this draft plan to the public without changing anything (9 red).

The committee then agreed to discuss the features in largely the same order as on the comment summary; beginning with the features that received the most agreement on the comment form.

Discussion items:

Dog off-leash area

- Support fencing, but as containment/ a barrier, not necessarily chain-link style fencing.
- Area needs to be clearly defined; not necessarily fenced
- Opposed to barriers/fencing on the perimeter of the park
- Master Plan should say that amenities, like a drinking fountain, should be included in more detailed design
- The public should vote on fencing
- Opposed to fencing, though barriers are good; drinking fountain is a good idea
- Agree with all that has been said
- Like the idea of an undefined perimeter

- Ali Ryan, PP&R Dog Off Leash Area Coordinator, also commented on the pro's and con's of fenced vs. unfenced areas handout, and indicated a PP&R recommendation would be to not fence the area, but look at better demarcation options

Agreement: Dog off-leash area remains in location as shown on draft concept; more delineation needed; more amenities needed (bench, drinking fountain, dog bags), with refinements further discussed with the community at the listening sessions (8 green, 1 yellow).

Primary/ Grand Entrance Area

Agreement: Remains as shown on draft concept (9 green).

Play Area

- Outline of location is fine, but quality of equipment needs to be upgraded
- Spray play should be architecturally interesting /integrated into the park design (like the Caruther Park water feature)
- Consider adding berms or other sound barriers between the play area and the SE corner bowl area
- Concern about kids running into the street – consider picnic table or plant material buffer)

Agreement: Play area remains as shown on draft concept; quality and type of equipment needs to be upgraded; spray play should be an integrated feature; consider berms or other noise reduction measures between the play area and the SE lawn/native planting area (9 green).

Walker Stadium

Agreement: Improved facility with a synthetic field. For soccer games, PP&R would need to look at bringing in additional bleachers (9 green).

Central Fields

Proposal to write into the Master Plan that IF future other field locations are found, then there would be no central soccer fields in Lents Park (3 red, 2 yellow, 2 green) – suggestion not recommended.

- More public input on this proposal needed
- Concern about losing field permitting funds for the park

Committee and TAC members had a discussion about the option to show one field in the central area, but write into the plan that when another field location is found, within 10 blocks from Lents Park, then the second field would be removed and the area reprogrammed. SCH noted that this was not in the project scope, and that PP&R's focus for this project is Lents Park, not other properties. Bob Downing noted that PP&R does not own property at Marshall High (for example) and that removing the open space reserved for flipping the field location might be possible; but some permitable hours would be lost when PP&R would have to shut down the field.

- Important to show the option of native plantings/pathways, to allow people to envision a scenario that isn't there currently

Show the programmed field to the east, and the native/planting area to the west (5 green, 4 red).

Show the programmed field to the west, and the native/planting area to the east (4 green, 5 red).

Agreement: East field (Field 1) – programmed field; west field (field 2) – plantings/open space for events (6 green, 3 red). Permanent removal of the western field would occur when another field was built in the area (10 blocks from Lents Park).

EKW asked committee members if they were comfortable moving to a vote, instead of consensus. Committee members agreed.

Gazebo/Event Space

- Leave where it is currently
- Concern about re-locating the gazebo to the SW corner of the central bowl, and whether that would necessitate tree removal
- Trees could provide shade to event viewers

Agreement: Relocate to the SW area of the central area (surrounded by soft-surface path) (7 green, 1 red).

Vavrek Field (Football field)

- Concern about redevelopment opportunities in Lents and making a transit-oriented entrance/gateway to the park at that NE corner location
- Fencing – will be refined at later stages of design development
- Don't like the idea of fencing along the edge of the park – could bushes be used instead?
- Along 92nd there is room for fencing, but along Holgate there may not be enough room
- Look at removable fencing opportunities

Should the group continue discussing fencing at this time? (6 red) – suggestion not recommended.
Agreement: Remains where it is as shown in the plan; remains as a natural-grass field. Future levels of design to look at fencing options. (7 green, 1 red).

Pathways

- Need to add a connection between the ball fields and the SE corner of the park for people who live at the NW corner of the park but want to access the more passive areas
- Soft-surface trails are good for jogging
- Concern about ADA access on pathways

Agreement: Remain as-is on the draft concept, with the addition of as direct a link as possible without removing trees between the ball field pathway and the SE area of the park (5 green, 3 red).

The meeting reached 9:00 PM, and some committee members could not stay later. Committee agreed they did not want to proceed with the conversation without other committee members present.

The Committee agreed to each make a recommendation on one of the remaining features for discussion for EKW to compile and send out to the group. The group would reply by email; if necessary a second meeting would be convened to finish the discussion and agenda topics. Email correspondences indicated the need for a follow-up PAC meeting which was scheduled for October 19th, 2011

Adjourn

9:00

Public Notes – submitted in writing after the meeting

PAC MEETING #4 - SUMMARY - OCTOBER 19



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Investing in Portland's Future



Lents Park Master Plan
Project Advisory Committee Meeting #4 (Part II)
East Portland Community Center, 740 SE 106th
October 19, 2010 ~ 6:00 to 8:15 pm

Meeting Outcomes:

- Continue Discussion of Draft Preferred Design to be Presented at Open House and Listening Sessions
- Discuss outreach/format of Listening Sessions

PAC Attendees

Cora Lee Potter
Kathleen Juergens de Ponce
Nancy Chapin

Emily Gabler
LaTonia Foster
Sam Karel

Staff Attendees

Sarah Coates Huggins, Project Manager, PP&R
Kevin Cronin, PDC
Elizabeth Kennedy-Wong, Public Involvement Manager, PP&R
Mike Zilis, Principal, WM

Public Attendees

Larry Sullivan
Jim Karlock

Technical Advisory Committee Attendees

Bob Downing (PP&R – Park District Supervisor)
Brett Horner (PP&R – Planning Manager)
Bryan Aptekar (PP&R – Skateparks)
Doug Brenner (PP&R – East Zone Manager)
Roseanne Lee (Office of Neighborhood Involvement – Public Safety)

Decisions are in **BOLD**

Meeting Summary

I. Introductions Elizabeth Kennedy-Wong (EKW)
Project Advisory Committee, Technical Advisory Committee, Staff, and members of the Public introduced themselves and shared something they had learned in working on this Master Plan.

II. Committee Discussion EKW
EKW went over the recommendations made at the October 13th PAC meeting. She noted that the central sports field discussion needed to be re-opened, because the PAC recommendation made (to remove one of the central fields), was outside of the project scope.

Central Fields

SCH confirmed that the recommendation to relocate one of the central fields completely was outside of the project scope. After the October 13th meeting, PPR staff went back and conferred with the Commissioner and Director. It was affirmed that any loss of programmable hours could not be supported. PP&R shared this with the committee, and suggested three alternatives:

- 1) One central natural grass field, one open unprogrammed area where the programmed field location could flip to when one field needed a rest/repair
- 2) A synthetic central field – allowing for native plantings/pathways, other uses in the rest of the central area – while some sort of barrier would be required for field protection, it wouldn't have to be a chain-link fence. A seat-wall or other creative barrier could work as well.
- 3) Two natural grass central fields (as it is currently)

- One committee member expressed disappointment that this was outside the project scope
- Concern that sports fields and sports use takes up a disproportionate amount of the park
- Synthetic turf has many benefits
- Sports are important, but they do use up a lot of the park space
- There can be creative ways to design spaces around sports fields – there is a lot of space “between the lines”
- Sports are not a non-park use – “soccer” space is park space too
- This needs to be a discussion with the community
- The idea of a synthetic field isn't just a discussion about aesthetic qualities. Synthetic fields aren't as multi-use as natural grass fields. One PAC member takes her kids out to the open field areas when permitted activities aren't going on just to play in the open space
- One PAC member recommended re-aligning the synthetic central field on an east-west axis, and placing it up at the northern portion of the central field area, closer to existing athletic uses, parking, restrooms, etc. In general, PAC members liked this proposal for the synthetic field.
- This may necessitate some tree removal – preservation of the large cedars to the east is important
- It will be good to show on the concept existing vs. proposed new trees

Five PAC members preferred option two – including a synthetic field allowing for native plantings/pathways, etc.
One PAC member preferred option one – flipping natural grass field locations.

Agreement: Share two designs (of the central area only) to the public at the Listening Sessions and Open House (5 green, 1 yellow).

The two central field designs are:

1. Option #1, with one central natural grass field, one open unprogrammed area where the programmed field location could flip to when one needed a rest/repair (as shown currently on the plan)
2. Option #2, a synthetic central field – rotated along an east-west axis, moved to the northern area of the central loop, closest to Walker Stadium and the ball fields/restrooms, etc.

Regarding the reminder of features – the committee supported the following with no discussion:

Natural/Botanic Areas (6 green):

1. Support a natural botanical area to compliment the Grand Entrance at 92nd and Steele, to enhance the natural slope above the play area and bowl.

2. Support an interpretive trail along the Eastern side of the park, between 92nd avenue and the central lawn area.

Large Covered Picnic Area: Large Covered Picnic Area (approx 8 tables), located by the eastern edge of the central loop (6 green). In synthetic central field option, picnic would move south to accommodate new field location (6 green).

Trees: As much as possible, avoid the removal of trees. If tree removal is necessary, prioritize the preservation of mature trees (6 green)

Basketball: Leave the basketball in the location indicated in the draft design (6 green)

Tennis: Leave the tennis courts in the location indicated in the draft design with improvements (6 green)

There were some questions and discussion regarding the skatespot and childrens garden.

Skatespot

- Need to address community concerns about livability issues eg noise, inappropriate use and the need for the skatespot.
- EKW noted that all of the feedback for the comment forms indicated community support for the skatespot. The question shouldn't be whether we want to see a skatespot at this point, it should be where to incorporate it in the design.
- Bryan Aptekar, PPR staff who worked on the Skatepark System Plan was on hand to provide context and answer questions. He noted that a 100' minimum from surrounding residences is recommended, and that PPR had looked at noise implications for Lents Park.

Agreement: Leave the skatespot in the location indicated in the draft design (4 green, 1 yellow, 1 red)

Community Gardens

PAC members decided to let the question of whether there should be a designated children's garden area be determined in later stages of design refinement.

Agreement (6 green):

1. Support upgraded fencing around the community garden
2. Support a shelter in the community garden area
3. Support expanding the community garden by at least the 30% shown on the concept map

III. Listening Sessions / Outreach

EKW

The Committee Discussed the Listening Sessions. EKW noted that the role of staff and of the PAC at the listening sessions is to explain the rationale behind what is shown in the design, to listen, but not to advocate for a particular position. PAC members also need to support the PAC recommendations, and not indicate where they may have disagreed with the overall PAC decision.

Format: Committee discussed different formats; Listening Sessions will function as one larger conversation, with PAC members taking notes and having side conversations as necessary. PAC members will also be on hand to greet people as they arrive throughout the 2 hour period, let them know about the conversation, and encourage them to join the larger dialogue.

PAC members signed up to draft prompting questions/purpose statements for each listening session:

- Kathleen: Active Recreation
- Sam: Community Spaces
- Cora: Sustainability

Process information / Rationale will be presented as handouts and posters on the wall; there won't be a formal staff presentation.

PAC member commented that translation (Spanish-language) will be important at the Listening Sessions – especially the Active Recreation Listening Session, if it isn't possible to have translation available at all three.

EKW offered help with childcare for PAC members attending the Listening Sessions.

Comment Form: EKW passed out copies of the draft comment form and discussed that the purpose of this comment form is to test how well the community supports the draft design. What do they like, what don't they like. The comment forms are a cumulative process – we don't want to ask questions we have already asked. Comment form will also be sent electronically – committee members will respond to EKW with suggestions.

PAC members also signed up to help with passing out fliers this weekend.

Adjourn

8:15

Appendix B: Public Advisory Committee Meeting Summaries

PAC MEETING #5 - AGENDA



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Investing in Portland's Future



Lents Park Master Plan
Project Advisory Committee Meeting #5
Portland Youthbuilders, 4816 SE 92nd Avenue
December 16, 2010 - 6:00 to 8:00 pm

Meeting Outcomes:

- Review public feedback on concepts
- Make final recommendations on design concepts
- Understand next steps
- Celebrate!

AGENDA

I. Call to Order	Elizabeth Kennedy-Wong	6:00
Review Minutes		
Review Agenda		
Check in on decision-making		
II. Project Manager Update	Sarah Huggins	6:10
III. Comment Results	EKW	6:20
IV. Design Update / Phasing	Mike Zilis	6:45
V. Public Comment	EKW	7:00
VI. Committee Discussion/Final Recommendations		7:10
VII. Committee Acknowledgement	Sarah Huggins	7:50
Adjourn		8:00

PAC MEETING #5 - SUMMARY



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland.

Investing in Portland's Future



Lents Park Master Plan
Project Advisory Committee Meeting #5
Portland Youthbuilders, 4816 SE 92nd Avenue
December 16, 2010 – 6:00 to 8:30 pm

Meeting Outcomes:

- Review public feedback on concepts
- Make final recommendations on design concepts
- Understand next steps
- Celebrate!

PAC Attendees

Sonia Montalbano
Kathleen Juergens de Ponce
Nancy Chapin
Nick Christensen

Sam Kaniel
Shelli Romero
Cora Potter

Staff Attendees

Sarah Huggins, Project Manager, PP&R
Elizabeth Kennedy-Wong, Public Involvement Manager, PP&R
Colleen Wolfe, Project Manager, Walker Macy
Mike Zilis, Principal, Walker Macy

Public Attendees

Beverly Tobias
Diane Cameli
Nancy

Decisions are in **BOLD**

Meeting Summary

I. Introductions Elizabeth Kennedy-Wong (EKW)
Project Advisory Committee, Staff, and members of the Public introduced themselves and shared something they appreciated about the master plan process and something they would have changed about the process.

PAC members approved the minutes from the October 13 and 19 PAC meetings (5 green, 1 yellow); Kathleen Juergens de Ponce noted that she felt some items could have been phrased differently in the minutes, but did not have specific items she wanted to be changed.

PAC members agreed to move forward using consensus (6 green).

II. Project Manager Update

Sarah Huggins (SH)

1

SH noted that since the last PAC meeting, staff and PAC members held three public listening sessions, a final open house, and SH held two office hours at Lents Commons coffee shop during the comment period to talk to people about the final concept (with two central field treatments), and encourage people to fill out comment forms. Thanks to all PAC members who attended and helped facilitate at the listening sessions and open house.

SH also noted that next steps for the master plan (once the PAC has made their recommendation on concept and prioritization), include:

- Walker Macy and PP&R will finalize a draft of the master plan
- Draft master plan will be sent to PAC members before it is finalized
- Master plan will be shared with PP&R Director Zari Santner and Commissioner Nick Fish
- Master plan will be taken to City Council for approval; PAC members will be notified when this occurs and invited to come and testify in support of the plan.

III. Comment Results

EKW

EKW went over the results from the third comment period and listening sessions. She discussed her methodology in analyzing the comment results, and noted that they are not statistically generalizable, which is why projects have advisory committees, staff, and consultants to provide additional guidance. She noted that 74% of people generally liked the concept with their preferred treatment of the central fields. There was overwhelming support for the central field treatment shown in option A. Over 60% of people felt that the plan was meeting every one of the guiding principles. The least liked item about the concept(s) was the location of the skatespot – 14 of 71 responders didn't like the location. She also noted that the overall tone of the responses to this comment form was very positive and supportive.

IV. Design Update/ Prioritization

Mike Zilis (MZ) and SH

MZ reviewed the input from the last comment form and the listening session notes, and determined that based on those comments Walker Macy would not recommend any changes to the concept as shown with central field alternate A. SH and MZ discussed the opportunity to document PAC thought on prioritization in the master plan document. Not every master plan includes a prioritization of phasing guide. While PP&R's intent is to implement the entire master plan, that implementation might occur in a variety of ways. The prioritization list will provide some documented aspirational thinking of community preference in the event that not all elements of the plan could be implemented at once. PP&R will, of course, also be responding to opportunities that arise, or maintenance that is necessary, in implementing the master plan.

V. Public Comment

Mike Zilis (MZ) and SH

Three members of the public commented. Comments included:

- Would not like to see the gazebo moved (concern about noise)
- Would like to see the skatespot moved (concern about noise, safety)
- Think that the park entryways, the dog off-leash area, and the SE lawn corner are not priorities.
- Like the native planting additions.
- Would like to see the skatespot moved (concern about noise)
- Concern about the proposed additional stairs at the SE corner, as stairs were removed from that location in the 1960's.
- Think there should be shelter for the picnic tables by the ball fields/new play area on 88th.
- Like the gazebo as it is shown, with a sound barrier.

2

- Don't like that the gazebo has hosted noisy events in the past – significant concern from many neighbors about noise and that the new location would prove noisier for neighbors on 88th.
- Would like to see the dog off-leash area improved.

VI. Committee Discussion/ Final Recommendations
Six committee members were present at this time.

EKW

EKW asked if PAC members wanted to recommend the concept without any modifications (4 yellow, 2 red).

PAC members brought up items they felt should be included in a discussion of potential modifications.

Restrooms: The new proposed restroom structure shown by the SE corner will be relocated to be closer to the new covered picnic shelter and gazebo (6 green).

