



MEETING AGENDA

**Veterans Memorial Stakeholder Advisory Committee Meeting
March 31, 2020 - 6:30 pm**

Video Conference

Go To Meeting

A. Welcome & Introductions

1. Review Ground Rules & Shared Values

B. Review of Minutes

1. February 13, 2020

C. Communication

D. Survey #2 Results

E. Site Program Activity

F. Narrow Site Locations

G. Next Steps

H. Adjournment

COMMON GROUND

- We are stronger together
- Listen to understand
- Share the air
- Criticize ideas, not people
- Honor others' perspectives
- Bring a spirit of co-creation



MEETING SUMMARY

Veterans Memorial Stakeholder Advisory Committee Meeting
February 13, 2020

Tualatin Public Library
Community Room
18878 SW Martinazzi Avenue, Tualatin

Members Present:	Brett Hamilton, John Knippers, Joe Lipscomb, Dale Potts, Christen Sacco, Elena Stripling
Members Absent:	Matt Antis, Buck Braden, Mayor Frank Bubenik, Christopher Friz, Brandon Gill, Greg Meiling, Cole Vessey, Anthony Warren, Trisha Wilson
Staff Present:	Ross Hoover, Parks and Recreation Director Rich Mueller, Parks Planning and Development Manager
Consultants Present:	Jessel Champoux, Project Manager Jenny Anderson, Landscape Designer
Public Present:	Ray Pitz, Tigard Tualatin Times News Editor

A. Welcome and Introductions

Rich Mueller welcomed committee members and the public to the meeting. Rich started off introductions and asked each member to introduce themselves and the organization(s) they represent.

B. Review of Minutes

Committee members reviewed the minutes of the January 16, 2020 Stakeholders Advisory Committee Meeting, and all present agreed to the accuracy and content.

C. Communication

1. Staff
None

2. Public
Rich Mueller asked Ray Pitz the News Editor for the Tigard Tualatin Times who was attending the meeting to introduce himself.

D. Project Status Update

Jessel Champoux reviewed the Common Ground Poster which was introduced at Public Meeting # 1 for strategies on how we can efficiently work together.

Jessel presented for committee members review and comments, the flow chart that shows the process and status of the project. She summarized what happened during the first round on the flow chart, which included focus group meetings and Survey #1.

Jessel explained that we were entering the second round, and asked stakeholders to inform this round by:

- Participating and distributing Survey #2
- Providing input, ideas and thoughts on potential site locations

E. Review Community Meeting Content and Survey Results

Ice Breaker Activity

Committee members participated in an icebreaker activity that Jessel Champoux led. Everyone turned to their neighbor(s) and talked about something they were looking forward to this spring.

Community Engagement Meeting #1 Review

Jessel Champoux summarized the first public meeting that 12 community members attended. Community members in attendance were introduced to the five themes that included:

- Engagement
- Connection
- Timeless
- Experience
- Shared Values

These five themes were the result of which came out of the Stakeholder Advisory Committee Meeting #1.

At the first community engagement meeting, the public was able to add bulleted items they felt were missing, under each of the five themes. Public participants did a prioritization exercise to place a dot next to top three bullet items under each theme. This prioritization data was recorded and included in the elements listed in the second survey that is now live. The goal was to give community members an opportunity to brainstorm ideas and begin to understand public sentiment on focus group feedback.

Survey #1 Results

Jessel Champoux reviewed the results shown on posters of the first survey that 106 people took online and left 61 personal comments, input and opinions. In a larger group setting the committee members discussed things they noticed about the survey results.

Review of Survey #2

Additional feedback collected from the Public Meeting and Survey #1 was included in the information Jessel Champoux presented, and used to create a second survey that is currently live (until beginning of March). The purpose of this survey is to prioritize feedback and top design principles for this project to move forward with. The second survey results will be shared at the next stakeholder group meeting to create a design program and site selection criteria. The committee brainstormed and discussed ideas on how to do outreach and build awareness for the survey and upcoming meetings. Jessel encouraged everyone to commit to sharing the survey with at least 10 other people.

F. Review and Discuss Site Options

Jenny Anderson provided overview of the eight potential sites. The committee was divided into three groups to analyze and discuss each site. Groups rotated between three facilitators to provide ideas, input and thoughts on the potential memorial site locations opportunities and constraints.

Locations reviewed and discussed by the committee included:

- Brown's Ferry Park
- Sweek Pond Natural Area
- Toman & Riverkeepers City Properties
- Little Woodrose Natural Area
- Indian Meadows Greenway
- Chieftain Dakota Greenway
- Tualatin Commons
- Commons Park

These locations will be narrowed to about three sites based on the results of the second survey which will inform the memorial themes.

