



Parklane Park Project Advisory Committee Meeting #6 Notes

Wednesday, March 10, 2022 – 4:00pm – 6:00pm, held on Zoom.

PAC Members present: Benjamin Lostheart, Courteland Benson, Jeb Hubbs, Jonathan Cruz, Ron Clemenson, Sabrina Wilson, Sogene Mah, Terence Stilin-Rooney. **PAC Members not present:** Asia Saechao, Dasha Foerster, Mercedes Herrada, Riley Renner, Roxie Sprick, Selenny Santiago.

PP&R staff: Maija Spencer, Miguel Guerrero, Sandra Burtzos.

Walker Macy staff: Chelsea McCann, Taj Hanson.

Guest: Larry Haggard (park neighbor).

Agenda/Introductions: Maija reviewed the agenda. She noted that Matt Wood and Kit Becker are no longer serving on the PAC, as their families both moved out of the neighborhood. Several other PAC members said they could not be here tonight but look forward to an update. Everyone introduced themselves, and there are a few new faces:

- Taj Hanson is fairly new to Walker Macy, but he worked at PP&R many years ago on the Ed Benedict and Gabriel Park skateparks.
- Sandra Burtzos has taken over the role of PP&R project manager after Britta Herwig left PP&R to move to her new home on the coast.
- Miguel Guerrero is a new Community Engagement Coordinator at PP&R.
- Sabrina Wilson has replaced Jenny Glass as the Director of Rosewood Initiative and is also a Parks Board member.

Update on Design Process - Sandra

Reviewed challenges and outcomes since last PAC meeting / Community Gathering in Summer 2020.

Work Completed:

Administration

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Commissioner Carmen Rubio
Director Adena Long



- 2020: Got Construction Manager/General Contractor (CMGC) on board as part of our team to advise on construction costs, constructability issues, value engineering ideas.
- 2020-21: Project Design - Completed Concept (where we last left with community), then 30%, 50%, and 75% Stages of Design and Plan Reviews by Parks staff and the contractor at each stage, as well as Cost Estimates by the contractor as well as Design Team's independent cost estimator.
- 2021-early 2022: Land Use process, initiated Local Improvement District for street frontage improvements, identified strategies to reduce project costs

Budget Challenges:

- Several costly and unforeseen risks and site issues materialized during design as more became known about the site – challenges of building on a former rock quarry that was filled in.
- Unforeseen costs of street frontage improvement requirements
- Largest single impact on the project is construction cost inflation, which has skyrocketed due to the pandemic: significant worldwide supply chain, materials, fuel, products and labor shortages

Multiple Efforts to Re-Design Project to Lower Project Costs:

- Substituted open grass soccer fields for two lit synthetic turf soccer field
- Shrunk outside developed portions of the park by 5 acres
- Moved some park features around on the site to no longer be in the quarry deep fill area that requires expensive soil surcharge process to build structures and courts on.
- Priced out various optional bid alternates
- Explored Local Improvement District (LID) for street frontage improvements
- Were able to import free soil from other City and TriMet projects during Summer 2021 and this Spring to Fall 2022, saving the project approximately \$750K.
- Ultimately, were able to close the cost and budget gap with through value engineering and some additional funding.

Currently:

- Beginning to work with Regional Arts & Cultural Council (RACC) on ideas for incorporating art, as well as some design refinements that Walker Macy will cover next in presentation.
- Moving toward 90% Design at which point contractor will bid the project and we will submit for building permits.

Presentation on updated design – Walker Macy

- Review of design shared in July 2020
- Update on design evolution since then – all of the same program elements still exist, but some have been modified and/or moved.

(Ron) Noted that a pathway required by PBOT on 154th on the north side of the park needs bollards, as a car recently drove through it. He called police, as he thought they might have been in pursuit of this person. Maija noted that this is a PBOT issue since it is outside of the park.

(Sabrina)

- Signage needed for Dog Park off leash area/rules to ensure dogs stay on leash outside of the off-leash area.
- This is going to be a game changer for people in the community for more access to greenspace. Important to continue to think about how to provide youth more open space.

(Larry) Concerned that parking isn't being expanded more.

- Chelsea: Traffic Engineer calculated demands for parking needs and determined needs are being met. Also anticipating on-street parking in front of park will be available as additional spots.
- Sandra: keeping the west space area open for future expansion. Parking is a very expensive park feature. Pursued Local Improvement District and negotiated with PBOT to keep street parking spaces that were being considered for removal on Main Street as part of 150's GreenWay project.
- Maija: Noted that at Mill Park in east Portland, PP&R is talking with the school district and principal about a shared use agreement for the school's parking lot, so it can be used in summer time or weekends when school is not in session. With climate change events such as the extreme

heat dome last summer, it is concerning to add more hardscape pavement in east Portland which has less tree canopy than other part of the city and saw dangerous temperatures. Perhaps a similar shared use arrangement could occur with the Parklane School parking lot nearby, since that already exists.