Basketball: One more court will be added to the basketball courts (from 2 to 3) (6 green).

Parking: Though nothing changes on the concept, in the text of the master plan PP&R will indicate that in future, PP&R will explore opportunities to increase the number of parking spaces without impacts to the park or the trees in the park (6 green).

Picnic Areas: Add a small covered picnic shelter by the new small playground and little league fields (5 green). (Nick Christensen was absent from this decision)

Central area (field):

- Leave the gazebo where it is currently, and shift the proposed synthetic field slightly to the south (where the SE field is currently) (5 red, 1 green). Concern from immediate neighbors that the new location might be noisier; some events in the past have been too noisy.
- Leave the synthetic field and gazebo where they are currently shown (5 green, 1 red).
- Leave the synthetic field and gazebo where they are as currently shown and include a description of the need to mitigate noise impacts from events at the gazebo in the master plan document (5 green, 1 red).

Cora Potter joined the meeting at this point.

Kathleen Juergens de Ponce requested a caucus with two constituents from Friends of Lents Park. They were not able to develop an alternative to the proposed design - Kathleen moved that the PAC shift from consensus to a vote. (7 green)

The committee moved to a vote:

- Leave the synthetic field and gazebo where they are as currently shown and include a description of the need to mitigate noise impacts from events at the gazebo in the master plan document (6 yes, 1 no).

3

Central area (passive): Strategically design passive areas with improved native and climate adaptive plantings, pathways, and trees. Show fewer trees in the central area (do not list 60 new trees) (7 green).

Dog off-leash area:

- Fence the dog off-leash area (7 red)

- Provide better delineation of the off-leash area using alternative barriers, such as low hedges, bollards, with an emphasis on separating the dog off-leash area from traffic along 88th and Steele (7 green).

Grand entrance/SE lawn staircase:

- Eliminate the staircase for safety reasons (could be used by skateboarders) (3 red, 3 yellow, 1 green).
- Emphasize in the master plan that the staircase should be designed to deter skateboarding or other unintended uses, and leave the staircase as shown (6 green, 1 yellow).

Skatespot: PAC members heard some concern about noise and safety for the skatespot as shown on Holgate.

- Move the skatespot southeast of Walker Stadium (between the Stadium and the parking area on 92nd), with the understanding that some trees may need to be removed (6 green, 1 yellow). Also make clear in the master plan that the skatespot should be designed for younger or less advanced users (7 green).

PAC recommended the master plan concept with the alterations indicated above (6 green, 1 yellow).

Prioritization discussion:

PAC members moved to include the central area (interior to the central loop pathway), to the first priority list, along with Walker Stadium and the stadium synthetic field. All agreed; the items will be moved (7 green).

A PAC member motioned that the Dog off-leash area and the primary park entry point could be moved from a first to a second priority. The rest of the PAC did not agree, so they will stay as first priorities.

VII. Committee Acknowledgement

SH

SH thanked committee members for their hard work and dedication to this project and process, and presented certificates of appreciation on behalf of Director Zari Santner and Commissioner Nick Fish.

Adjourn

8:30

4



Lents Open House #1

OPEN HOUSE #1

Prior to the first open house for Lents Park, a flyer was distributed throughout the community, among PAC members, and to stakeholders in an effort to educate the public about the event. In addition to creating a multi-language flyer, the survey distributed during the open house was available in several languages in an effort to reach a diversity of users.

The goal of the first open house was to bring traditional and non-traditional users into the park to understand current elements and explore potential future configurations and uses.

PARTY IN THE PARK

A Celebration of Lents Park

Wednesday, June 23 • 4:00 – 7:30 PM

Lents Park – Gazebo Area

Vui chơi trong công viên!
Lễ kỷ niệm công viên Lents
Thứ Tư • Tháng 6, ngày 23
Từ 4:00 – 7:30pm
Công viên Lents – khu vực liêu

¡Fiesta en el parque!
Una celebración de Lents Park
Miércoles • 23 de junio
4:00 – 7:30 PM
Lents Park – cerca del cenador

Please join us for an afternoon of celebrating this very special place. Portland Parks & Recreation is developing a new vision for what the park will be in 25 years, and we want to hear from you! This is your opportunity to let us know what you like about the park, and what you think could help make the park even better.

Xin mời quý vị tham gia cùng chúng tôi để chúc mừng nơi đặc biệt này. Portland Parks & Recreation đang trong quá trình nghiên cứu để phát triển công viên này trong 25 năm tới, nên chúng tôi rất mong muốn những ý kiến đóng góp của quý vị! Đây là dịp để quý vị có thể cho chúng tôi biết những điều quý vị thích ở công viên Lents, và những điều cần thay đổi để công viên có thể tốt đẹp hơn.

Ojalá que puedan reunirse con nosotros para una celebración de este lugar especial. Portland Parks & Recreation está desarrollando una visión nueva para determinar como será el parque en 25 años, y ¡queremos oír sus opiniones! Esta es su oportunidad para decimos qué le gusta en el parque, y qué podemos cambiar para tener un parque mejor.

Chúng tôi mong muốn sẽ được gặp quý vị tại Lents!

¡Estamos emocionados para reunimos!

Games • Music • Ice Cream • Scavenger Hunt • Prizes • Park Tours

Trò chơi • Âm nhạc • Kem • Tìm kiếm "kho tàng" • Nhiều giải thưởng • Đi dạo công viên

Juegos • Música • Helado • Juego de búsqueda • Premios • Visitas en el parque

For more information visit the project web page at www.PortlandParks.org

Or contact Sarah Coates Huggins
sarah.coateshuggins@portlandoregon.gov
Phone: 503.823.3385

Để biết thêm chi tiết về dự án, xin đến trang web www.PortlandParks.org

Hoặc liên lạc Sarah Coates Huggins:
Email: sarah.coateshuggins@portlandoregon.gov
Điện thoại: 503.823.3385

Para más información sobre el proyecto, pueden visitar el sitio del red del proyecto: www.PortlandParks.org

O pueden hacer preguntas a Sarah Coates Huggins:
Correo electrónico: sarah.coateshuggins@portlandoregon.gov
Teléfono: 503.823.3385

Investing in Portland's Future

PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

PDC
PORTLAND DEVELOPMENT COMMISSION

Commissioner Nick Fish
Director Zari Santner

OPEN HOUSE #1 - SUMMARY

**Overview**

The goal of the Open House was to bring traditional and non-traditional users into the park to understand current park elements and explore potential future configurations and uses. By engaging the local community in a casual event, it was anticipated that we would reach elements of the community that may not typically attend a city sponsored event.

Comment forms were made available to all participants at the Open House. Approximately 124 comment forms were completed at the event. We received 123 comment forms in English, 3 in Spanish and 2 in Russian. A total of 132 comment forms were completed in all. The comment form was available online for one week after the event. An electronic link to the comment form was distributed to all contacts and community leaders.

Results

The following is a brief summary of key trends demonstrated in the comment forms. When reading this information, it is important to remember that this information represents the opinions of 132 individuals. The data cannot be used to make generalizations about the entire community, but does provide a sense of how those who chose to attend the event and complete a comment form feel about the park.

Of respondents favorite things, only three items were identified by more than 10% of all respondents:

- Playground,
- Grassy/Open Areas and the
- Size and Location of the park

The following tables show how respondents rated a list of features:

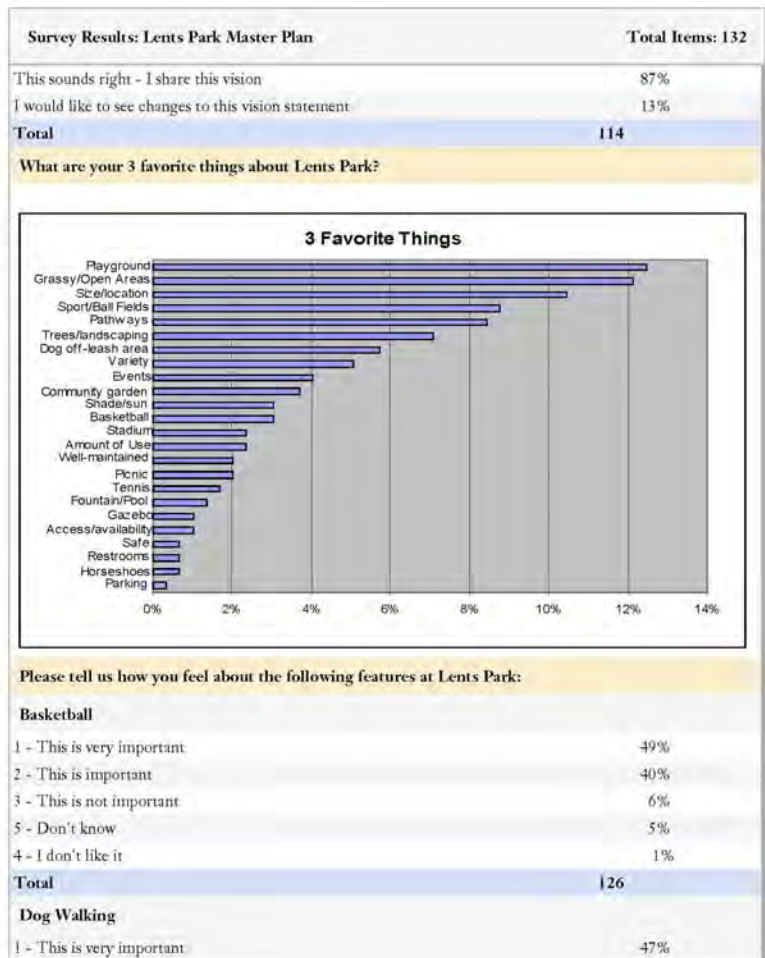
Important or very important		Not important or I don't like it	
Picnic Areas	97%	Horseshoes	27%
Playground	95%	Wall Ball	26%
Open Space	93%	Gazebo	20%
Quiet Spaces	91%	Tennis	16%
Walking/Jogging		Dog Walking	15%
Paths	91%	Basketball	7%
Basketball	89%	Quiet Spaces	7%
Dog Walking	81%	Walking/Jogging	6%
Tennis	78%	Paths	3%
Gazebo	74%	Open Space	3%
Wall Ball	60%	Playground	3%
Horseshoes	55%	Picnic Areas	1%

When asked what respondents would like to add to the park, again, only three items were mentioned by more than 10% of respondents:

- Other Recreation (this is a bit misleading as it included a number of types of recreation)
- Water Feature
- Field

General Observations – Respondents:

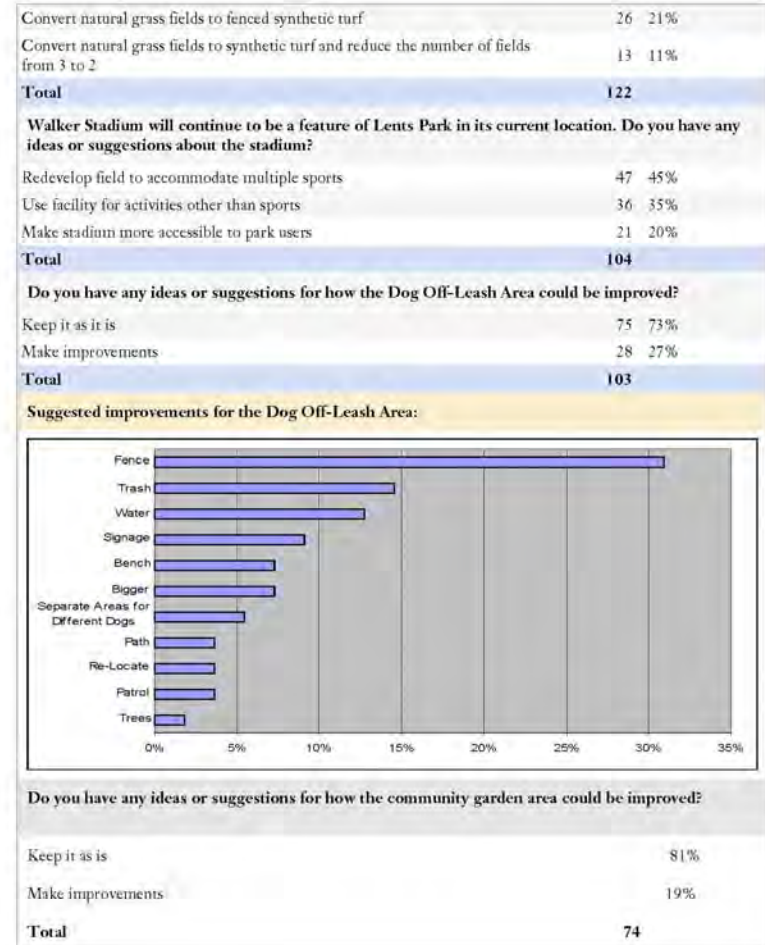
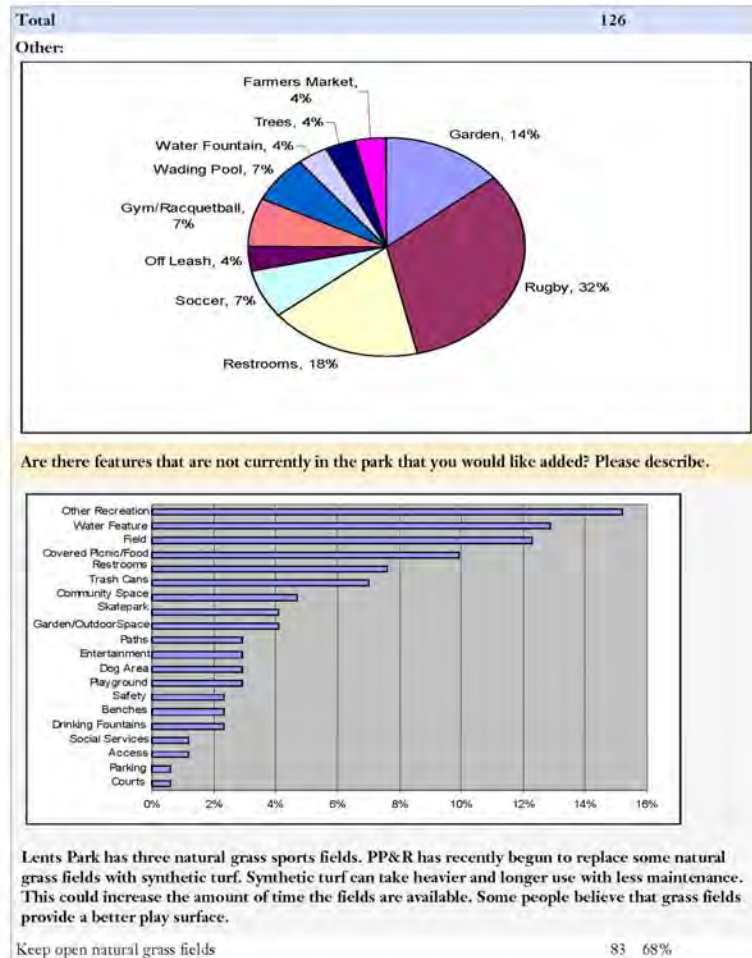
- Don't favor synthetic turf
- Think Walker Stadium is underutilized
- Like dog area
- Like community garden area
- Like spray feature
- Like skate spot



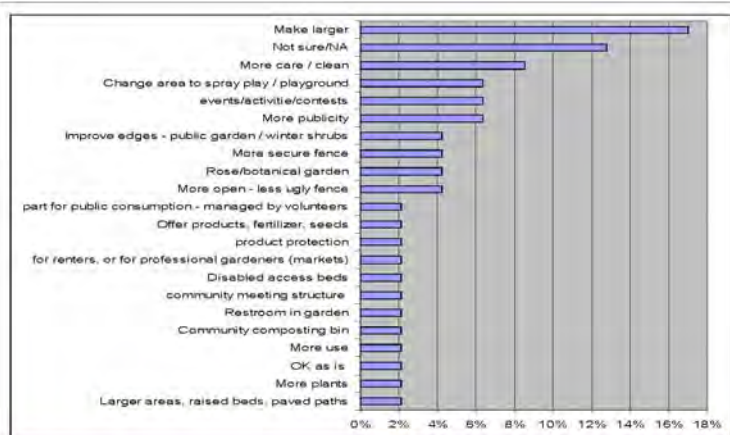
Appendix C: Open House Summaries

2 - This is important	34%
3 - This is not important	9%
4 - I don't like it	6%
5 - Don't know	4%
Total	127
Gazebo	
1 - This is very important	39%
2 - This is important	35%
3 - This is not important	17%
5 - Don't know	6%
4 - I don't like it	3%
Total	127
Horseshoes	
2 - This is important	36%
3 - This is not important	23%
1 - This is very important	19%
5 - Don't know	17%
4 - I don't like it	4%
Total	124
Open Space	
1 - This is very important	73%
2 - This is important	20%
5 - Don't know	4%
3 - This is not important	2%
4 - I don't like it	1%
Total	128
Picnic Areas	
1 - This is very important	71%
2 - This is important	26%
5 - Don't know	2%
3 - This is not important	1%
Total	127
Playground	

1 - This is very important	91	72%
2 - This is important	29	23%
5 - Don't know	4	3%
3 - This is not important	2	2%
4 - I don't like it	1	1%
Total	127	
Quiet Spaces – reading, relaxing, passive uses		
1 - This is very important	79	62%
2 - This is important	32	25%
3 - This is not important	8	6%
5 - Don't know	7	6%
4 - I don't like it	1	1%
Total	127	
Tennis		
2 - This is important	54	43%
1 - This is very important	44	35%
3 - This is not important	15	12%
5 - Don't know	9	7%
4 - I don't like it	5	4%
Total	127	
Walking/Jogging Paths		
1 - This is very important	94	73%
2 - This is important	24	18%
3 - This is not important	7	5%
5 - Don't know	3	2%
4 - I don't like it	1	1%
Total	129	
Wall Ball		
2 - This is important	43	34%
1 - This is very important	33	26%
3 - This is not important	28	22%
5 - Don't know	17	14%
4 - I don't like it	5	4%



Appendix C: Open House Summaries



The following park features are in planning documents for future development. How do you feel about them?