G. Next Steps

Jessel Champoux indicated next steps for the committee is to share the survey with their organizations, neighbors and community members. The committee was also encouraged to visit the potential memorial site locations, and review the site information that was discussed and distributed at the meeting.

Rich Mueller reminded committee members that the next community member meeting for the public is February 20 in the library.

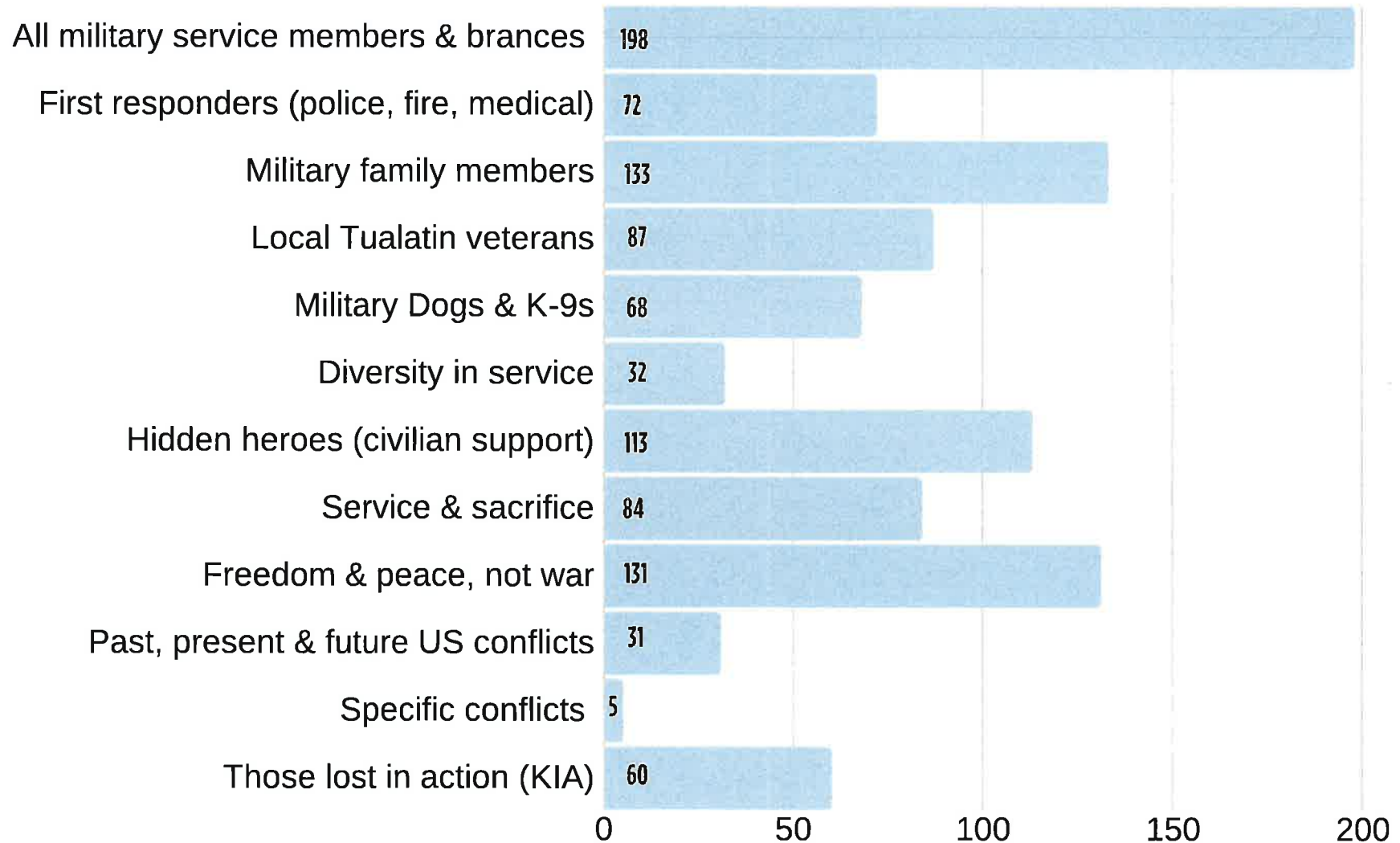
H. Adjournment

The meeting ended at 8 pm.