(Terence):

- Has the aquatic center been nixed? Sandra: That has always been a future phase due to the cost. We have reserved space on the west side for a future aquatic center as shown in the Master Plan.
- Supports Sabrina's feedback about dog park as a dog owner himself.
- What is the standard hours for lighting? It is typically dusk-to-dawn, but lighting can be programmed and adjusted. Want to provide adequate lighting for safety and allowing for police observation at night. Typical park hours are 5am to midnight.
- He suggested relocating dog off leash area gate entrances to the north side. This might avoid conflict. Concerned of having dogs too close to active areas like play areas and skate park.
- Will there be lighting in the covered pavilion/half-basektball space? Yes, there will be.

(Ron): 155th is a very narrow street. Is concerned that neighbors won't have enough parking for guests. Please minimize the impacts on the neighborhood by adding more parking.

(Jeb) Likes the flow of the park better this way than prior design, would like least one field to be synthetic for year-round use in wet weather. Seems like PP&R is doing the best they can given the challenges.

(Courteland) Likes the buffer zone from edge of park. Close park neighbors will appreciate it. Understands some of the concern about cars and safety. He and other neighbors try to self-police and watch what is happening on their street. Doesn't know if security cameras are most appropriate. Hopes people show up respectfully to use the park. Likes that basketball courts are covered and lit for winter months activity. Pickleball flexibility for tennis courts is good idea. Likes flow overall.

- Maija noted that the covered court/event space was a big priority for community members to ensure activities can happen year-round. Pickleball is a great game for young and old – easy to learn, very social, less impactful physically than tennis.
- (Jon): Great plan given conditions. Just happy it is going forward. Seems sustainable and opportunities for community to add to it in future through fundraising or other means.
- Sandra noted that something like a turf field could be installed in future, but drainage could be an issue.
- (Courteland):
 - Will there be access to the park from the school and track? No, there is a need to limit access for the school's security, but the sidewalks and maintenance of the east-west route will provide good access for kids walking to school.
 - Is there a different type of grass that can be used that drains better for the soccer fields? Chelsea said they will be adding additional, better soil to improve drainage on the site and help with grass establishment. Have been working really carefully on grading plan to keep fields from ponding.
 - Will the area near the picnic shelters still be tiered up? Chelsea: have modified that plan to help with drainage. The ground still rises up to shelters but doesn't have that tiered effect. The shelters will be sitting up higher but not as dramatic step-up.
 - What does the north buffer zone look like? Fences? Landscaping? The undeveloped north buffer will be largely meadow-like and not a lot will be changed. The existing fence along the property boundary will be kept in place, but the razor wire will be removed.
- Maija noted that the community was split on artificial turf vs. grass fields. Some were concerned that the turf fields would change the feel of the park by being a large draw. It was also one place to save money but still provide a similar use. Grass fields also allow more flexibility for summer events like a movie in the park. Typically we can't host events with food, tents, etc on artificial turf.

Schedule Update and Next Steps – Sandra

Sandra talked through the Project Schedule slide. Additional early construction soil/gravel movement will happen now through the fall. Full construction will occur Spring 2023-Fall 2024. Most of the park open that fall, but some areas like the soccer fields, lawn and meadow areas will need to be closed still to allow for grass to be established and will open in summer 2025.

(Terence):

- Kudos for staggering different phases of opening, as with past park openings, it was frustrating when feature were completed, but the park didn't open for many months.
- How will programing and recreation be built into development of park? In the past, Recreation said they would not do active programming for the first year of a new park, but need active invitations to community that is often left out.

(Courteland):

- How will the PAC be consulted with in the art selection? RACC will run the artist selection process, and they usually want to include community members in the process. PP&R staff will reach back out to the PAC when we have more info about the process.
- Will there still be a view of Mt. Hood from picnic shelter area? Yes, Chelsea said they are working to maintain it, although there are some tall trees on private property that may block or eventually block the views.

Sandra noted how this has not been a traditional design process with the cost issues, so aspects like the art have not moved forward as quickly as usual. She is pleased with the problem solving that has happened to make a full park project. Maija also noted that Director Long and Commissioner Rubio were able to support additional funds to ensure we deliver on this park.

(Jon): Appreciates all the work that can gone into the project. Glad it's still moving forward, was concerned that COVID wiped it out. Are there other avenues that they can participate in? Maija said there will be opportunities for the PAC to participate in the art process, groundbreaking, and opening event. The PAC can

also think about what type of activities or programming their community may want to see happen in the park once open to create ownership and belonging.

Wrap-Up / Thank you and appreciation for PAC:

This is the final PAC meeting. Maija will be updating the webpage, updating signage onsite, and sending an email update to the project list (which includes the PAC). Future email updates will be sent out as the project gets closer to construction.

Maija, Sandra, Chelsea, and Miguel expressed appreciation for the PAC's involvement and expertise shared during this process.

PAC members shared it was a positive experience, saw their input was taken in through the design process, and were glad to receive this updated info.

6:00 Closed Meeting @ 5:54