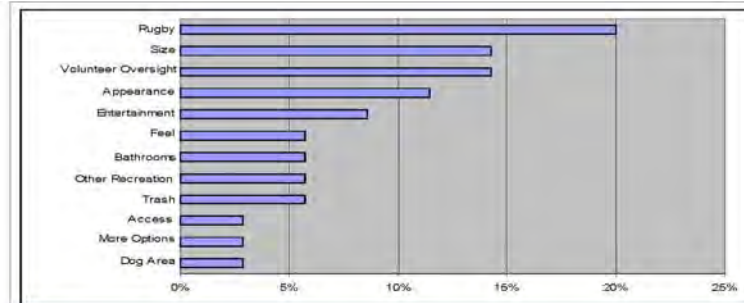
Spray Play (interactive water feature to replace the wading pool which was closed due to state law)

Still a good idea	90	73%
Good but not a priority	16	13%
Don't know	11	9%
Don't want it	6	5%
Total	123	

Skate Spot

Still a good idea	71	58%
Good but not a priority	23	19%
Don't want it	19	15%
Don't know	10	8%
Total	123	

Is there anything else you would like the Lents Park Advisory Committee to know?



Just a little bit more...

Did you attend the Open House on June 23?

Yes	83	67%
No	41	33%
Total	124	

How did you hear about the Open House?

Flier	45	52%
Neighborhood Association	16	18%
Poster	15	17%
Online	6	7%
Email Announcement	5	6%
Total	87	

How do you typically get to the park? (check each that applies)

Bike	18	11%
Bus/MAX	8	5%
Drive	61	38%
Walk	72	45%
Total	159	

What is your gender?

Female	69	56%
Male	54	44%

Total	123	
What is your age group?		
25-34	43	36%
35-44	20	17%
45-54	18	15%
20-24	10	8%
65-74	9	7%
Under 15	8	7%
55-64	6	5%
15-19	4	3%
75-84	3	3%
Total	121	
What best describes your race or ethnicity? (check all that apply) (Individual Values)		
Asian	2	2%
Black or African American	12	10%
Hispanic or Latino	7	6%
Native American	9	7%
Native Hawaiian or Other Pacific Islander	1	1%
White	95	75%
Total	126	

OPEN HOUSE #2

Prior to the second open house for Lents Park, a flyer was distributed throughout the community, among PAC members, and to stakeholders in an effort to educate the public about the event.

The aim of the second open house was to bring traditional and non-traditional users together to comment on 3 draft concepts for Lents Park in a workshop-style format.

WE NEED YOU
¡Necesitamos USTED!

Help create a plan for Lents Park that will guide development and preservation of park resources over the next twenty-five years.
Ayúdenos crear un plan que dirigirá el desarrollo y la preservación de los recursos del parque durante los próximos veinticinco años.

- How can we better use Walker Stadium?
- How do we balance the need for active space with the need for reflective, quiet space?
- What do your children need?

- ¿Cómo podríamos usar Walker Stadium de una manera mejor?
- ¿Cómo balanceamos la necesidad de tener espacios activos con la de espacios tranquilos?
- ¿Qué necesitan sus niños?

Open House
Lents Masonic Lodge
5811 SE 92nd Ave.
Thursday, August 26
5-8 PM

Casa Abierta
Lents Masonic Lodge
5811 SE 92nd Avenue
Jueves, el 26 de agosto
5-8 de la noche

You will see different designs that use the space in the park differently.
How do these designs improve or change the way you use the park?

Verá varios diseños que usan el espacio del parque de algunas maneras diferentes.
¿Cómo mejorar o cambiar como usted usa el parque estos diseños?

Live Music by Lost Creek (5:00 - 5:30)
Children's Play Room - bring your kids!
Translation available (Requests for childcare and translation must be received by August 23rd)
Light snacks provided

Música en vivo por Lost Creek (5:00 - 5:30)
Sala para juegos de niños - (traiga a sus niños consigo!)
Traducción (Para traducción y cuidado de niños, pregunte antes del 23 de agosto)
Habrá tentempiés

For information, to reserve childcare (free) or to request translation please contact Elizabeth Kennedy-Wong at 503-823-5113 or Elizabeth.kennedy-wong@portlandoregon.gov.
Please check out the project at www.PortlandParks.org.

Para información, cuidado de niños (gratis) o traducción por favor llame a Elizabeth Kennedy Wong a 503-823-5113 o escriba Elizabeth.kennedy-wong@portlandoregon.gov.
Puede ver más información sobre el proyecto en www.PortlandParks.org y haga de clic en Lents Park Master Plan debajo de "Projects- Plans & Studies."

PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

PDC
PORTLAND DEVELOPMENT COMMISSION

Commissioner Nicki Voss
Director Dan Seibner

OPEN HOUSE #2



Lents Open House #2

Appendix C: Open House Summaries

OPEN HOUSE #2



Lents Open House #2

OPEN HOUSE #2 - SUMMARY

**PORTLAND PARKS & RECREATION**

Healthy Parks, Healthy Portland

Lents Park Master Plan Comment Form

August 26, 2010

Assumptions:

- If respondent said "I like A" I did not track comment – it was captured in the circled comment
- Multiple thoughts in comments were separated – I am concerned about maintenance but like size= 2 comments
- Comments were generalized and grouped
- Rhetorical questions and "digs" were not tracked
- Features that people liked the most and least are highlighted

Features in order of number of comments:

Skate Spot	132
Pathways	119
Dog Area	99
Performance	
Events	96
Natural Areas	88
Community Garden	88
Central Fields	86
Entrance	85
Play Area	84
Tennis	78
Walker Stadium	77
Vavrek Field	67
Covered Picnic	64

Concept A**Concept B****Concept C****1. Off-Leash Area**

No change to off-leash area location.		No change to off-leash area location.		Off-leash area moved to east side of park. Must be fenced in this location.	
1 - I like/a lot	53.6%	1 - I like/a lot	48.2%	1 - I like/a lot	42.2
3 - I don't have an opinion	29.4%	3 - I don't have an opinion	30.1%	3 - I don't have an opinion	16.6
5 - I don't like/dislike	16.9%	5 - I don't like/dislike	21.7%	5 - I don't like/dislike	41.1
Fence this - 11 Increase park access - 1 Don't like L shape - 1		Fence - 4 Encroaches on heritage trees - 1 Increase park access - 1		Too close to 92 nd - 2 Breaks up park - 1 Too close to picnic - 1	

Appendix C: Open House Summaries

		Like fence - 2
--	--	----------------

Comments:

like fenced	37
don't change	15
no fence	13
small dog area	9
water	6
fence along	
88th	3
bench	3
too big	3
trash cans	3
bigger	2
picnic table	1
compost facility	1

2. Entrance

Grand entrance at SE 92 nd and Steele, creating a connection to Lents Town Center.	Grand entrance at SE 92 nd and Steele, creating a connection to Lents Town Center.	Grand entrance at NE 92 nd and Holgate, increasing visibility along main thoroughfares and transportation routes.																		
<table><tr><td>1 - I like/a lot</td><td>57.6</td></tr><tr><td>3 - I don't have an opinion</td><td>24.6</td></tr><tr><td>5 - I don't like/dislike</td><td>17.8</td></tr></table>	1 - I like/a lot	57.6	3 - I don't have an opinion	24.6	5 - I don't like/dislike	17.8	<table><tr><td>1 - I like/a lot</td><td>52.4</td></tr><tr><td>3 - I don't have an opinion</td><td>26.0</td></tr><tr><td>5 - I don't like/dislike</td><td>21.6</td></tr></table>	1 - I like/a lot	52.4	3 - I don't have an opinion	26.0	5 - I don't like/dislike	21.6	<table><tr><td>1 - I like/a lot</td><td>41.8</td></tr><tr><td>3 - I don't have an opinion</td><td>24.6</td></tr><tr><td>5 - I don't like/dislike</td><td>33.6</td></tr></table>	1 - I like/a lot	41.8	3 - I don't have an opinion	24.6	5 - I don't like/dislike	33.6
1 - I like/a lot	57.6																			
3 - I don't have an opinion	24.6																			
5 - I don't like/dislike	17.8																			
1 - I like/a lot	52.4																			
3 - I don't have an opinion	26.0																			
5 - I don't like/dislike	21.6																			
1 - I like/a lot	41.8																			
3 - I don't have an opinion	24.6																			
5 - I don't like/dislike	33.6																			
Like proximity to gazebo - 1 Too close to residential - 1	Like proximity to gazebo and play area - Too close to residential - 1	Connect to light rail - 2 No parking - 2 More visible - 4 More welcoming - 1																		

Comments:

no grand entrance	30
connect to Town Center	11
entrances on C & A	2
Town Center too far away	2
emphasiz plantings	1
no skate spot	1
don't lose Vavrek	1
A & B are prettier	1

3. Skatespot (5,000-6,000 SF)

Skatespot north of Little League, closer to 88 th Ave.		Skatespot on east side of park, north of parking lot.		Skatespot in NE corner of park.	
1 - I like/a lot	47.0	1 - I like/a lot	42.6	1 - I like/a lot	44.5
3 - I don't have an opinion	23.7	3 - I don't have an opinion	29.4	3 - I don't have an opinion	19.9
5 - I don't like/dislike	29.3	5 - I don't like/dislike	27.9	5 - I don't like/dislike	35.6
Noisy for neighbors - 1 Protected from cars - 1 Too close to little league - 1 Not good for kids - 1 Love skatespot & basketball - 1 Too far from crosswalk - 1 Like kids and adults together - 5 Away from quiet part of park - 1				Good use of space - 1 Conflict between basketball & skatespot - 2 Not pretty - 1 Keep away from children - 1	

Comments:

good for park	42
allow bmx	29
no	16
close to 92nd & Holgate	9
lighting	7
inappropriate activity	5
separate skill levels	4
don't separate skills	4
not by baseball	3
flat skate area	3
integrate with other activities	2
close to parking	1
safety	1
away from parking	1
in center of park	1
bigger	1
not near entrance	1
near dog park	1
spread out activities	1

Appendix C: Open House Summaries

4. Natural/Botanic Areas – Interpretive Walk

Enhanced plantings, pathways and reflective space along eastern side of park.		Enhanced plantings, pathways and reflective space along edge of bowl. Bowl space passive use when not used for performances.		Enhanced plantings, pathways, and reflective space along western slope. Sloped grassy area passive when not used for performances.	
1 - I like/a lot	54.9	1 - I like/a lot	55.6	1 - I like/a lot	56.4
3 - I don't have an opinion	23.6	3 - I don't have an opinion	21.8	3 - I don't have an opinion	20.2
5 - I don't like/dislike	21.5	5 - I don't like/dislike	22.6	5 - I don't like/dislike	23.4
Like trees – 2 Visibility – 2 Nice break from 92 nd – 1 Too close to 92 nd – 12 Noisy but good – 1		Don't move fields – 1 Don't displace picnic – 2 Too close to activities – 6 Quiet – 1 Like proximity to gazebo – 1 Too busy – 1		Too close to activities – 4 Too shady – 1 Changes access through day area – 1 Good use of space – 1	

Comments:

yes	25
no	9
no tree loss	6
native plants	5
maintenance	5
safety	3
pond	2
interpretive features	2
south of little league	1
no field loss	1
combine B & C	1
landscape slope	1
plants by ballfields	1
ADA	1

5. Play Area

The play area stays where it is.		The play area is moved out of the bowl, closer to the central area of the park.		The play area remains generally the same.	
1 - I like/a lot	64.1	1 - I like/a lot	33.2	1 - I like/a lot	48.1
3 - I don't have an opinion	25.9	3 - I don't have an opinion	24.6	3 - I don't have an opinion	29.7

5 – I don't like/dislike	10.0	5 – I don't like/dislike	42.2	5 – I don't like/dislike	22.3
Separate basketball and skate – 1 Good size – 1 Like skatedot – 1		Too far from street – 3 Not bisible – 1 Too much – 2 Don't remove tennis – 3 Closer to activity – 1 Away from traffic – 2		Skatedot good – 1 Make bigger – 1	

Comments:

no change	16
like spray	6
bigger	6
maintenance	3
like little league feature	3
no skatedot	3
no tree loss	3
combine skate features	2
no kid basketball	2
shade	1
away from adult activities	1
benches	1
use horseshoe area	1
safety	1
more challenging structures	1

Should an additional play area be added next to the Little League fields? (circle one) Yes – 62.2% No – 37.8%

Should we include (circle one): A Junior basketball area? Yes – 53.1% No – 46.9% A skatedot? Yes – 54.0% No – 46.0%

6. Walker Stadium

No change, baseball only.		Install synthetic field to increase amount and type of play (baseball, soccer, football).		Install synthetic field to increase amount and type of play (baseball, soccer, football).	
1 - I like/a lot	39.5	1 - I like/a lot	54.6	1 - I like/a lot	52.1
3 - I don't have an opinion	26.3	3 - I don't have an opinion	15.6	3 - I don't have an opinion	17.8
5 – I don't like/dislike	34.2	5 – I don't like/dislike	29.8	5 – I don't like/dislike	30.0

Comments:

Appendix C: Open House Summaries

add uses	27
no change	10
no synthetic	9
maintenance	8
increase use at Walker/ lose central field	2
expand use with grass	1
baseball only	1
put synthetic outside	1

7. Central Fields

Two programmed fields. One synthetic, fenced with lighting for extended play. One natural grass.		One programmed field. One grassy field left open for community use, informal play. Field location "flips" every few years for maintenance.		Two programmed fields. One serves both soccer and football.	
1 - I like/a lot	42.6	1 - I like/a lot	58.8	1 - I like/a lot	34.5
3 - I don't have an opinion	20.7	3 - I don't have an opinion	16.5	3 - I don't have an opinion	30.5
5 - I don't like/dislike	36.8	5 - I don't like/dislike	24.6	5 - I don't like/dislike	35.0
Like more use – 4 No fence - 9		No fences – 1 Flexible – 2 Like rotation – 3 Increase open space – 7			

Comments:

grass	8
no tree loss	8
maintenance	2
all synthetic	5
no synthetic	4
consider rugby	3
don't lose Vavrek	1
more lights	4
no change	5
no lights	1
combine A & C	2
less sports	1
use Marshall	2
landscaping	1

8. Performance / Event Spaces

Gazebo relocated in central field. Grass field can be used for expanded performance space.		Gazebo relocated to bowl area (SE corner of the park).		Gazebo relocated southwest corner of park with expanded gathering area.	
1 - I like/a lot	44.4	1 - I like/a lot	34.6	1 - I like/a lot	28.9
3 - I don't have an opinion	26.5	3 - I don't have an opinion	27.1	3 - I don't have an opinion	26.8
5 - I don't like/dislike	29.1	5 - I don't like/dislike	38.2	5 - I don't like/dislike	44.3
		Good acoustics – 4 Too close to homes – 5 Too near 92 nd – 1 Less traffic noise – 1 Terraced seating – 1		Don't displace garden – 3 Too close to homes – 5 Allows bigger events – 1 Create terraced seating – 1	

I would like the gazebo to be (circle one)

Preserved – 77.9% Replaced – 22.1%

I would like to see a larger acoustically designed band shell (circle one)

Yes – 55.2% No – 44.8%

I would like a paved plaza area (circle one)

Yes – 28.4% No – 71.6%

Comments:

no change	23
no more pavement	6
paved plaza	5
take advantage of topography	4
lower roof	3
increase programming	2
keep gazebo features	2
good investment	2
two spaces and a plaza	1
preservation of gazebo too \$	1
get rid of gazebo	1
more use	1
no field loss	1
no more programs	1
shade	1

Appendix C: Open House Summaries

9. Pathways

I like the pathways best as shown in (circle one)

Concept A – 42%	Concept B – 29.6%	Concept C – 27.7%
Less change – 1	Cover more ground – 1	Preserves open space – 1
Like path through center – 5	Position/flow makes sense – 2	Pretty/nice – 6
Don't like path through center – 8	More in trees – 1	
	Explore park – 1	

Comments:

no change	13
like loop	4
more natural paths	3
don't cut trees	2
lighting	1
provide way through park	1
all poor	1
like continuity between play and paths	1
paved	1
like path around diamond	1

Should a soft-surface walking loop remain in the central area of the park, or move to circle the Walker Stadium area? (check one)