Veterans Memorial Survey II Results

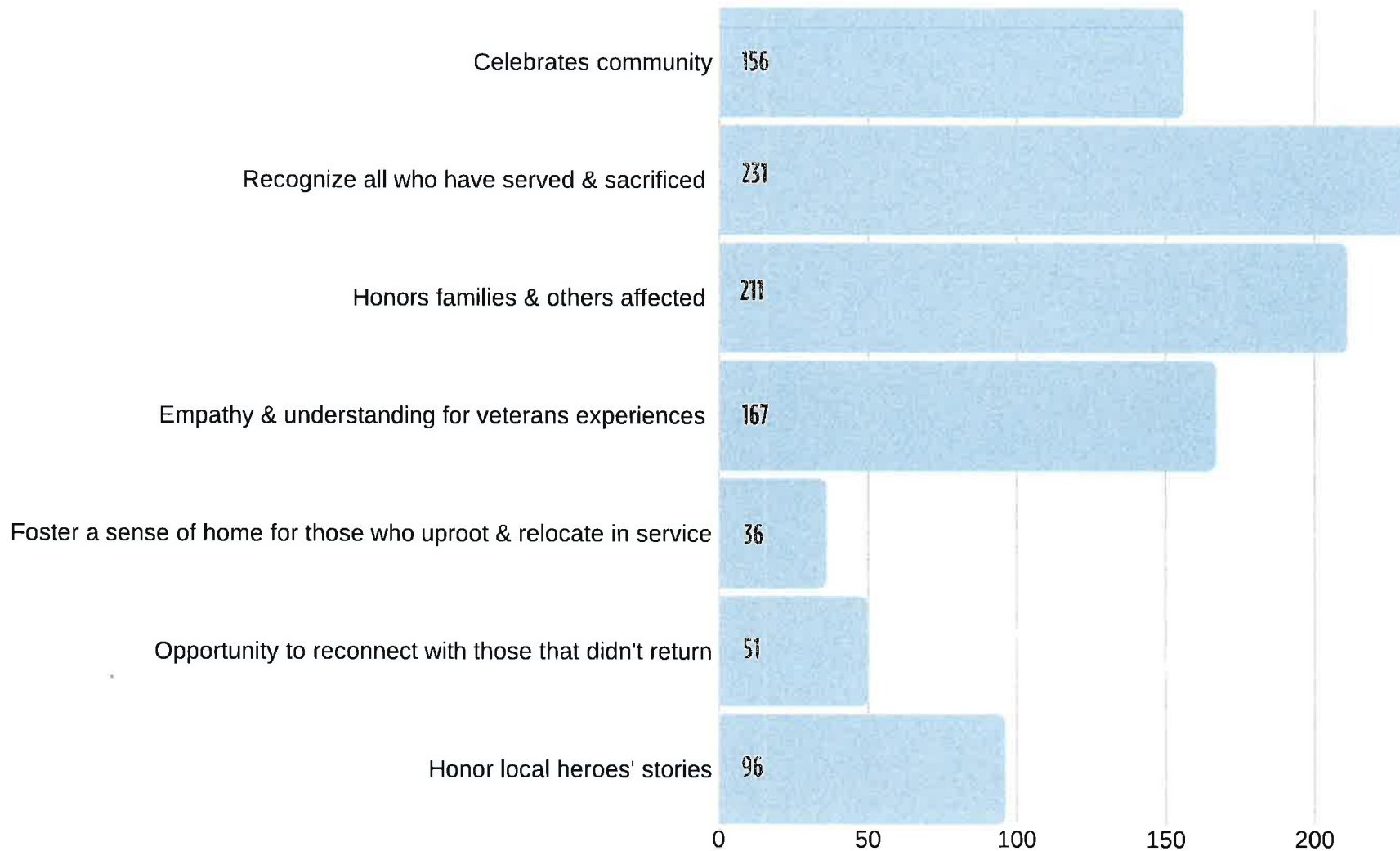
What/who should this memorial honor? Please select 3.