73.1% Central area of park 11.4% Walker Stadium area 15.5% Do not feel there needs to be a soft-surface path loop

10. Football Field (Vavrek Field)

Remains at current location.		Remains at current location.		Football field is replaced with basketball and/or skatespot.	
1 - I like/a lot	60.4	1 - I like/a lot	52.7	1 - I like/a lot	26.1
3 - I don't have an opinion	25.9	3 - I don't have an opinion	28.5	3 - I don't have an opinion	20.6
5 - I don't like/dislike	13.7	5 - I don't like/dislike	18.8	5 - I don't like/dislike	53.4
		No lighting – 1		Basketball too close to 9 th – 1	
		No synthetic – 2		More use – 1	

Comments:

no change	20
address safety/add fence	6
remove	6
like mixed use	5
other use	5
lights	3
no lights	2
replace with plaza	2
include rugby	1
noise	1
smaller	1

11. Community Garden

Community garden space is expanded and a facility is added for storage and meetings.		No change to size. Facility is added for storage and meetings.		Garden is relocated and terraced in bowl area. Facility is added for storage and meetings.	
1 - I like/a lot	65.0	1 - I like/a lot	42.5	1 - I like/a lot	27.6
3 - I don't have an opinion	16.7	3 - I don't have an opinion	32.2	3 - I don't have an opinion	20.6
5 - I don't like/dislike	18.2	5 - I don't like/dislike	25.2	5 - I don't like/dislike	51.8
Put storage on east side - 2 Increase size - 1 Too big - 3 Ugly - 1 Entrance to park - 1 Better sunlight - 1 Access to parking - 1		Too close to Steele - 1 Ugly - 1		Loss of space - 1 Accessibility - 2 Lovely - 4 Erosion - 1 Maintenance - 2 Sunlight concerns - 5	

Comments:

too big/underutilized	12
more space	10
like gardens	9
no change	8
no tree loss	7
storage - yes	5
storage - no	5
meeting space - no	5
private use	3
meeting space - yes	2
bulletin board	2
add grapes/fruit etc.	1
extend roof for dog area	1

Appendix C: Open House Summaries

12. Large Covered Picnic Area (approximately 8 tables) (Note: additional open picnic areas are also included in all concepts)

Located between natural area, recreational fields, and walker stadium.		Located south of recreational fields, next to children's play area and natural area.		Located between bowl, play area and natural area.	
1 - I like/a lot	55.4	1 - I like/a lot	52.3	1 - I like/a lot	39.1
3 - I don't have an opinion	24.3	3 - I don't have an opinion	25.9	3 - I don't have an opinion	28.5
5 - I don't like/dislike	20.4	5 - I don't like/dislike	21.8	5 - I don't like/dislike	32.4
Don't move gazebo - 2 Covered area closer to picnic area - 1 Good for games - 1		Use gazebo for covered area - 1		Don't remove tennis - 3 Good for families - 1 Too busy - 1 Too close to community garden - 1	

Comments:

like picnic/play	
proximity	12
no large area	5
no tree loss	5
more tables	5
good	5
access from street	2
trash/maintenance	2
inappropriate use	1
keep horseshoes	1
connect to businesses	1
near perennial garden	1

13. Tennis

Improved tennis area.		Tennis removed.		Tennis removed.	
1 - I like/a lot	55.5	1 - I like/a lot	16.7	1 - I like/a lot	16.9
3 - I don't have an opinion	30.4	3 - I don't have an opinion	32.6	3 - I don't have an opinion	31.4
5 - I don't like/dislike	14.1	5 - I don't like/dislike	50.6	5 - I don't like/dislike	51.7

Comments:

don't remove	36
remove	15
smaller	5
move (to north)	5
use courts for something else	4
don't change	3
good fit with kids area	1

14. Basketball

Basketball on east side of park, north of parking lot.		Basketball on east side of park, just south of parking lot.		Basketball in NE corner of park.	
1 - I like/a lot	44.7	1 - I like/a lot	33.4	1 - I like/a lot	21.0
3 - I don't have an opinion	37.0	3 - I don't have an opinion	41.4	3 - I don't have an opinion	34.6
5 - I don't like/dislike	18.2	5 - I don't like/dislike	25.4	5 - I don't like/dislike	44.5
Away from play area – 1 Good use of space – 1 Not by parking – 1 Like parking - 2				Too close to skatespot – 1 Bad for parking - 1	

Comments:

no change	24
anywhere	4
more space	3
like basketball	3
update/maintain	3
no tree loss	2
like by kids	2
not by entrance	1
near northeast corner	1

15. Each of these three concepts may require some tree removal. PP&R will plant additional trees to compensate for the loss of trees. (check one)

- 65.4% It is important to me to preserve as many existing trees as possible.
- 31.2% If PP&R re-plants trees elsewhere, I am OK with removing existing trees as necessary.
- 3.3% I am not concerned about the trees.

Appendix C: Open House Summaries

16. Would you like to see any of these concepts modified in any way and if so, how?

Concept A	Concept B	Concept C
<p>Make center fields like B – 2</p> <p>One comment each –</p> <p>Don't light soccer</p> <p>Make walker synthetic</p> <p>Locate basketball like B</p> <p>Expand off-leash</p> <p>Shelter on east side of garden</p> <p>Like tennis</p> <p>Like kids basketball</p> <p>Like kids skate</p> <p>No synthetic center</p> <p>Add basketball and skatespot in C</p> <p>Put primary entrance at 92nd & Holgate</p> <p>No walkway between fields</p>	<p>Add tennis – 3</p> <p>Like spray – 2</p> <p>One comment each –</p> <p>Play area closer to residences</p> <p>Like picnic area</p> <p>Like restrooms</p> <p>Eliminate horseshoes</p> <p>Extend nature walk along bowl edge to se corner where topography hits 92nd</p> <p>Too much sports</p> <p>Add fields from A</p> <p>Add skatespot from A</p> <p>Like play area</p>	<p>Preserve Vavrek – 2</p> <p>Like center – 2</p> <p>Keep community gardens where they are and expand – 2</p> <p>Improve Vavrek with synthetic and lights – 2</p> <p>One comment each –</p> <p>Add tennis</p> <p>Central gazebo</p> <p>Move off-leash east and expand and fence – 1</p> <p>Move tennis NE of parking</p> <p>Don't like skatespot – 1</p> <p>Don't like basketball – 1</p> <p>Don't like play area – 1</p> <p>Concerned about garden orientation - 1</p>

General Comments:

keep trees	22
no change	10
fenced dog area	10
maintenance	7
big skate park	5
bulletin boards	5
native plants	5
emphasize nature	4
less sport fields	4
open restrooms	3
add sand volleyball	3
keep tennis	3
bmX trails	2
fix NW corner plantings	1
like little league play	1
don't move basketball	1
connect to transit	1
create space for food carts	1

separate skate area from other hard surfaces	1
fountains	1
create botanic area around community garden	1
indoor tennis	1
no synthetic turf	1
olympic pool	1
pave paths	1
pathways too complicated	1
keep basketball next to tennis	1
less programming	1

17. Please indicate your preference:

I strongly prefer Concept (circle one) **A – 32.1%**

- Tennis court improvements - Expansion of the community gardens I don't think there needs to be two skate areas. And I like the idea of using the slope in terrace form. Although I like any improvement.
A has a feeling of less "busy-ness." Change for change sake is not always an improvement. A seems to retain more trees (mature trees). A keeps the interpretive area more "secluded."
As a tennis enthusiast, I only have one choice. Tennis provides a nice addition to the park because it is a competitive sport that can be played by 2-4 players. The soccer and baseball and football field are more team oriented and require more people.
Best organized, best use of space. Keeps holgate as the main artery.
Best placement of active areas and passive areas. playground stays in an accessible area, community garden is in a more quiet area and is enlarged. Fields are maximized for active use.
Big garden, big playground, big spray, all parts eaesy to use and use lots.
Concept A has much improved little kids play area and much better performance space, along with preserving the off leash area, not eliminating tennis, and improving playing fields all-around -- while also adding 2 skate spots! Great job!
Concept A offers more variety and I'd like to keep the tennis court. It's also a better layout.
Concept A would to needed small things. Drinking fountains - restrooms - paths. The addition of parking areas in southeast (92nd Ave) and southwest (88th Ave in current dog run area). The children play on the main level of the park. Parents could watch their kids and other activities in the park.
Dog park isn't on 92nd, more trees seemed preserved, multi-skate area, keeps the tennis court. Really like interpretive walk idea.
Everything about concept A appeals to me. I like to see tennis courts incorporated into the park design, skateparks are innovative and this particular design provides a good location, and overall, it seems that this design is improving what is already here the most.
Flows better. Kind of keeps park the way it is situated. That's the way I like it. Some changes, but not totally different.
I also like concept B but noted above why I prefer concept A.
I don't believe in change for change's sake. I especially want to see the football field, tennis, dog area, kids play area, and community gardens to stay the same.
I feel that it important to keep an open area for the dogs so they can run freely without being caged in. I also really like the idea of two skate parks, one for the kids and one for adults. It allows for the kids to develop their skills without being intimidated by the older teenagers and adults. Keeping the tennis courts is important for the many people that are constantly using the park. I look forward to seeing the park being improved! Can't wait, Lents is in a great deal of need compared to many other parks around Portland.
I like A and B for different reasons. I don't like C at all. I prefer the soccer fields to stay in the same location. I prefer the tennis court stay. The synthetic fields seem like they would be helpful and Walker field should be changed so multiple sports can use the space.

Appendix C: Open House Summaries

I like A because it makes more sense to update what we have than make a lot of changes that may not create more use.
I like concept A because it looks less drastic.
I like concept A because it looks less drastic.
I like the locations of the skatespot and basketball courts, and the expanded gardens make sense on this plan. The other plans for the gardens worry me quite a bit.
I like the plan that allows for the most soccer fields as possible. These soccer fields are some of the most used in the city and would see more use if they were in good shape.
I prefer Concept A because it preserves the current play area. The best and shadiest part of the park should be used for kids.
I really like the idea of a skate park and I love the idea of a larger community garden.
I want to keep the tennis courts.
Improves upon existing things, least drastic.
It appears to retain the current use of the park, the trees, and the natural peacefulness and beauty of the surroundings. Many families go here to enjoy this park and for me I would like to preserve as much of the natural beauty and trees it has to offer. The many children and families that come to this park to engage in sports activities are such good strong building blocks to help our children grow into successful adults. Having family activities helps form stronger bonds between parents, children and other family members. We need Lentz Park to remain as natural, useful, and beautiful as possible.
It helps to remain with much of the original concept but with updates needed.
It is the most practical for cost, accessibility.
It pretty much leaves it the same, won't cost as much to move everything. Cost less, saves more of our trees, and still gives more use of the park.
It's not so much of a change to different areas and hopefully won't cost as much. Don't like the dog park idea on 92nd, feel it might interfere with traffic, and dogs getting hurt.
Just looks a lot more organized and better looking.
Larger garden space
Least change and most comfortable for us that use it regularly.
Least dramatic change. Most improvement to existing services.
Less changes to the park as it is, but would like to see Walker Stadium changed to multi-use.
Like location of gazebo and picnic shelter. Skate could go to where basketball is and basketball to old location.
Maintain tennis courts Performance area more centrally located for noise south of park
Maintaining 3 fields outside the stadium, including one synthetic field.
more open
mutual respect for all, nice flow.
New features with out having to take too many trees/ space away...
Please see skatespot review post up above.
see modified comment above
Skatespot is a necessary part of the plan.
The changes in concept A are the least dramatic in all three.
The least changes - it works great now.
The least damaging of the three. Change skateboard park to east side of stadium. Better area for noise created by boarders. No new restroom by the existing basketball court is needed on any of your plans. The building already there is a restroom and could be updated. A water fountain is needed in the dog area. A bench or table is also needed. Fence needed along side 88th. Also along Steele so dogs can't run into street.
This is a great park. I do not think a ton of work is required to keep this park great and make it better. There are definitely things that need attention, but I do not think the park needs to be completely rearranged.
With the addition of the synthetic field in Walker.

B – 14.8%

Concept B seems to best utilize the space available and still provide all of the amenities desired by the public. I love the idea of having a synthetic surface within Walker Stadium. This would dramatically improve the playability of the field and reduce the number of baseball rainouts. I also like how the play area is more centralized within the park vs. its current location. The current location isolates the play area from all of the other activities making it hard on a parent to be able to keep track of their children on the playground vs. being in the picnic or sports areas. Concept B seems to take that into consideration and makes the most sense from a parent's perspective.
good combination of natural walking areas and recreation. Gazebo/entertainment in a better location.
Hate artificial turf - there's already too much space given over to just sports.
I actually like most of Plan b. Especially the gazebo location. But I like the double-use synthetic central field in Plan C.
I like having the skate/BMX spot away from the other activities.
I like plan B as it seems to offer the most for a park. I wouldn't mind if the dog off leash area in plan B was moved to the East side.
I like the primary entrance and gazebo on the south side of the park, things are spaced out nicely and offer a nice variety of recreational options.
I want as much nature as possible period. And the 92nd/steele side feels more intimate already so I would like the entrance and nature there versus the side where corner stores are and barren landscape are. Save those for sports
If I have to chose - that's my choice. I'm not happy with the sports-centric focus on the redesigns.
It has the least amount of synthetic fields.
It looks thought through. C looks like things were just stuck so they fit.
It seems like it is making the most of the parks space without taking out too many trees or removing existing services as the facilities are all well used.
It seems to retain most of what makes Lents Park a good place to visit, whereas the other two don't come as close. I found Concept C particularly disturbing because of the location of the off-leash area. But then I do not believe dogs should ever be off-leash in public places.
It's not true that I STRONGLY prefer one concept, but they are NOT all great and I DO prefer 2 out of 3, so I just went with a preference of Concept B due to the poor wording of the preference question. I like some things about A, but overall, I lean more towards B. I like that B does not have the skate park in the corner near the field. I like that B has tennis removed. I am not sure what I am looking at, but if Concept B is taking out all those Fir trees, I HATE IT! I do NOT support removing Douglas Fir trees. Why can't we respect that they were here first!?! On Concept C I like that the area for people who can't maintain their own house pets is fenced, but I don't like the terraced community garden. I also don't care for the gazebo up in the corner.
Many avenues of travel within the park, lots of activities to indulge, more fields for variety of ball games.
Open field/rotation Relocated gazebo But more play area up closer to fields Put skate spot in NE corner Move basketball to skate spot Results in expanded natural areas no loss of trees
Path routing and interpretive garden location are best but try to preserve the gazebo.
The grand entry at Steele leading into the gazebo space would be a nice introduction to the park, and would connect to the rest of Lents. The multi-use synthetic fields seem like a great use of space, and the open space leaves room for emergent use of the center of the park. It pains me to see tennis go, but I haven't used the courts so far this summer, so maybe I like them more in theory than in practice.
The overall layout and balance of Concept B is most appealing to me.
With gazebo in the central field

Appendix C: Open House Summaries

C - 13.5%

Best overall plan, it considers/accounts for traffic on 92nd and Holgate.
Best use of NE Corner, most constructive use of field spaces
Dog area is fenced. Terrance community garden Like restroom locations Soccer in the stadium
Exceptions as stated: play area, skate, basketball, football from Plan B
Fenced dog area, terraced gardens, play area on same side of park, natural/interpretive walk
I just like the placement and spatial arrangement more. Little more spread with some green space in between each area and I think a little more innovative with the terraced gardens.
I like the combined fields. I don't see all fields filled all the time, so it seems a waste to have so many. Having them combined looks fantastic.
I like the development and added facilities.
I like the fenced dog area.
I like the gardens.
I like the location of the botanic area and the overall design best in Concept C.
I prefer fenced dog areas.
I prefer the fenced off-leash area. I love the concert area. The terraced community garden is nice. I wish there was more open play space that wasn't dedicated to fields. I'm not convinced that synthetic fields are a good investment, but i really don't know about these things. I hate to see tennis areas gone, but I haven't personally played tennis in years. I do like the noisy basketball distractions and skate areas in the corner at Holgate and 92nd. That should be kept far away from homes. I really believe skateboards are louder than jets. I can't hear my books on tape when the skateboarders are on my sidewalk, but I can hear the books when jets are overhead.
It has everything but tennis courts.
It has the biggest skate park design, and provides a feeling inside of me that would bring me out there.
It leaves more flexibility and space for future needs.
overall layout and positioning of skatespot
Overall layout, terraced garden seems like a great plan, fenced dog park is a good idea also. Like this overall flow.
Plan C has the best use/organization for the sports activities and puts them nearer parking and/or louder street areas while moving the quieter activities (garden and Gazebo) to the more residential side of the park.
The look and feel of terraced community gardens and football off of Holgate
With a few modiciations gazebo at SE corner of park where a natural bowl already exists. Garden doubled or tripled. Tennis court northwest of soccer fields and southwest of Walker Stadium parking lot/or north of north baseball field.

They are all great! – 13.5%

because they would aqll benifet the community
I couldn't see where A was much different from B
I like aspects of B and C.
I like that an effort is being put forward to change the park, and that is good enough. I'd also love for the Tennis courts to be kept and the Skatespot to definetly be added. Thank you!
I'm more attracted to A and B, but really like the natural area in Concept C.
They all have great ideas and will benefit the community in many ways.
They all suit my interests and serve their purpose of improving the parks for community use.

They are all just ok. But.....I don't want the gazebo moved. I don't want skate areas for skate boards. I "want" a fenced in dog area. I don't want a childrens basketball area. I am not in favor of enlarging the garden area or making a facility for meetings and storage. These are just a few of my likes and dislikes.

I don't prefer any of them. – 26.2%

Above it was stated that "each of these concepts may require some tree removal" and that PP&R would plant additional trees. This is a park we're talking about! Many of these trees have been in this park since I first set foot in the park in the 1970's. These concepts should be required to be creative enough to leave the trees where they are. The "additional trees" to be planted to compensate for the loss of trees are often a poor excuse for the tree that was originally growing there. Where is the common sense in all this I ask you?

As my ratings indicate, a combination as they all have good attributes.

Concept B is strong contender except for synthetic and lighted football field - this is wasteful and will not prove beneficial in 10 years time. All Concepts are lacking a yard debris/compost facility to manage detritus and neighborhood kitchen scraps locally. This should be integral to any park of this size and location (near a town center). Where is the foresight and attempt at sustainable? Community Gardens should be expanded.

do you know what a camel is?..... It's a horse designed by a committee.

Each has its stong points as well as its stupid points. I don't strongly prefer any of them, but A seems to focus the most on improvements.

Every plan tries to change the park dramatically instead of enhancing the park with it present character that people love. People already love Lents parks. Lets try not to make a entirely different park.

I don't believe this is a good time to make big changes to our park. Given the current economy and the fact that there are few signs of it improving any time soon, I believe the least costly and the least invasive changes are the best. The most important change would be to take better care of what we presently have - better lighting, better litter control, better facilities, better and or more drinking fountains. A bathroom perhaps?

I don't LIKE any of them. I prefer that we improve what we have now, and not add a skatespot at all. I think that the impact on the surrounding homeowners isn't being considered enough. I do not understand why living close to the park has to be a detriment instead of a benefit.

I hope that the comments about each proposed change will be considered so as to create new concepts incorporating what people say about each of the proposed changes. I know it is a difficult job but none of these concepts really are a good package. Overall, lents park is an excellent park as is and I think the funds should be used to maintain it and make a few minor upgrades to the fields and playgrounds. Adding a natural/botanic area would be a plus, especially if there is a pond or water element added. It is VERY IMPORTANT to keep the trees as the trees definitely create the aesthetic of the park and make it a great place to relax and spend time with one's family.

I like many of these plans. No single plan has all my favorites.

I like some aspects of each of the concepts.

I like some parts of each - but they seem boring and don't really add enough paths or new things to the park. Too much sports in all of them. We need more space for the neighborhood and people who don't play sports.

I like the look of plan B, but don't STRONGLY prefer any of them. The park is really nice with the Large Trees we have now. Please don't kill such old timers.

I like the paths in B (but HATE the play area location.) A is okay. I like the fenced dog area in C, but not the terracing of the garden or the paths (lack thereof).

I like the paths in option C but I am staunchly against a fenced in dog area. Option B - bad idea to have skate spot immediately follow main entry. Option A - hate the idea of skate spot rubbing up against dugouts of ball fields. If I had to chose, option B. o Option C is my favorite, but only if we figure out a natural way to keep the dogs away from the kids play area or avoid whatever the concern is about the dogs needing a fence. NO FENCE!

I see little need for change.

I tend to prefer A and C. All of them have features that I like and features that I dislike.

I think the best ideas in each concept should be looked at and considered. And not just go with a packaged plan. Keep an open mind and keep the park public friendly.

Appendix C: Open House Summaries

I think we need to quit spending. People can rally together for their interests to make things happen. Put money towards Gates Park that is vacant of anything right now. Find creative ways to make parks pay for themselves by rallying with existing business and organizations that want to be involved. Quit spending. Keep it up mostly how it is now, find willing supporters, save money for other parks in se more in need.
I think you can do better.
I want a fenced off-leah area AND centralized childrens play area AND entrance on 92nd/Steele
If I had to choose one - Concept A.
I'm really opposed to too many elements to approve of any completely. More placemaking, more contemplative opportunity, less revenue generation, catering to people from outside of the neighborhood.
I've lived here for 30 + years, just across the street, and I have put up with several changes, I was the one that contacted the Mayor's office and asked for something for "seniors", like a horseshoe pit. The city put the pits almost directly across from me, but unlike every other horseshoe pit in the city, they hired a contractor that had never seen an actual horseshoe pit. What IDIOT makes a chain link backstop for horseshoes?
Keep the park like it is. Improve restroom facilities. Tennis court and basketball courts if needed. The park is being used at its maximum now.
Leave it alone, Sammy is stealing water bureau for bike paths, we can not pay for schools & the roads are in bad shape. Why spend money on something that is fine the way it is?
Lents lost a good opportunity for the city and community when semi-pro ball was taken off the table for Walker Stadium. Comm. Leonard called on the only tax generation plan that made sense.
Like A because it has least changes, like B for the open space location, but not much else. Like C terraced gardens.
Lived across the street for 10 years. Enjoy the way the park is. Don't enjoy construction in my neighborhood or park. Beautify not rebuild. Clean up people trash first, then maybe.
Lots of good ideas - no perfect combination.
Mixed feelings. Entry should be at town center connection. Add top ratings together.
No strong preference. Least disruptive looks best to me.
None of the above - if these plans involve cutting down trees to make room for sports fields. The park is fine as it is. Leave Lents Park as the neighbors have it now.
None of them are ideal. Elements of each are OK, but none work holistically. Address problems, don't ignore negative impacts of sports fields.
play area & kids skate & B Ball area and the big kids skate area away from little kids
Please repair or improve the existing park as it is. The park is suppose to be a natural area for people and families to use and enjoyed for pick-nicks and family gatherings. Not for a select few. The more sports or entertainment facilities added reduces the areas needed for the families to enjoy and play in. It then becomes an area for a select few and no longer than a park. Please quit trying to change it into a sports facility.
Porque me gusta tal y como esta.
Portland Parks has a responsibility to maintain Lents Park and for the past 6 years you have done a very poor job. Not mowing the lawns on a regular basis not picking up the trash generated by weekend sports participants. Tearing out trees and not replacing them. Every decision for enhancement centers around increasing usage (optimizing) of the sports fields and the improving revenue at the expense of the neighborhood and especially the neighbors closest to the park. Thus your plans and decisions are destroying the livability of our neighborhood and our health. The the Parks department is suffocating a small park cramming more people, traffic, noise and pollution our way. We currently struggle with traffic noise and pollution, grid lock provided by the sports participants and spectators blocking our driveways and trashing our streets with litter, and totally disregarding that Lents is our home. For 6 years i have shared our park with many sports participants in fact I use to play softball here so I appreciate the opportunities that parks provide. However our homes are too close the the park boundaries the streets are too narrow for sports field enhancements optimize their use. (Guiding principal #4) Is their one person that is in charge of this plan who lives in Lents ? how about across the street from the park ? I bet not. Would you like your neighborhood park turned in to a full time sports facility? I am certain you would not.
The majority of the neighborhood that live around and use the park do not want it torn up and rearranged, and most of all want the TREES left alone, overwhelmingly. Can we be any clearer that this.

There are good and bad elements in each.
These plans do not reflect the values of the Lents Urban Renewal and Eco District. We want a park, not a sporting complex.
they all seem a decent enough concept
They are all awful.
They don't reflect the community's needs.
too many changes! too many trees cutting and it is fine the way it is and has been for over 50 years!!!!
Too much field sport space. Need to lose one field and use as passive space.

Total	259	
I identify as (check all that apply) (Individual Values)		
African American/Black	5	1.8%
Asian/SE Asian/Pacific Islander	11	4.0%
Caucasian/White	228	83.2%
Eastern European	6	2.2%
Latino/Hispanic	16	5.8%
Native American/Alaska Native	8	2.9%
Total	274	
Other (please specify)		
what happened to WHITE!!	1	11.1%
Caribbean	1	11.1%
Caucasian is not an ethnic group and I will not identify my self using that term	1	11.1%
human	1	11.1%
humanbeing	1	11.1%
Mullato	1	11.1%
Portugese	1	11.1%
some indian	1	11.1%
What difference does the above make?	1	11.1%

Appendix C: Open House Summaries

Total	9	
I am		
Male	156	53.4%
Female	135	46.2%
Other	1	0.3%
Total	292	
I am age		
25-34	71	24.8%
45-59	69	24.1%
35-44	66	23.1%
60-79	60	21.0%
16-24	19	6.6%
80 or over	1	0.3%
Total	286	
Regarding residence, I		
Own	214	75.6%
Rent	61	21.6%
Other	8	2.8%
Total	283	
How many children under the age of 18 do you have living with you?		
0	60	38.5%
2	34	21.8%
1	24	15.4%
none	18	11.5%
3	8	5.1%
o	2	1.3%
one	1	0.6%
zero	2	1.3%

12	1	0.6%
4	1	0.6%
5	1	0.6%
6	1	0.6%
raised two as a single mom	1	0.6%
three	1	0.6%
two	1	0.6%
Total	156	
What are their ages?		
N/A	5	6.4%
6	4	5.1%
2	3	3.8%
0	2	2.6%
1	2	2.6%
14	2	2.6%
15	2	2.6%
16 and 13	2	2.6%
3, 6	2	2.6%
5, 7	2	2.6%
7	2	2.6%
7 mo, 7 years	2	2.6%
1 month old	1	1.3%
1,2	1	1.3%
1,3	1	1.3%
1-12	1	1.3%
10 and 12	1	1.3%
10, 7, 7	1	1.3%
10/ 14/16	1	1.3%
12 14	1	1.3%

Appendix C: Open House Summaries

12, 10, 6	1	1.3%
12, 13	1	1.3%
12, 16	1	1.3%
12, 8	1	1.3%
13	1	1.3%
14 12 12	1	1.3%
14 and 15	1	1.3%
14, 2, 1	1	1.3%
15, 16	1	1.3%
16	1	1.3%
16, 17	1	1.3%
16,15,13,11,10	1	1.3%
17	1	1.3%
17 and 11	1	1.3%
17 and 13	1	1.3%
17, 5, 3	1	1.3%
2 years	1	1.3%
2+	1	1.3%
2, 4	1	1.3%
2, 5, 7	1	1.3%
2.5 years old and 2 months old	1	1.3%
26, 27	1	1.3%
3 and 6	1	1.3%
3 mo	1	1.3%
3 months	1	1.3%
3, 11	1	1.3%
4	1	1.3%
4 and 6	1	1.3%
5 and 3	1	1.3%

5 and 7
5, 15, 15
5, 6
6 mo
6,4
8, 5, 4, 2
9 10 11 14 15 16
9 and 1
hand-i capped mental ages are 3 years old
NA
six
Total

Appendix C: Open House Summaries



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Lents Park Master Plan Comment Summary
October 8, 2010

High Level of Agreement

1. Off-Leash Area - 54% of respondents liked the locations where it was. Equally significant is that a high level of respondents really did not like moving the off-leash area.

37 respondents wanted fencing.

2. Entrance - 52-58 % of respondents liked having a grand entrance at 92nd & Steele and creating a connection to Lents Town Center. There was no real majority or opposition to an entrance at NE 92nd & Holgate.

4. Natural/Botanic Areas – Interpretive Walk - All of the design options received more than 55% support. Also important is that dislike of the features was less than 23%. Respondents favored this feature regardless of locations and want it, perhaps more.

5. Play Area - Clear community support for keeping the play area where it is - 64%. Significant opposition to moving it into the center of the park (42%)

Clear community support for adding an additional play area by little league - 62.2%

6. Walker Stadium - respondents supported the installation of synthetic turf in Walker Stadium by more than 52%. Respondents liked increasing the functionality of the stadium.

7. Central Fields - Almost 59 % respondent support for “flipping” fields.

8. Performance / Event Spaces - people want to keep the gazebo - 80%, but from the comments, it is the sense that it could be modified. People do not want a paved plaza area - 72%.

9. Pathways - Respondents clearly wanted a pathway in the central portion of the park - 73%

10. Football Field (Vavrek Field) - Clear support for keeping Vavrek Field as is - 50-60%. Strong opposition to changing it to basketball or a skatespot - 53%.

11. Community Garden - keep it where it is and make it bigger - 65%. Do not terrace it - 52%

12. Large Covered Picnic Area (approximately 8 tables) - Located between natural area, recreational fields and Walker Stadium - 55%.

13. Tennis - More than 50% of respondents want to keep and improve tennis. More than 50% respondents opposed removing tennis.

15. Trees - Preserve trees as much as possible - 65%

No Clear Direction

3. Skatespot - Based on the first comment form there is significant interest in having a skatespot in the park. This comment form indicates that there is no strong preference about where it is located based on the designs presented. Based on comments some things to consider would be proximity to neighbors and adjoining uses.

42 comments in favor of skatespot.

Play area - no clear support or opposition to a junior basketball area or skatedot.

8. Performance / Event Spaces - more respondents liked the Gazebo in the central field, but not more than 50%. Additionally, there was a high percentage of respondents, almost 30% who did not like that location.

9. Pathways - there was no majority support for any of the path systems shown.

14. Basketball - Respondents demonstrated no strong direction about the location of basketball.

Summary

There was general support and strong support for elements for each of the designs. Respondents preferred Options A - 32% more than Options B and C - both less than 15%. Most respondents like elements of each of the designs.

There was a lot of positive feedback on the elements of the designs, and suggestions for how to incorporate them into a final design - which is a positive reflection of the exercise - it is what we asked them to do.

OPEN HOUSE #3

Prior to the third open house for Lents Park, a flyer was distributed throughout the community, among PAC members, and to stakeholders in an effort to educate the public about the event.

The goal of the third open house was to bring traditional and non-traditional users together to comment on the two refined draft concepts for Lents.

Lents Park Master Plan

Help determine a future vision for Lents Park.
For the past six months, an Advisory Committee representing neighbors, community groups and youth has been working to develop a preferred design that reflects you, your neighborhood, and your park.

Let us know how we are doing!

Listening Sessions

Informal discussion groups to focus on specific plan details. Come talk, have coffee, listen

Monday, October 25
Active Recreation, 6-8 PM
Lents Commons

Thursday, October 28
Community Spaces, 6-8 PM
Lents Commons

Saturday, October 30
Sustainability, 9-11 AM
Lents Commons

Ongoing Display

The display will be available at Lents Commons from Nov 2-22.

- Have questions? Project staff and/or Advisory Committee members will be at Lents Commons for the following office hours:

Saturday, November 6
9:00-11:00 AM

Saturday, November 20
9:00-11:00 AM

(Additional office hours will be posted online and at Lents Commons.)

Open House

Formal presentation from the Design Consultant

- Q & A with Advisory Committee Members
- Table Top Discussions

Monday, November 1
Pantheon Banquet Hall
5942 SE 92nd Ave, 97266

Comment form will be available online at www.PortlandParks.org, 9:00 AM, November 2.

Comment forms will also be available at Lents Commons.

Comments will be received until 5:00 PM, November 22.



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Investing in Portland's Future



PDC
PORTLAND DEVELOPMENT COMMISSION

Commissioner Nick Fish
Director Zari Santner



OPEN HOUSE #3 - SUMMARY



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland



Lents Park Open House Period Comment Form Summary December 10, 2010

Overview

In response to community inquiries, the traditional Open House model was modified from a single evening event to include three additional, informal "Listening Sessions". The goals were to:

- Help participants understand Master Plan Process and where we are in this process
- Engage participants in discussion of specific topics
- Allow free exchange of information and ideas
- Use information to inform Open House participants

The three listening sessions all took place at Lents Community Center and were attended by 5-15 people. The information/discussion from the listening sessions was recorded and presented at the Final Open House.

The Open House was attended by approximately 25 residents (including advisory committee members). After the Open House the comment form was online for 3 weeks. In total, the comment period for this part of the project extended to almost 6 weeks.

Results

71 individuals completed the comment form.

- More than 74% of respondents indicated support or strong support for the designs
- More than 70% of respondents preferred the Central Field treatment in Design A
- Participants indicated that all elements of the Guiding Principles were achieved. More than 60% of respondents indicated that the designs achieved the principles well or very well.