Veterans Memorial Survey II Results

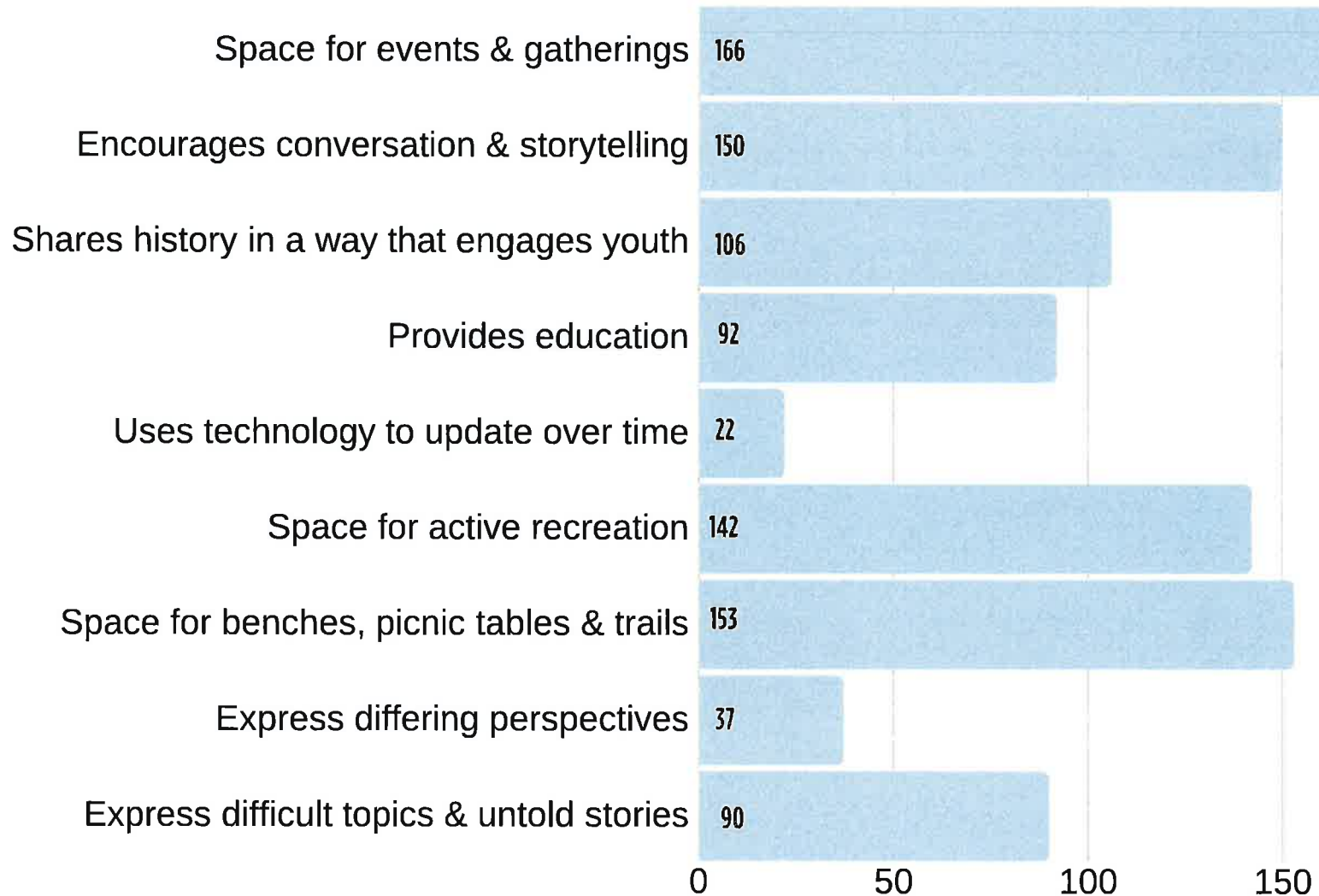
How would you like the community to connect to this memorial? Please select 3.