Survey Results: Lents Park Master Plan

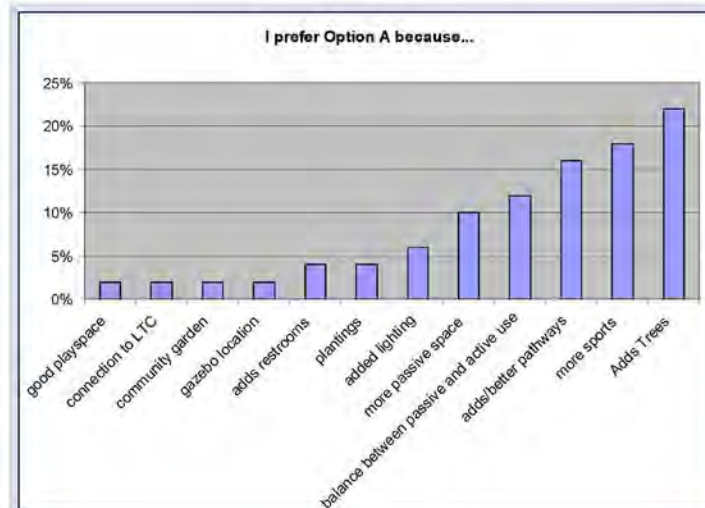
Total Items: 71

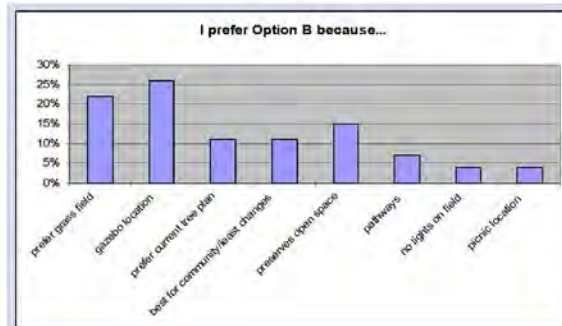
What is your general reaction to the draft concept for Lents Park?

Strongly support	29	41.4%
Support	23	32.9%
Neutral	9	12.9%
Dislike	7	10.0%
Strongly dislike	2	2.9%
Total	70	

Which central field area treatment do you prefer?

A	47	71.2%
B	19	28.8%
Total	66	



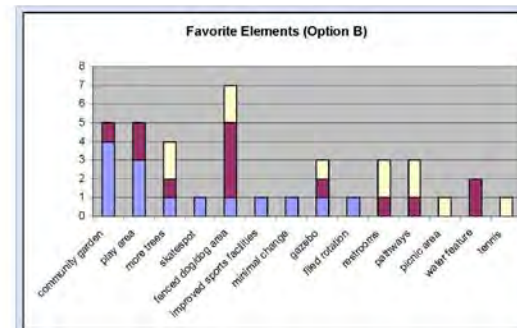


Total	53
Guiding Principles	
The Advisory Committee developed the following principles to stand as the measure of what they wanted to accomplish with this design. How well did we accomplish each of the following?	
Provide a variety of active and passive recreational opportunities	
2 - well	34 50.7%
1 - very well	24 35.8%
3 - no opinion	5 7.5%
4 - not well	3 4.5%
5 - not at all	1 1.5%
Total	67
Create good circulation systems and pathways into and within the park	
1 - very well	34 50.7%
2 - well	25 37.3%

3 - no opinion	6 9.0%
4 - not well	1 1.5%
5 - not at all	1 1.5%
Total	67
Design the park to be economically, environmentally, and socially sustainable ("economically sustainable" means that PP&R is financially able to maintain it)	
2 - well	26 39.4%
3 - no opinion	16 24.2%
1 - very well	14 21.2%
4 - not well	8 12.1%
5 - not at all	2 3.0%
Total	66
Improve maintenance, programming, and development of athletic facilities to optimize their use	
2 - well	30 44.8%
1 - very well	18 26.9%
3 - no opinion	13 19.4%
4 - not well	3 4.5%
5 - not at all	3 4.5%
Total	67
Honor the visual character of the park	
1 - very well	28 41.8%
2 - well	22 32.8%
4 - not well	9 13.4%
3 - no opinion	6 9.0%
5 - not at all	2 3.0%
Total	67
Improve access for all park users	
1 - very well	27 39.7%
2 - well	24 35.3%
3 - no opinion	9 13.2%
4 - not well	7 10.3%
5 - not at all	1 1.5%

Appendix C: Open House Summaries

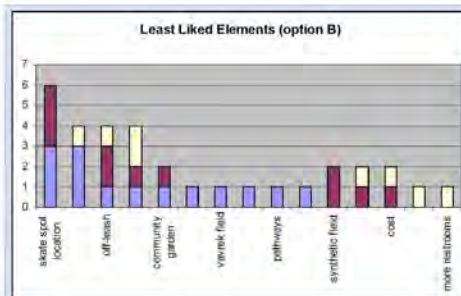
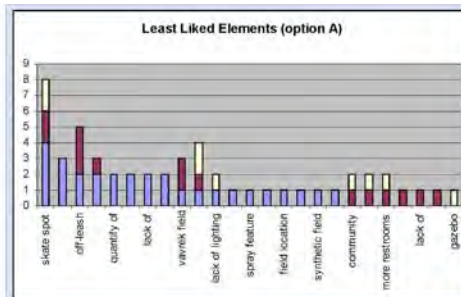
Total	68	
Enhance community and neighborhood integration with the park		
2 - well	26	38.8%
1 - very well	23	34.3%
3 - no opinion	12	17.9%
4 - not well	5	7.5%
5 - not at all	1	1.5%
Total	67	
Create a welcoming environment		
2 - well	34	50.7%
1 - very well	25	37.3%
3 - no opinion	4	6.0%
4 - not well	3	4.5%
5 - not at all	1	1.5%
Total	67	
Celebrate history, culture, architecture, and botanical features		
2 - well	24	35.8%
1 - very well	20	29.9%
3 - no opinion	14	20.9%
4 - not well	9	13.4%
Total	67	
How well was public input incorporated into this design concept?		
2 - well	25	36.8%
1 - very well	17	25.0%
3 - no opinion	12	17.6%
4 - not well	12	17.6%
5 - not at all	2	2.9%
Total	68	
Favorite Elements		
What are your three favorite elements of the design? Why?		
#1 = blue = 55 responses		
#2 = red = 48 responses		
#3 = yellow = 41 responses		



Least Liked Elements

What are the three elements you care for least? Why?

#1 = blue = 50 responses
 #2 = red = 35 responses
 #3 = yellow = 25 responses



What else would you like to share with us?

1. I'd like to see the dog off-leash area get some sort of physical barrier. It makes it safer for the animals (reduced chance of running away / into traffic) and also helps other park users avoid the animals and potentially poop area. 2. I'd like to see more shelters around the sports fields. Something simple that families and spectators could stand under during rainy or hot & sunny days. Just a simple roof on poles along the south side of the new synthetic soccer field, for example.

don't waste my money!!

Fenced dog park would be nice

Freestyle BMX bikes need to be allowed equal access into the skate spot. Portland is one the nation's most bicycle friendly cities. We need to live up to this expectation. Bikes, skateboards, roller blades, etc can coexist. Its called sharing.

I already complete a form at the Open House @ The New Copper Penny but wanted to add a few things: I like Concept A but feel the following needs to be addressed: 1. There are no bathrooms or TriMet stops close the the Stage.

I have been at Lents Park almost every weekday (and some visits on weekends) for almost 20 years. I love this park because it is so natural and unspoiled. There are red-tailed hawks that nest in the park year after year. The walking track I have used for many years. It is a wonderful place to relax and enjoy being outside. Being a senior citizen, I really feel safe using the walking track and taking my dogs to the dog park. Hopefully I will enjoy this park for many years to come.

I have lived all my life a few blocks away from Lents park. Thanks for treating its renovation with respect. It has obviously been given much consideration and thought. Especially in light of Marshall High's closure, this park is so important to preserving the integrity and unique, "everyman" charm of the neighborhood. I appreciate all the time and energy that has been spent on these plans. From my husband and myself and on behalf of our baby, thank you

for preserving and improving this community space.

I hope you let BMX bikes in the skate spot/ Skatepark. BMX is a growing sport and will soon grow bigger then skateboarding. So please keep BMX bikes in mid when designing the park.

I really want a fenced area for little dog at the off leash dogs park.

I used to live across from lents park it does need more trees

I would like the process to slow down. I understand you have created a schedule, but this is an important long term change which will both impact the neighborhood, need to respond to future changes in the population to come. I've attached a copy of the non A,B,C master plan produce by lents creative. I think its worthy presenting as an alternative and slowing down the process. what is the rush?

If alternative A is adopted, the synthetic soccer field should be located in the same location as the existing east or west soccer field. The reorientation to the northward location, while a very creative idea for allowing a more continuous swath of botanical features, has unacceptable consequences for the gazebo and the ability of the park to host concerts and larger events. One of the best ideas to come out of the listening sessions was to convert from parallel to angle parking on the park's SW edge. This should be done. One of the most serious neighborhood impacts from sports use of the park is parking, and this change would alleviate this impact.

It would be great if bmx bikers are allowed in the skate spot

Lents Park is one of SE Portland's treasures. I would hate to see it become too multi-use and lose its quiet, green feel.

Lents Park is suppose to be just that a PARK not a sports facility which the parks department keeps trying to make it. If the parks department sees a need to build a sports facility do it where you can provide a parking structure. There is already a dangerous traffic situation on 88th with Little League.

lents will continued to be further developed and urbanized over the next century with emphasis on transit orientation.

lights help even in the grass field

low veg increases rat habitat, more trees dilutes grassy areastack of light. i don't see why this park must be improved and to what extent does it mean better for whom? increase water permeability, decrease dog park on NE corner,

make sure you use berms in increased botanical area

more nature than concrete

Overall, I am excited to see some development to Lents. I look forward to seeing improvements and enhancements to the park.

Please have fences for small dogs in the off leash area that separate large from small dogs.

Portland is experiencing both an increase in aging population as well as an increase in population less able to escape the urban assault to the senses arising from increased housing density. Focusing on the calming qualities of a park is imperative in future design exercises by Portland Parks.

Portland is home of one of the worlds largest and best bmx bike riding communities. lents skate spot needs to provide equal access for bike users

PPBR is doing a great job!!

Skating and Bmx should and shall go hand in hand for as long as we know it. Multi-Use parks are for EVERYONE! thats just how it is. if you want to eliminate cost and do something positive for the kids.....keep it multi use. if not.....well thats ur bad...everyone who has no place to go will grind you're curbs outside you're business, ect..... change is to be made. we are not criminals. we are the youth. we ENJOY WHAT WE DO. ITS A GIFT!

stick with B

The fewer the changes made to Lents Park the better.

to allow bmx into the skate spot to allow kids in the area to ride the park

we use the dog off leash area 2-4 times per week and would really love to see water available there.

Why can't you leave things alone. my family has been going to lents park for over 35 years. if has always been a good park the way it is. just remove things around!!

why is lents park such a target for development? having green grass and trees is hard to improve, the park was serving this community well just the way it is.

You should include an option for other sexes for which people can identify with. And a swimming pool.

Total 33

Please tell us about yourself!

I identify as (check all that apply)

Asian/SE Asian/Pacific Islander	4	6.7%
Caucasian/White	53	88.3%
Eastern European	1	1.7%
Latino/Hispanic	2	3.3%
Total	60	

I am

Male	34	50.7%
Female	33	49.3%
Total	67	

I am age

25-34	20	30.3%
35-44	17	25.8%
45-59	11	16.7%
60-79	11	16.7%
16-24	7	10.6%
Total	66	

Regarding residence, I

Own	53	80.3%
Rent	13	19.7%
Total	66	



Example of open lawn area

LISTENING SESSIONS OUTLINE



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Inventing in Portland's Future



Lents Park Master Plan Facilitator Notes

Goals:

- Help participants understand Master Plan Process and where we are in this process
- Engage participants in discussion of specific topics
- Allow free exchange of information and ideas
- Use information to inform Open House participants

Materials:

- Draft Design
- Comment Forms
- Project Overview Handout
- Facilitator Notes
- Sign In Sheets

Outline

Format - At the October 19th meeting, the Advisory Committee agreed that their preference would be to encourage a roundtable discussion in which participants would be encouraged to discuss and listen to a diversity of ideas.

Staff and/or committee members would be available to greet participants and introduce newcomers into the conversation. Additionally, if there are participants who would prefer a one on one conversation, staff and/or committee members could help with those discussions.

1. Intro to Listening Sessions
 - a. what happens with information gathered from listening sessions
 - b. describe area of discussion
2. Allow participants to ask questions and discuss, draw, etc..

Committee and staff role:

- Represent the role and agreements of the Advisory Committee – we are presenting your work
- Ask questions for clarification
- Listen and take notes

Facilitator Guides

- Don't advocate
- Ask questions
- Help everyone to have a voice

- Interrupt inappropriate behavior (nicely)
- Encourage problem solving

Questions to help the conversation –

- Can you talk more specifically about that?
- How do you know that?
- What would you like to see?
- How would you address that?

Active Recreation –

Lents Park currently hosts multiple recreational facilities. How do you feel about the balance of sports vs. other activities in the park?

How do you feel about the two different options for the central soccer fields, shown on the Preferred Design map? (Two soccer fields, with the permitted field "flipping," or, reducing to one field to make space for gardens and pathways.)

* Do you have a preference for one of these designs? Why?

* How do you see yourself using these spaces? Would you use them?

How do you feel about one of the soccer fields converting to synthetic turf?

What do you like about the recreation spaces?

What would you change?



LISTENING SESSION NOTES - ACTIVE RECREATION AND COMMUNITY SPACES

Active Recreation Listening Session 10.25.2010

Notes:

- Parking is an issue – particularly with Lents Little League events and sports field being used at the same time. Suggestions included:
 - Offering incentives to users to use alternate parking locations/park and ride lots
 - Changing the SW parking area (along 88th) to angled, rather than parallel parking (SCH checked into this with PBOT – may be possible with removal of the median – though City Engineer would have to approve. Would need 7' more than exists there between median/sidewalk – 20' currently, need 27'.)
 - Removing Vavrek Field and turning it into parking (suggestion from one person – PP&R would not be supportive of this suggestion).
 - Putting signage up letting people know about other parking opportunities in the area.
- Is Lents Park too sports heavy? Central field treatments are intended to open up more area of the park for non-active recreation uses.
- If basketball moves north of the parking area, some concern about the loss of the grassy area currently used for volleyball.
- Some uses of the gazebo are too loud.
- PP&R can regulate use of amplification, but cannot determine which groups can use a feature – a free speech issue. Example, recent church use of the park on Labor Day was offensive to some neighbors.
- Skateboarders at the meeting liked the current location – Holgate is already a busy area. But, they were open to other locations as well.
- Concern about noise/language with respect to skatespot near the ball fields and homes across Holgate. Suggestion to design a skatespot that could fit around trees – and locate it in the NE central bowl area east of the field. Could be possible – may be an issue with trees shedding leaves into the skatespot in the fall. Best location is north and east of trees for shadows. Also, want to make sure area is visible/safe enough from CPED standpoint.
- Discussion of skatespot vs. skatepark – and that skatespot would be a more locally-serving feature. Most skateboarders would not be driving to the park to use the feature.
- It will be important to maintain and monitor the items improved/built in the park.
- Could Marshall HS be a location for a field? No, PP&R doesn't own or control what might happen with Marshall HS. The scope of this project is to create a plan for the park we have now, with what we can control now.
- How does this MP fit in with plans for upgrades to Walker Stadium? MP is looking at the stadium as part of the entire park – nothing in the MP precludes the upgrades planned for Walker Stadium – further levels of detail refinement will be included, as will an overall MP implementation phasing plan. Improvements to Walker were originally planned alongside the LLL improvement; funding was not available at the time to implement them.
- In general, group seemed to prefer central field option A.

Community Spaces Listening Session 10.28.2010

Notes:

- Discussion of the idea of fencing (formal), vs. better delineation (which could take the form of more bollards, plantings, etc). Some preference for keeping it as a more open space – people use the space for playing Frisbee (not just with dogs), and as SE 88th is proposed by PBOT as a Bicycle Boulevard, fencing or barriers on 88th might be especially important.
- Amenities (drinking fountain, benches, etc.) continue to be important in the DOLA.
- Access to parking and restrooms is important
- Concern about noise projection from the gazebo – discussion of opportunities for better managing the gazebo, and from a design standpoint, adding an acoustic band shell to help direct noise appropriately.
- Question about synthetic fields, and if they have to be closed off to other uses: No. For example, the symphony could still reserve a synthetic field as part of their area – do have to be more careful with them (no tent stakes, etc).
- Discussion about the SE corner – some liked the re-introduction of a staircase in that area (there used to be one), some concern that it might attract skateboarders.
- Concern (from one person) about synthetic fields allowing for more late-night use; extending parking issues later into the evening.
- Wonder how to lower speed limits around the park (lobby State).
- One person suggested that the playground area could use a covered picnic shelter as well.



LISTENING SESSION NOTES - STAINABILITY

Sustainability Listening Session
10.30.2010

Notes:

- One person indicated that if wall-ball was removed, it would be important to have a feature that kids could decorate – to help stop graffiti.
- Concern about gazebo noise projection – is there a way to shut electricity off so people cannot use it for amplification if they aren't authorized to? PP&R: Yes – that could be done like the lighting shut-off.
- The park needs more lighting in the SE corner.
- SE corner has some flooding issues, so stormwater treatments could be a good idea.
- PP&R Urban Forester indicated some concern with adding swales into parking strips where there are existing older trees – they don't adjust well.
- More support for permeable pavers than asphalt paved parking area
- Community Garden: Consider expansion of the garden to the west, instead of to the east – the fencing could be used as part of the DOLA delineation
- Porta potties aren't a sustainable restroom option – like the idea of looking at more sustainable, safe, open toilet type for the additional proposed restrooms.
- Suggest having restroom doorways face the surrounding residences – for safety and extra visibility.
- If fruit trees were added, they would be part of the community garden.
- Consider adding nut trees in the park instead of fruit trees (PP&R wouldn't have the concern about rotting fruit).
- Trees in the park are very important – improve air quality in the neighborhood, and buffer sound from the freeway.
- The hill by the DOLA is used for sledding when it snows – fencing the DOLA would change that.
- Discussed opportunities for some pollinator plantings in the native planting areas, trees as habitat connections for birds, and bioswale opportunities in existing parking areas.
- Like additional trees in the central field area; 60 might be a bit much (also like having some open space).



EXISTING SITE STRUCTURES TOUR



Example of playing field

EXISTING SITE STRUCTURES TOUR

Notes from 6.21.10 Lents Park Structures Tour

Attendees: Doug Brenner, Louie Guerrero, Gary Johnson, Sarah Coates Huggins, Brooke Raila, John Sargeant, Bob Grummel (Second Half).

Walker:

- Could use a larger press box
- Central seating area is dry-rotted, needs re-built. Should be aluminum seating, or other material that will not require as much maintenance as wood.
- Stadium seats approx. 500. That size is sufficient.
- Dugouts: Are too low (head height), and field drains into them. Would be more ideal to raise the dugouts.
- Field could be larger – move out towards the parking area.
- A tear-down and re-built may be a more effective option.
- The warm-up area by the parking lot (currently fenced in) does not need to be so large.
- It would be more ideal if the stadium restrooms were enclosed as part of the overall stadium fencing. However, this would mean the central soccer/sport fields would need a restroom option.
- If the concession area were moved to the south side (from the east side), it could more easily serve both stadium attendees, and central soccer field users.
- Bleachers could be safer – ideally there would be no gaps at the back where someone could fall through.
- Stadium restrooms were re-done approx 2 years ago – now they are locked except during games.
- The storage area between the restrooms is for ballfield maintenance – it is the right size (approx 400-500 SF).
- The maintenance shop (for the rest of the park) to the west of the restrooms should be approx 2 x larger.

General:

- Lents Park currently just has trash cans – not recycling and trash combination cans – there are recycling receptacles in Walker Stadium.
- The Gazebo is not ADA accessible.
- LLL is using a shipping container for storage (PP&R may not want another permanent structure for them).
- Wall-Ball and horseshoe features are in fairly good shape.
- The two southern storage/restroom facilities recently (2 months) acquired new roofs.
- The storage (former restroom) area by the tennis courts is needed for storage – or, another storage area is needed at the southern end of the park.
- The summer playground storage area (playground restroom building) needs to be larger – needs refrigerators ideally, and could use a place for the 200 kids / day in the lunch program to wash their hands.



OPERATIONS AND MAINTENANCE MEETING #1 - AGENDA



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Lents Park Master Plan

Operations & Maintenance Meeting
June 8, 2010 – 2pm to 3:30 pm

AGENDA

- Introductions
- Briefly walk through project scope / process
- Specific Walker Macy Questions (see below)
- Other Input

Buildings:

- What is the long-term plan for the structures/restrooms; the 25 year plan?
- What type of restroom model (other than portables) do you feel might be successful?
- Can you provide a status report of all buildings at Lents which includes: structural, electrical, mechanical, and roof information?
- Are there reports on the existing structures regarding ADA compliance, structural integrity or seismic upgrades?
- What improvements to the existing structures would you like to see?
- What Structures are underutilized?

Parking:

- Do you feel there is adequate parking at Lents?
- What are the maintenance/operational issues in the Parking areas?

Turf:

- What are the major turf issues that we should be aware of?
- What are the drainage problems?
- The area near the playground appears to hold a large amount of water during wet periods, what is your experience with this area?
- What operational/maintenance irrigation issues exist?

(over)

Recreation:

- What unscheduled ball / sports field use occurs?
- How is a ball / sports field reserved?
- What alternative uses do you feel would be appropriate for Walker Stadium? PP&R has considered/proposed synthetic turf, allowing for multi-sport use. Other uses?
- How well does the Walker Stadium facility function? What improvements would you like to see?

Passive Use:

- How much unreserved picnic area use is there?
- Is there a need for covered picnic areas?
- Are there areas with security concerns?

Electrical:

- Are there any issues with the lighting at Lents Park?
- How would you improve the lighting at Lents Park?
- Is electrical service sufficient in the Park?

Maintenance:

- What are the most challenging maintenance issues for Lents Park?

Off-Leash Dog Area:

- What is the amount of use and demand?
- What are the operational/ maintenance issues?

Community Garden:

- What is the amount of use and demand for the garden?
- Is there a waiting list?
- What are the operational/ maintenance issues?

OPERATIONS AND MAINTENANCE MEETING #1 - SUMMARY



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Lents Park Master Plan

Operations & Maintenance Meeting
June 8, 2010 – 2 pm to 3:30 pm

Attendees:

Andre Ashley (PP&R – Sports Management)
Don Athey (PP&R – Structures)
Doug Brenner (PP&R – East Zone Manager)
Mike Carr (PP&R – Irrigation / Turf)
Sarah Coates Huggins (PP&R Project Manager)
Bob Downing (PP&R – District Services Manager)
Bob Grummel (Grummel Engineering)
Louie Guerrero (PP&R – East Zone Maintenance Supervisor)
Gary Johnson (PP&R – Sports Fields Manager)
PJ McGuire (PP&R – Electrical/Lighting)
Leslie Pohl-Kosbau (PP&R – Community Gardens)
Brooke Raila (WM)
Shawn Rogers (PP&R – Permitting)
Ali Ryan (PP&R – Off-Leash Dog Area)
John Sargent (Sargent Designworks)
Colleen Wolfe (WM)
Mike Zilis (WM)

AGENDA

- Introductions
- Sarah and Colleen briefly walked through the project scope/ process.
- Discussion Notes:

Buildings:

-What is the long-term plan for the structures/restrooms; the 25 year plan?

-What type of restroom model (other than portables) do you feel might be successful?

- A restroom like the restroom/structure at McCoy Park may be worth considering; so would something like the Portland Loo.
- The park is large – needs multiple restroom locations (currently has four, though 1 is not operational – restrooms by Walker Stadium, by ball fields (porta potties), by tennis court (non-operational), and by playgrounds).

- LPK: If looking at new restrooms, they should be located away from parking lots to minimize unintended activities.
- BD: In addition to the restrooms at Walker and the ball fields, there should be a restroom by the play area, and a restroom by the sports fields.
- BD: Currently, porta potties are used for the ball fields and outside Walker Stadium – It would be preferable to eliminate the porta potties.

-Can you provide a status report of all buildings at Lents which includes: structural, electrical, mechanical, and roof information?

- BD: PP&R will look into whether this information is available; does not believe so.
- DA: Roof replacements were just done for the two southern structures (restroom by playground, and former restroom by tennis courts).

-Are there reports on the existing structures regarding ADA compliance, structural integrity or seismic upgrades?

- BD: PP&R will look into whether this information is available; does not believe so.
- Structures are not historic
- Tour of structures to take place on June 21st

-What improvements to the existing structures would you like to see?

-What Structures are underutilized?

-Other

- GJ: Walker Stadium could use approximately 3x the existing storage.
- DB: The Summer Playground program could use a larger storage area – their storage is currently attached to the restroom by the playgrounds. They could use a larger space (400SF) with refrigerators for the summer free lunch program.
- Electrical upgrades needed for the restroom building at the playground area.

Parking:

-Do you feel there is adequate parking at Lents?

- LPK: There is enough parking by the community gardens and playground areas.
- DB: When there are multiple events going on, parking lots are packed.

-What are the maintenance/operational issues in the Parking areas?

- DB: NW parking lot is closed outside of ball field seasons, to prevent unintended activities (overnight camping, etc.)

Turf:

-What are the major turf issues that we should be aware of?

- SR: From Thanksgiving through February 1, the natural grass fields are not booked. They still receive non-permitted use. If they were synthetic turf, they could be booked.
- DB: If fields are synthetic, they need to be fenced, and should be lit.
- Synthetic fields should have a concrete apron (a concrete band surrounding the field – providing protection from surrounding dirt/grass.)
- All: If Walker Stadium was synthetic, and a central field was synthetic, there might be a possibility to remove one of the natural grass fields.

-What are the drainage problems?

- GJ: No major drainage issues – crumb rubber field (#3) does have some issues, but they should be alleviated when the crumb rubber is addressed.

Appendix F: Operations and Maintenance Meeting Summaries

-The area near the playground appears to hold a large amount of water during wet periods, what is your experience with this area?

- BD: The area needs a drainage system.

-What operational/maintenance irrigation issues exist?

- MC: The sports/ball fields and playground areas are irrigated. The rest of the park is not.
- MC: Aside from the recent irrigation put in with the new ball fields, the other park irrigation went in approximately 12 years ago (1998).
- MC: The existing 250' well by the horseshoe area (east side of park) has sufficient capacity for irrigation needs, and could handle more capacity. It does, however, have an issue with rust and will need to be re-lined.
- LPK: The community gardens hook up hoses to a 5/8" meter, sufficient for their current needs.

Recreation:

-What unscheduled ball / sports field use occurs?

- Fields are currently heavily permitted from February to November
- Little League runs from February to June

-How is a ball / sports field reserved?

<http://www.portlandonline.com/parks/?c=38260>

-What alternative uses do you feel would be appropriate for Walker Stadium? PP&R has considered/proposed synthetic turf, allowing for multi-sport use. Other uses?

- ALL: Yes, synthetic turf, allowing for multi-sport use would be very beneficial.
- AA: Walker Stadium currently could seat approximately 500 people.
- SR: It would be better if one set of bleachers could work for both baseball and soccer/field sports – it costs time and money to move bleachers out on to the field and reconfigure.

-How well does the Walker Stadium facility function? What improvements would you like to see?

- GJ: The dugouts are currently unusable (bad drainage, safety issues with a low entrance ceiling).
- GJ: The central bleachers are unsafe and unusable currently.
- GJ: The entire stadium area is not ADA accessible.

-Other:

- AA: Sports fields should be 360 x 220 ideally.
- SR: There are some trees very close (too close) to the borders of the central sports fields currently.
- SR: Field #1 ("Football Field") north of Walker Stadium works for Football, but is a poor location for soccer, as it is very close to traffic, and soccer balls exit the field more frequently than footballs do.

Passive Use:

-How much unreserved picnic area use is there?

-Is there a need for covered picnic areas?

- LPK: Gardeners and perhaps playground users need a covered picnic area between the two areas, but not close to the street.

-Are there areas with security concerns?

- LPK: Dumping of trash and stolen property.

Electrical:

-Are there any issues with the lighting at Lents Park?

-How would you improve the lighting at Lents Park?

- LPK: There is a need for lighting by the community garden.

- DB: Lights could be added to the Walker Stadium parking area.

-Is electrical service sufficient in the Park?

- Musco Lighting is standard
- Kim Lights along paths
- Utility drawings are available for review

-Other:

- The (previous) restroom structure by the tennis courts houses the lighting boxes for the pathways and approximately the lower 1/3 of the park. This was put in approximately 6-7 years ago.
- The playground restroom structure houses the lighting boxes for the play area and the lighting towards the community garden.

Maintenance:

-What are the most challenging maintenance issues for Lents Park?

- The park could use more garbage cans.
- The turf fields are in very poor condition.
- Every flat surface is a target for graffiti.

Off-Leash Dog Area:

-What is the amount of use and demand?

- It is moderately well-used.
- There is not too much conflict – other than some conflict with community gardeners.
- If it were a fenced area, the surface would have to be wood chip, not turf – fencing would encourage some higher intensity use, and possibly less well-behaved dogs.
- Could use some additional buffer – landscaping, etc. between DOLA and adjacent uses
- Should be close to parking
- Could benefit from some additional amenities (drinking fountain for humans/pets, benches)
- Some dog owners feel the dog-area boundary is not clearly defined

-What are the operational/ maintenance issues?

- LPK: There can be noise and conflict (dogs biting the gardeners) running after the children in the playground.

Community Garden:

-What is the amount of use and demand for the garden?

- LPK: The gardens are fully subscribed, and used year-round.
- If it were to be expanded on-site, expansion would be best towards the west.

Is there a waiting list?

- LPK: a waiting list of between 15-25 families. The garden could be expanded to include more plots and a community area for sitting/picnicking.

-What are the operational/ maintenance issues?

- LPK: This is the best soil in the park and has been gardened for 35 years. Most of the rest of the park is rocky. The parking is good, and there are houses nearby. The proximity to the playground and restrooms is good.
- Could benefit from a mow-stop.
- Currently, there are no ADA accessible gardening spaces available

Other:

Sanitary/Storm:

- Other than the wet area by the playgrounds, drainage for the park seems to be alright.

OPERATIONS AND MAINTENANCE MEETING #2 - AGENDA



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

Lents Park Master Plan

Operations & Maintenance Meeting #2

August 3, 2010 – 2:00 to 3:30 pm

Meeting Outcomes:

- Preview design concepts
- Provide O&M input on the options

AGENDA

1. Introductions
2. Project Manager Update:
 - a. Process Steps / Types of Input Received
 - b. Vision and Guiding Principles
3. Walker Macy Presentation:
 - a. Public Feedback Summary
 - b. Design Goals
 - c. Presentation of concepts (rationale, strengths, challenges)
 - d. Opportunities and Constraints
4. O&M Discussion and Input
5. Next Steps
 - a. Public Input on 3 concepts
 - b. Refine into one preferred concept



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

Inventing is Portland's Future



Lents Park Master Plan Vision and Guiding Principles

Vision

Lents Park is a signature park, celebrated for its wide variety of activities and users, and as an important community gather place. The park's distinct areas are connected by a system of pathways, and there are many opportunities to enjoy the natural environment, gardens, and landscaping. People of all ages and backgrounds come to the park to relax, visit, attend neighborhood scale events, and use the sports fields and Walker Stadium in this safe, welcoming community gem.

Guiding Principles

1. Provide a variety of active and passive recreational opportunities.
2. Create good circulation systems and pathways into, and within the park
3. Design the park to be economically⁺, environmentally and socially sustainable
4. Improve maintenance, programming, and development of athletic facilities to optimize their use
5. Honor the visual character of the park
6. Improve access for all park users
7. Enhance community and neighborhood integration with the park
8. Create a welcoming environment
9. Celebrate history, culture, architecture, and botanical features

⁺ Economic sustainability is defined as a project that Portland Parks & Recreation can afford to build AND maintain

OPERATIONS AND MAINTENANCE MEETING #2 - SUMMARY



PORTLAND PARKS & RECREATION

Healthy Parks. Healthy Portland

Lents Park Master Plan

Operations & Maintenance Meeting #2

August 3, 2010 - 2:00 to 3:30 pm

Meeting Outcomes:

- Preview design concepts
- Provide O&M input on the options

ATTENDEES

Andre Ashley (PP&R – Sports Management)
Doug Brenner (PP&R – East Zone Manager)
Sarah Coates Huggins (PP&R Project Manager)
Kevin Cronin (Portland Development Commission)
Bob Downing (PP&R – District Services Manager)
Louie Guerrero (PP&R – East Zone Maintenance Supervisor)
Gary Johnson (PP&R – Sports Fields Manager)
Elizabeth Kennedy-Wong (PP&R – Community Outreach and Involvement Program Manager)
Leslie Pohl-Kosbau (PP&R – Community Gardens)
Shawn Rogers (PP&R – Permitting)
Ali Ryan (PP&R – Off-Leash Dog Area)
John Sargent (Sargent Designworks)
Erica Thatcher (WM)
Colleen Wolfe (WM)
Mike Zilis (WM)

AGENDA

1. Introductions
2. Project Manager Update: Sarah Coates Huggins provided a brief overview of the process steps taken to date, the methods used to obtain project input, and next steps for the project. The project vision and guiding principles have been established, and will be our guide as we refine to a final preferred concept.
3. Walker Macy Presentation: Mike Zilis gave a very broad overview of the type of themes that have emerged from the input received:
 - a. The park is highly valued by the community
 - b. The park could benefit from some more dedicated community spaces (these might look like more active, more passive areas, or more flexible use spaces)
 - c. The Master Plan needs to consider safety, and keep the park feeling safe

1

- d. There is a perception that the park doesn't have enough unprogrammed or intentionally passive areas

Mike presented the design goals, each of the three concepts, and discussed opportunities and constraints.