Veterans Memorial Survey II Results

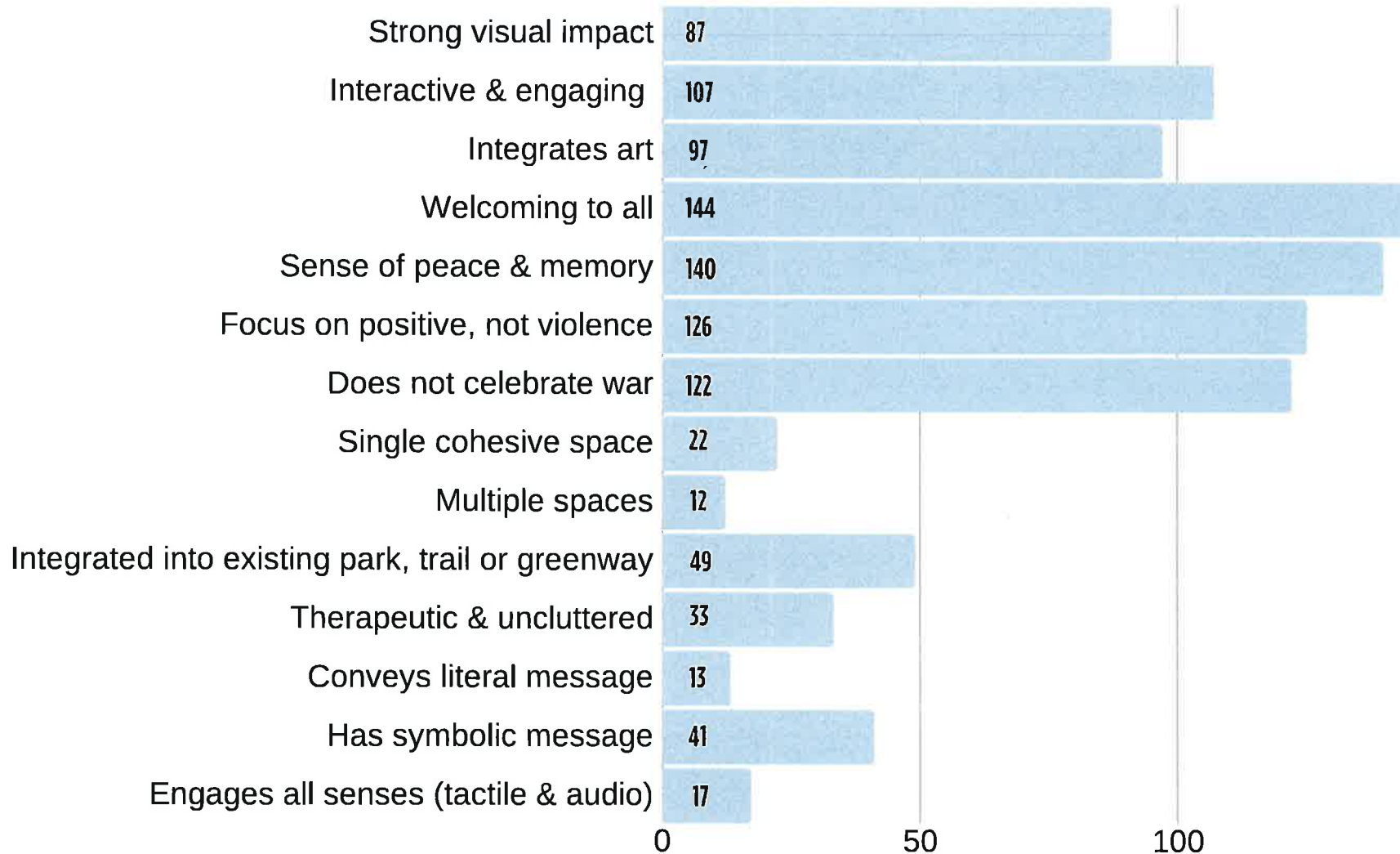
How should this memorial engage with people? Please select up to 3.