4. O&M Discussion summary:

- WM received confirmation from O&M staff that any synthetic field has to be fenced. It should also be fit to optimize the benefits of having a synthetic field.
- LPK noted that if the community garden were to expand, an expansion towards west would be more ideal.
- There is not a benefit from PP&R's perspective of separating the two basketball courts. They should remain as one solid surface.
- A synthetic Walker Stadium with exception of the pitcher's mound and home plate would be a very favorable scenario, allowing multiple uses, in everyone's view.
 - The scenario of adding the sports field onto the existing footprint of Walker was preferable. The scenario of moving the football field and extending a field out of the northeast corner of Walker was not (would be like losing a field).
 - If Walker Stadium were to become a synthetic, multi-use field, additional lighting would also need to be installed to properly illuminate the soccer field.
- The football field (Sports Field 1) really should have fencing on the street frontages (92nd and Holgate). In one scheme, show the field as synthetic, with lights, and a fence.
- Cronin (PDC) liked the concept of a significant entryway in the SE corner, welcoming people to and from the Lents Town Center.
- Sports fields: If there is one natural grass field in the central area, the other space should be reserved as open/unprogrammed space with the intent of "flipping" field locations as necessary to keep the natural grass fields in good condition.
- Scheme B: The DOLA is way too close to the play area – dogs and kids next to each other causes far too many conflicts.
- Scheme C: The DOLA would need to be fenced if it were relocated closer to the sports fields/other active uses. Currently, the slope, street, and fenced community garden provide natural barriers. Partial fencing is not an option for DOLA's.
 - Fencing OLDA's generally results in more extreme wear and tear, some owners drop dogs off for extended periods of time and often, more trash accumulates within the OLDA.
- Community Gardens:

2

- Scheme C: The terraced community garden may be problematic. The less than ideal terraced community garden at Buckman was mentioned. If a terraced solution was pursued, it would still need to accommodate the same # of plots, be fenced, and ADA accessible. It would also need a 10' asphalt access way for vehicular delivery of mulch, etc.
- It is acceptable to keep the overall garden size the same, but proposed different sized plots within the garden (some 1/2 the current size, for example)
- Adding an area for accessible raised gardening beds would be very beneficial – we'd want to increase the size of the garden for at least two, with 5 foot clearance all around, with either a flat crushed gravel surface or a concrete surface, and an area for the shed and community space with a gazebo or trellis. This would increase the garden space by a minimum of 800 square feet.
- Consider spaces for continued grass volleyball use and the possibility of continued interest in horseshoes (although the latter was not an activity that ranked highly on the comment cards).
- Restrooms: A single-occupancy stall is fine.
- A discussion regarding the restrooms and storage structures yielded the following:
 - LG stated that the central restroom that was vandalized would serve better as a storage structure rather than a combined storage/restroom structure. If the storage space isn't needed, consider removing it.
 - Overall it was agreed that the existing two restrooms (by the tennis courts and play area) would work better for storage or a use other than as a restroom, unless they are intentionally planned to be only for seasonal use (like the one currently by the play area is). Otherwise, a different style of restroom structure, one that would discourage vandalism and inappropriate use, would be preferable for the long-term.
 - A year-round restroom would need to be located in an observable, lit, location. The Portland Loo was mentioned and agreed upon as a good model.
 - Current recreational storage requires an approximate space of 10'x14'. This will need to continue to be accommodated.
 - The Federal Free Lunch Program requires refrigerated storage for 200 lunches, some (minimal) counter space, and a sink for hand washing.
- John Sargent led a discussion of different scenarios with Walker Stadium.
 - In one scenario, there might be a separate structure for maintenance. O&M staff noted that a separate maintenance structure would be a problem for increased vandalism, and an additional structure in the park would not be ideal.
 - The group discussed the possibility of moving the concessions to the southern side of Walker, so it could better serve sports field, and Walker Stadium users. Sargent will follow up with a list of specific questions regarding potential configurations for Walker Stadium, and desired square footage for each of the areas (ticket sales, concessions, park maintenance, turf maintenance).

Appendix G: Cost Estimate



Example of synthetic turf sports field

COST ESTIMATE - PREFERRED PLAN

Lents Park Master Plan Portland, OR Walker Macy Portland, OR Conceptual Design Estimate	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Piszczekowski, AIA 8060 SW Platte Street, Suite 110 Tigard, Oregon 97225-8489 Phone (503) 718-0075 Fax (503) 718-0077	Estimate Date: 12-Jan-11 Document Date: 25-Oct-10 Print Date: 12-Jan-11 Print Time: 10:35 AM Constr. Start: spring 2011	
DIRECT CONSTRUCTION COST SUMMARY			
Component	Area	\$ / SF	Total
<u>PREFERRED OPTION</u>			
DIRECT CONSTRUCTION COST	1,450,000 sf	\$7.05 /sf	\$10,215,822
SOFT COSTS	30%		3,064,747
TOTAL PROJECT COST	1,450,000 sf	9.16 /sf	\$13,280,569
Estimates include allowances for spray pad equipment and play equipment.			
<p>The direct construction cost do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs. Those items are in the soft cost allowance.</p> <p>The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.</p> <p>The above estimates assume a construction start date of spring 2011 If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 2 to 4% per year compounded.</p> <p>This is a probable cost estimate based on in-progress documentation provided by the architect. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling. This estimate is formulated on the estimator's professional judgment and experience. The estimate makes no warranty, expressed or implied, that the quantities, bids or the negotiated cost of the work will not vary from the estimator's opinion of probable construction cost.</p>			

Lents Park Master Plan Portland, OR Walker Macy Portland, OR Conceptual Design Estimate	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Piszczekowski, AIA 8060 SW Platte Street, Suite 110 Tigard, Oregon 97225-8489 Phone (503) 718-0075 Fax (503) 718-0077	Estimate Date: 12-Jan-11 Document Date: 25-Oct-10 Print Date: 12-Jan-11 Print Time: 10:35 AM Constr. Start: spring 2011				
PREFERRED OPTION	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
02 EXISTING CONDITIONS						
Site Demolition gazebo slab, steps, & footings	1,000	sf	\$5.00	\$5,000		
conc curb @ SE 88th/Holgate parking	120	lf	5.00	600		
conc curb @ SE 88th/Steele parking	1,030	lf	5.00	5,150		
conc curb @ SE Steele parking	340	lf	5.00	1,700		
remove existing trees/grind stump	6	ea	600.00	3,600		
miscellaneous	1	sum	30,000.00	30,000		
haul & disposal	1	sum	1,870.00	1,870		
Sub-total	1,450,000	sf	0.03 /sf		\$47,920	
Failed Crumb Rubber Field Demolition hauling and disposing of the crumb rubber, additional fill & grading	1	sum	386,000.00	386,000		per P&R
Sub-total	1,450,000	sf	0.27 /sf		386,000	
Structure Demolition stadium work	1,500	sf	6.00	9,000		clarify extent
haul & disposal	1	sum	1,350.00	1,350		
Sub-total	1,450,000	sf	0.01 /sf		10,350	
SUB-TOTAL 02 EXISTING CONDITIONS					\$444,270	
03 CONCRETE						
Poured-In-Place Concrete column footings for gazebo	12	ea	275.00	3,300		
4" slab on grade @ gazebo	800	sf	5.00	4,000		
accessible ramp @ gazebo	150	sf	7.50	1,125		
steps @ gazebo to match exist	240	lf	35.00	8,400		
Sub-total	1,450,000	sf	0.01 /sf		16,825	
SUB-TOTAL 03 CONCRETE					\$16,825	
02 EXTERIOR IMPROVEMENTS						
Asphalt Paving 1/2" ac lift over exist pavement	156	ton	75.00	11,718		48,000 sf
Sub-total	1,450,000	sf	0.01 /sf		11,718	
Curbs & Gutters conc curb @ SE 88th/Holgate parking	100	lf	12.50	1,250		block entry, new entrance
conc curb @ SE 88th/Steele parking	1,030	lf	12.50	12,875		increase width of island
conc curb @ SE Steele parking	340	lf	12.50	4,250		increase width of island
Sub-total	1,450,000	sf	0.01 /sf		18,375	
Paving Specialties pavement markings ada logo	3	ea	75.00	225		
parking stall striping @ new paved areas	105	ea	10.00	1,050		
modify striping @ exist SE 92nd lot	5	ea	50.00	250		
ada sign, post & footing	3	ea	200.00	600		
Sub-total	1,450,000	sf	0.00 /sf		2,125	

Appendix G: Cost Estimate

Lents Park Master Plan	Architectural Cost Consultants, LLC	Estimate Date: 12-Jan-11
Portland, OR	James A. Jerde, AIA - Stanley J. Pyszczkowski, AIA	Document Date: 25-Oct-10
Walker Macy	8050 SW Platte Street, Suite 110	Print Date: 12-Jan-11
Portland, OR	Tigard, Oregon 97223-8488	Print Time: 10:35 AM
Conceptual Design Estimate	Phone (503) 718-0075 Fax (503) 718-0077	Constr. Start: spring 2011

PREFERRED OPTION	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
32 EXTERIOR IMPROVEMENTS - Continued						
Athletic Fields						
new synthetic baseball field/soccer field	132,000	sf	8.00	1,056,000		
refurbish exist football field	60,000	sf	2.00	120,000		reuse exist irrigation?
new adult synthetic soccer field	95,990	sf	7.00	671,930		
Sub-total	1,450,000	sf	1.27		1,847,930	
Athletic Courts						
resurface exist tennis courts (2)	13,000	sf	5.00	65,000		
new basketball courts w/ striping (2)	9,000	sf	10.00	90,000		
Sub-total	1,450,000	sf	0.11		155,000	
Fences & Gates						
replace perim fence @ Walker Stadium	1,350	lf	20.00	27,000		assume 10' H chainlink
replace outfield fence @ Walker Stadium	540	lf	25.00	13,500		assume 10' H wood?
new fence @ football field, 2 sides	550	lf	20.00	11,000		assume 10' H chainlink, verify
replace fence @ tennis courts	460	lf	35.00	16,100		assume 20' H chainlink
new fence @ community garden	630	lf	75.00	47,250		assume 5' H wrought iron
fence @ skate spot	110	lf	20.00	2,200		assume 10' H chainlink
Sub-total	1,450,000	sf	0.08		117,050	
Athletic Equipment						
basketball backstops	4	ea	1,500.00	6,000		
tennis court net/supports	2	ea	2,500.00	5,000		
soccer goals	4	ea	1,200.00	4,800		
football goal posts	2	ea	2,000.00	4,000		
Sub-total	1,450,000	sf	0.01		19,800	
Sports Field Lighting						
soccer field pole light fixtures	4	ea	60,000.00	240,000		
Sub-total	1,450,000	sf	0.17		240,000	
New Park Buildings / Shelters						
picnic shelter (8 tables)	1,150	sf	85.00	97,750		approx 25' x 45'
community garden shelter (2 tables)	1,000	sf	100.00	100,000		approx 40' x 25'
improved storage bldg. @ playground	625	sf	85.00	53,125		
improved storage bldg. @ tennis	400	sf	85.00	34,000		
unisex restroom buildings (2)	800	sf	320.00	256,000		20'x20'
unisex restroom buildings (2)	450	sf	360.00	162,000		15'x15'
new picnic tables & pad	14	ea	3,000.00	42,000		
Sub-total	1,450,000	sf	0.51		744,875	
Refurbish Exist Park Buildings / Shelters						
gazebo						
relocate/refurbish exist gazebo	775	sf	30.00	23,250		
below stadium						
central/upper building						
replace roof (seismic upgrade)	500	sf	35.00	17,500		
make restroom accessible	50	sf	300.00	15,000		remainder to be used for storage
south/lower building						
replace roof (seismic upgrade)	500	sf	35.00	17,500		
convert (2) restrooms to storage	100	sf	20.00	2,000		
upgrade food prep area	150	sf	200.00	30,000		demo toilet fix. walk.
						walks, ctops, cab, refig, sink

Lents Park Master Plan	Architectural Cost Consultants, LLC	Estimate Date: 12-Jan-11
Portland, OR	James A. Jerde, AIA - Stanley J. Pyszczkowski, AIA	Document Date: 25-Oct-10
Walker Macy	8050 SW Platte Street, Suite 110	Print Date: 12-Jan-11
Portland, OR	Tigard, Oregon 97223-8488	Print Time: 10:35 AM
Conceptual Design Estimate	Phone (503) 718-0075 Fax (503) 718-0077	Constr. Start: spring 2011

PREFERRED OPTION	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
32 EXTERIOR IMPROVEMENTS - Continued						
Refurbish Exist Park Buildings / Shelters - continued						
Walker Stadium						
add ada access to seating	1	sum	10,000.00	10,000		
replace wood bleachers (center wing)	800	sf	100.00	80,000		approx 500 seats
rebuild press box	400	sf	175.00	70,000		clarify requirements
rebuild dug-outs (2)	400	sf	75.00	30,000		increase depth, headroom
relocate concession area	150	sf	200.00	30,000		
repair/replace brick facade	800	sf	20.00	16,000		clarify requirements
renovate/relocate garage areas	400	sf	20.00	8,000		
Sub-total	1,450,000	sf	0.24		349,250	
Site Features						
allowance for work @ primary entries	1	sum	20,000.00	20,000		for signage, art, seating, etc
allowance for work @ secondary entries	3	sum	8,000.00	24,000		for signage
Sub-total	1,450,000	sf	0.03		44,000	
Play Areas						
hardscape						
paved skate spot	5,000	sf	17.50	87,500		
west play area	2,800	sf	10.00	28,000		play surface only, no equipment
paved kid's basketball areas	1,575	sf	10.00	15,750		
south play equip./spray fountain areas	18,400	sf	12.00	220,800		
expanded picnic area	2,100	sf	8.00	16,800		
retaining wall to north	200	lf	100.00	20,000		assume 3' ave.
3 riser terrace/retaining wall	130	lf	225.00	29,250		
4 riser terrace/retaining wall	150	lf	300.00	45,000		
fence/screenwall to south	140	lf	75.00	10,500		
water spray system	1	sum	350,000.00	350,000		allowance (south play area)
play equipment	1	sum	250,000.00	250,000		allowance (both play areas)
Sub-total	1,450,000	sf	0.74		1,073,600	
Paths						
dual surface circular path 8' plus 4' wide	2,595	lf	52.00	134,940		
major paths 10' wide	1,635	lf	45.00	73,575		
minor paths 8' wide	0	lf	32.00	0		
minor paths 6' wide	7,065	lf	24.00	169,560		
terraces	12,400	sf	5.00	62,000		
stairs on grade	1,010	lf	35.00	35,350		
stair walls	70	lf	50.00	3,500		
railings	70	lf	75.00	5,250		
benches & paver pad	52	ea	1,500.00	78,000		
Sub-total	1,450,000	sf	0.38		562,175	
Landscaped Areas						
dog leash-off areas						
repair surfaces	60,000	sf	0.50	30,000		
DOLA bollards	25	ea	225.00	5,625		price per P&R
dog waste receptacle	1	ea	750.00	750		
benches	2	ea	1,200.00	2,400		
water	1		5,000.00	5,000		
natural/interpretive walk areas	65,000	sf	5.00	325,000		
expanded community gardens	8,400	sf	4.00	33,600		
Sub-total	1,450,000	sf	0.28		402,375	

Appendix G: Cost Estimate

Lents Park Master Plan		Architectural Cost Consultants, LLC			Estimate Date: 12-Jan-11	
Portland, OR		James A. Jerde, AIA - Stanley J. Piszczolkowski, AIA			Document Date: 25-Oct-10	
Walker Macy		8080 SW Pacific Street, Suite 110			Print Date: 12-Jan-11	
Portland, OR		Tigard, Oregon 97223-8489			Print Time: 10:35 AM	
Conceptual Design Estimate		Phone (503) 718-0075 Fax (503) 718-0077			Contrib. Start: spring 2011	

PREFERRED OPTION	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
32 EXTERIOR IMPROVEMENTS - Continued						
Planting						
open lawn/gardens @ primary entry	15,000	sf	4.00	60,000		
shrubs/ground cover @ parking lot islands	3,300	sf	6.00	19,800		
new trees	60	ea	500.00	30,000		
allowance for landscaping upgrades	1	sum	120,000.00	120,000		
Sub-total	1,450,000	sf	0.16	sf	229,800	
Landscape Irrigation						
verify requirements		sf	0.00	0		
Sub-total	1,450,000	sf	0.00	sf	0	
SUB-TOTAL 32 EXTERIOR IMPROVEMENTS					\$5,818,073	

33 UTILITIES						
Water Utilities						
allowance	1	sum	75,000.00	75,000		allowance
Sub-total	1,450,000	sf	0.05	sf	75,000	
Sanitary Sewerage Utilities						
allowance	1	sum	50,000.00	50,000		allowance
Sub-total	1,450,000	sf	0.03	sf	50,000	
Storm Drainage Utilities						
allowance	1	sum	150,000.00	150,000		allowance
Sub-total	1,450,000	sf	0.10	sf	150,000	
Natural Gas Distribution						
none indicated	1	sum	0.00	0		
Sub-total	1,450,000	sf	0.00	sf	0	
Electrical Utilities						
service	1	sum	50,000.00	50,000		allowance
site lighting						
parking	1	sum	0.00	0		verify
walkways	1	sum	0.00	0		verify
Sub-total	1,450,000	sf	0.03	sf	50,000	
SUB-TOTAL 33 UTILITIES					\$325,000	

SUB-TOTAL		4.55	6,804,168	\$6,804,168	
Estimating Contingency		25.00%	1,651,042		
Index To Construction Start	spring 2011	0.00%	0		@ ± 3% per year
General Conditions / Insurance / Bond		12.50%	1,031,901		
General Contractor OH & Profit		10.00%	928,711	3,611,654	54.69%
TOTAL DIRECT CONSTRUCTION COST					mark-up percentages
PREFERRED OPTION		1,450,000	sf	\$7.05 /sf	\$10,215,822
Project Area		1,450,000	sf		per PP&R