Veterans Memorial Survey II Results

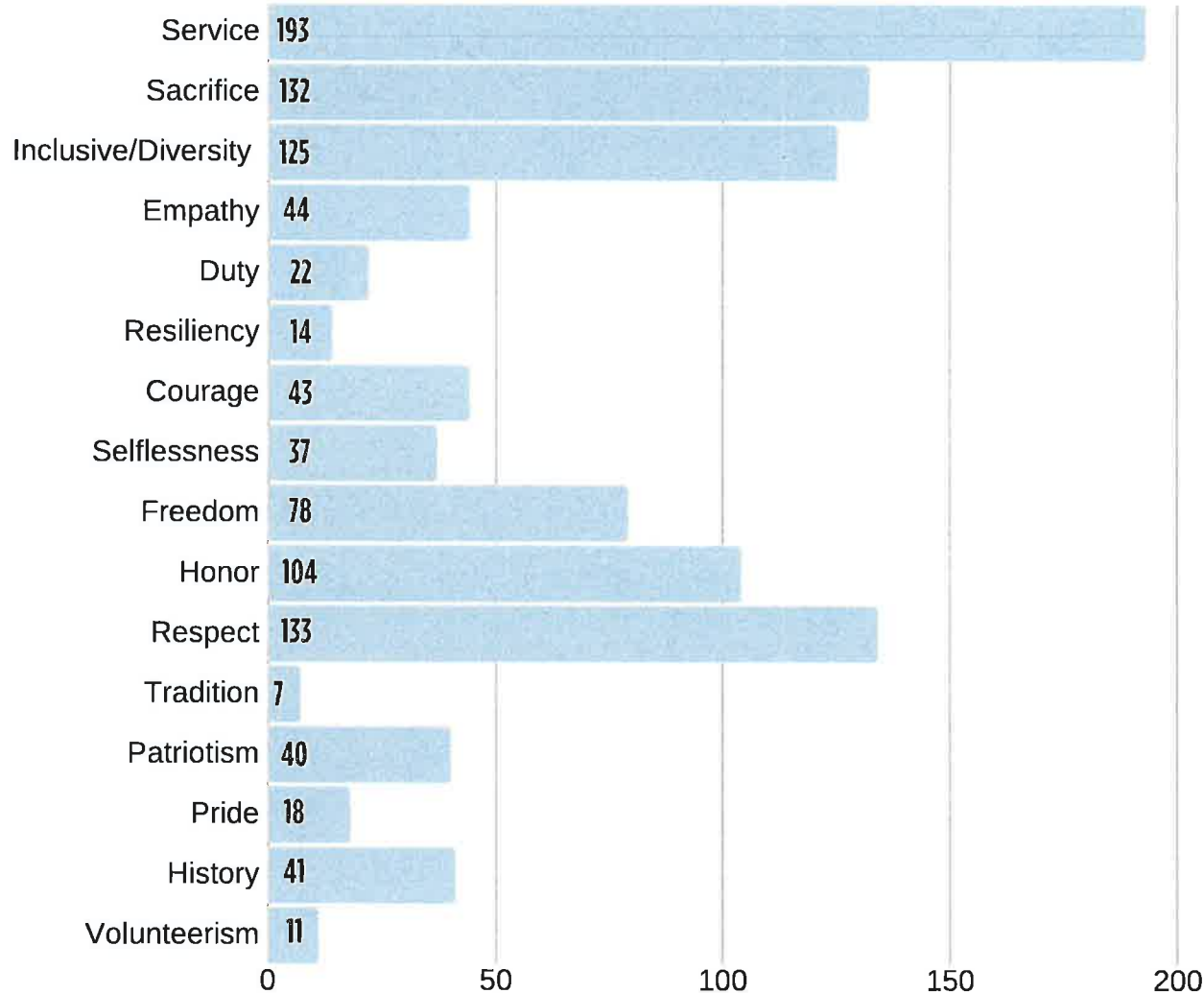
What experience should this memorial evoke? Please select up to 3.





What shared values would you like to see? Please select up to 3.

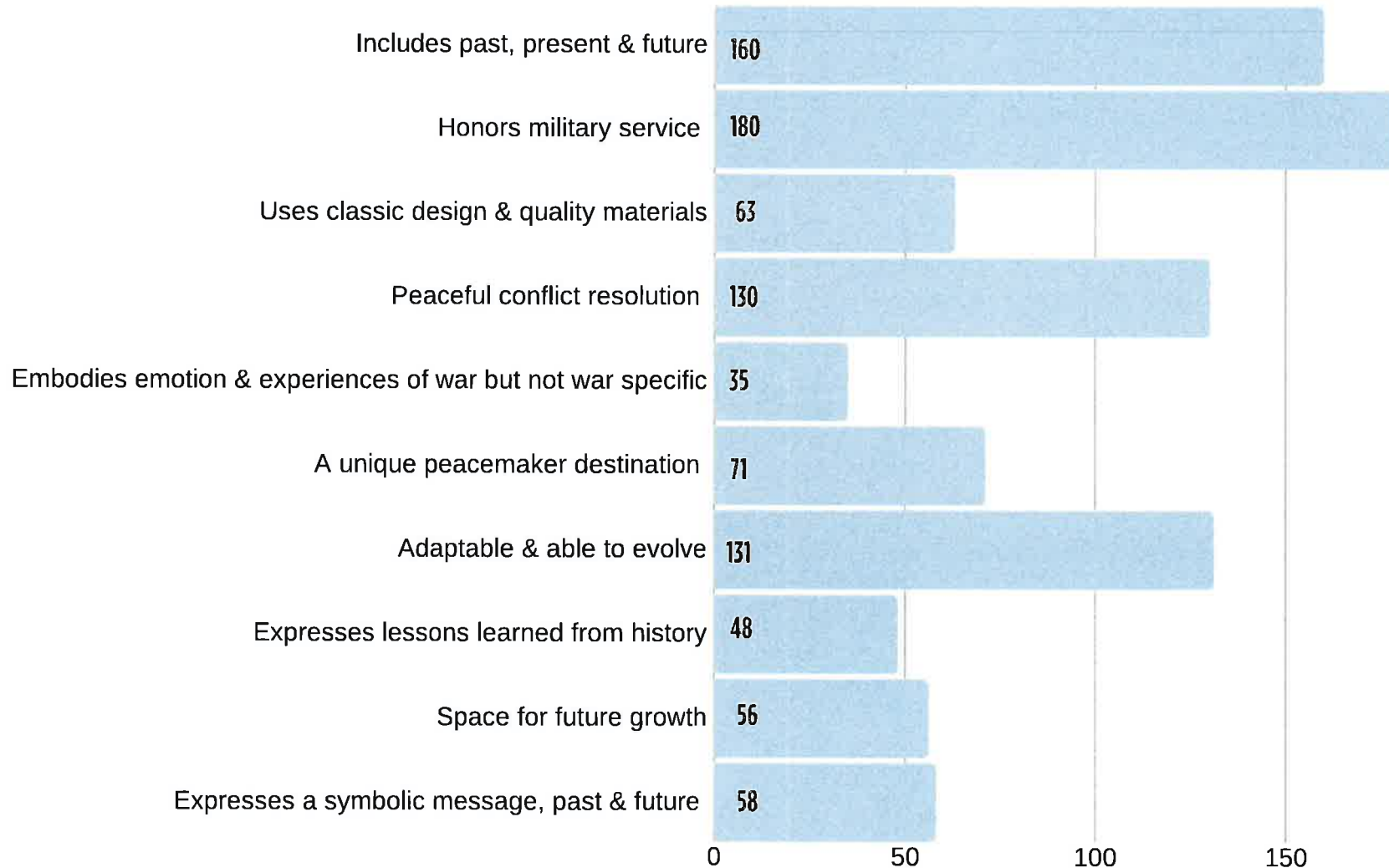
Veterans Memorial Survey II Results





Veterans Memorial Survey II Results

How should this memorial be timeless? Please select up to 3.



VETERAN MEMORIAL – Major Themes & Objectives

HONOR

Survey #2: What/who should this memorial honor?

- All military service members & branches
- Military family members
- Freedom & peace, not war
- Hidden heroes (civilian support)

CONNECTION

Survey #2: How would you like the community to connect to this memorial?

- Recognizing all who have served & sacrificed
- Honors families & others affected
- Empathy & understanding for veterans experiences
- Celebrates community

ENGAGEMENT

Survey #2: How should this memorial engage with people?

- Space for events & gatherings
- Space for benches, picnic tables & trails
- Encourages conversation & storytelling
- Space for active recreation

EXPERIENCE

Survey #2: What experience should this memorial evoke?

- Welcoming to all
- Sense of peace & memory
- Focus on positive, not violence
- Does not celebrate war
- Interactive & engaging

SHARED VALUES

Survey #2: What shared values would you like to see?

- Service
- Respect
- Sacrifice
- Inclusive/Diversity
- Honor

TIMELESS

Survey #2: How should this memorial be timeless?

- Honors military service
- Includes past, present & future
- Adaptable & able to evolve
- Peaceful conflict resolution

VETERAN MEMORIAL – Programming Activity Instructions

1. Identify **program elements** or a list of uses/improvements for the site that have physical attributes
2. Establish **metrics** for program elements such as quantity or size
3. Describe **spatial qualities** needed to accomplish objective(s)
4. Share **design ideas** of ways objective(s) can be expressed physically

EXAMPLE

Objective: provide space for events & gatherings

1. **Program Element:** Gathering Space
2. **Metric:** provide a space with a capacity of 50 people standing
3. **Spatial Qualities:** large, flexible open space; quiet; visible
4. **Design Ideas:** Open lawn, plaza, etc.

VETERAN MEMORIAL – Programming Activity

HONOR <i>Shows regard with great respect</i>				
Objective*	Program Elements	Metrics	Spatial Qualities	Design Ideas
All Military service members & branches Military family members Freedom & peace, not war Hidden heroes (civilian support)				

* Objectives defined by results of Survey #2

CONNECTION

*A sense of community and belonging; the feeling that one matters to another and the group;
commitment to one another*

Objective*	Program Elements	Metrics	Spatial Qualities	Design Ideas
Recognizing all who have served & sacrificed				
Honors families & others affected				
Empathy & understanding for veterans' experiences				
Celebrates community				

* Objectives defined by results of Survey #2

EXPERIENCE

Elicits a connection to the space by engaging the senses.

Objective*	Program Elements	Metrics	Spatial Qualities	Design Ideas
Welcoming to all Sense of peace & memory Focus on positive, not violence Does not celebrate war Interactive & engaging				

* Objectives defined by results of Survey #2

SHARED VALUES

Common beliefs, ethics, concepts or principles that are important and lasting

Objective*	Program Elements	Metrics	Spatial Qualities	Design Ideas
Service				
Respect				
Sacrifice				
Inclusive/Diversity				
Honor				

* Objectives defined by results of Survey #2

VETERAN MEMORIAL – Site Selection Activity Instructions

Select up to (3) sites that are most compatible with the site program (established in the first activity). You may also refer to the following site information:

1. **Site Options** - presented at the second stakeholder advisory meeting and the second public meeting (included in the meeting packet).
2. **Site Opportunities and Constraints** – outlined on the following pages (these results were identified during the second stakeholder advisory meeting and the second public meeting).

Select up to (3) preferred sites:

- Site 1- Browns Ferry Park
- Site 2 – Sweek Pond Natural Area
- Site 3 – Toman and Riverkeepers Properties
- Site 4 – Little Woodrose Natural Area
- Site 5 – Indian Meadows Greenway
- Site 6 – Chieftain Dakota Greenway
- Site 7 – Tualatin Commons
- Site 8 – Commons Park

VETERAN MEMORIAL – Opportunities & Constraints

Site 1- Browns Ferry Park

Pros

- Wooded
- Trees/ greenery
- Site on the river with a boat dock
- Restrooms
- Lots of sites within park
- Quiet/ peaceful
- Calming
- Other reasons to visit the site
- Big spaces and open areas
- Paved surfaces
- Trail – connection within and one

Cons

- Middle of no-where – car access only
- Willowbrook Art Camp – summer camp noise could be disruptive
- Flood risk- could have wet ground
- Isolated
- High bank – not visible

Site 2 – Sweek Pond Natural Area

Pros

- Wooded
- Quiet / secluded
- Lots of parking
- Could bring life to this site
- Water/pond
- Great space next to heritage center
- Good access
- Connection w/ heritage center – on heritage center property

Cons

- Isolated
- Lacks public transport
- Gravel pathway
- Wetlands
- Removal of tree

Site 3 – Toman and Riverkeepers Properties

Pros

- Ada accessible
- Sidewalk along side
- River with boat launch
- Trail
- Additional parking on the east side of the site

Cons

- Accessible by car only
- No restroom
- Not visually pleasing
- Loud
- Under bridge
- Small
- School traffic
- Parking
- Access/isolated
- Noise
- Flooding
- Nothing else to do

Site 4 – Little Woodrose Natural Area

Pros

- Accessible – Boones Ferry Road
- Welcoming
- Not developed - underutilized
- Public transit – Bus stop nearby
- Wooded
- Peaceful & quiet
- Scenic
- Access BF Road
- Large space

Cons

- Not much parking
- No water access
- Might not want to disturb the natural feeling
- Elevation and slopes
- No restroom
- Most of site is not ADA accessible
- Stairs
- Boones Ferry is too busy
- You would have to pave over natural area for parking and trail
- Would cost \$ to upgrade
- Not a clean slate- would take a lot of work to fix
- Neighbors would be unhappy with the development
- Doesn't feel safe as there have been attacks in this park
- Drug deals in this area
- No lights

Site 5 – Indian Meadows Greenway

Pros

- A progression – could have small stations
- Flat and accessible
- Boones ferry well-traveled road

Cons

- In backyards
- Vandalism because not well lit
- Near playground
- Boones ferry too busy
- Too residential – neighbors would not like lots of people
- Not enough pass throughs
- Not safe to have access into site for parking off Boones Ferry
- No parking lot - If buses were to come, they would have to park in residential
- No facilities

Site 6 – Chieftain Dakota Greenway

Pros

- A progression – could have small stations

Cons

- Too linear
- Not on the beaten path
- Swamp areas - too wet in the top of the trail and the bottom
- Residential - only on street parking
- Too nestled in – it feels like people’s backyard
- No possibility for gathering space
- Students/ vandalism & misbehavior
- The path at the southern part of site is not ADA
- No public transit – have to drive
- Downhill curve is not visible
- No central area

Site 7 – Tualatin Commons

Pros

- Central location
- Accessible by public transportation
- Easily accessible
- Very well attended
- Visible
- Water
- City parking lots adjacent to site
- There is a need to redevelop the entire block
- Hotel access and office buildings
- Level site
- Could consider combining commons with commons park site as a singular site
- Walking distance to library and VFW
- Easy access to other trails (Tualatin Community Park, Parks Department, etc.)

Cons

- Too busy and hassle to get to/ not conducive for peaceful reflective space
- Loud
- Spatially small
- Walkway runs through space
- Does it fit in with core of lake? May feel intrusive if not its own thing
- Parking is difficult
- Long walk from other side of commons where accessibility is better
- No public restrooms (closest is library or other side of commons)
- Bus access and parking in adjacent lots difficult
- Needs a covered meeting space
- Lake not an asset because of what is around it; space could be a placemaker if associated an ancillary facility (i.e. building/interior space)
- Not a lot of room for expansion

Site 8 – Commons Park

Pros

- Wooded
- Isolated and its own space - could make the whole “island” an experience
- Could remove lane and provide parking and street crossing width
- SW Tualatin-Sherwood Road is under redesign (remove divider with road expansion)
- Natural barrier at edges
- Visible, everyone knows where it is
- Opportunity to change name
- Could retime crosswalk signals to improve access
- Strong visibility from cars
- Amenities nearby

Cons

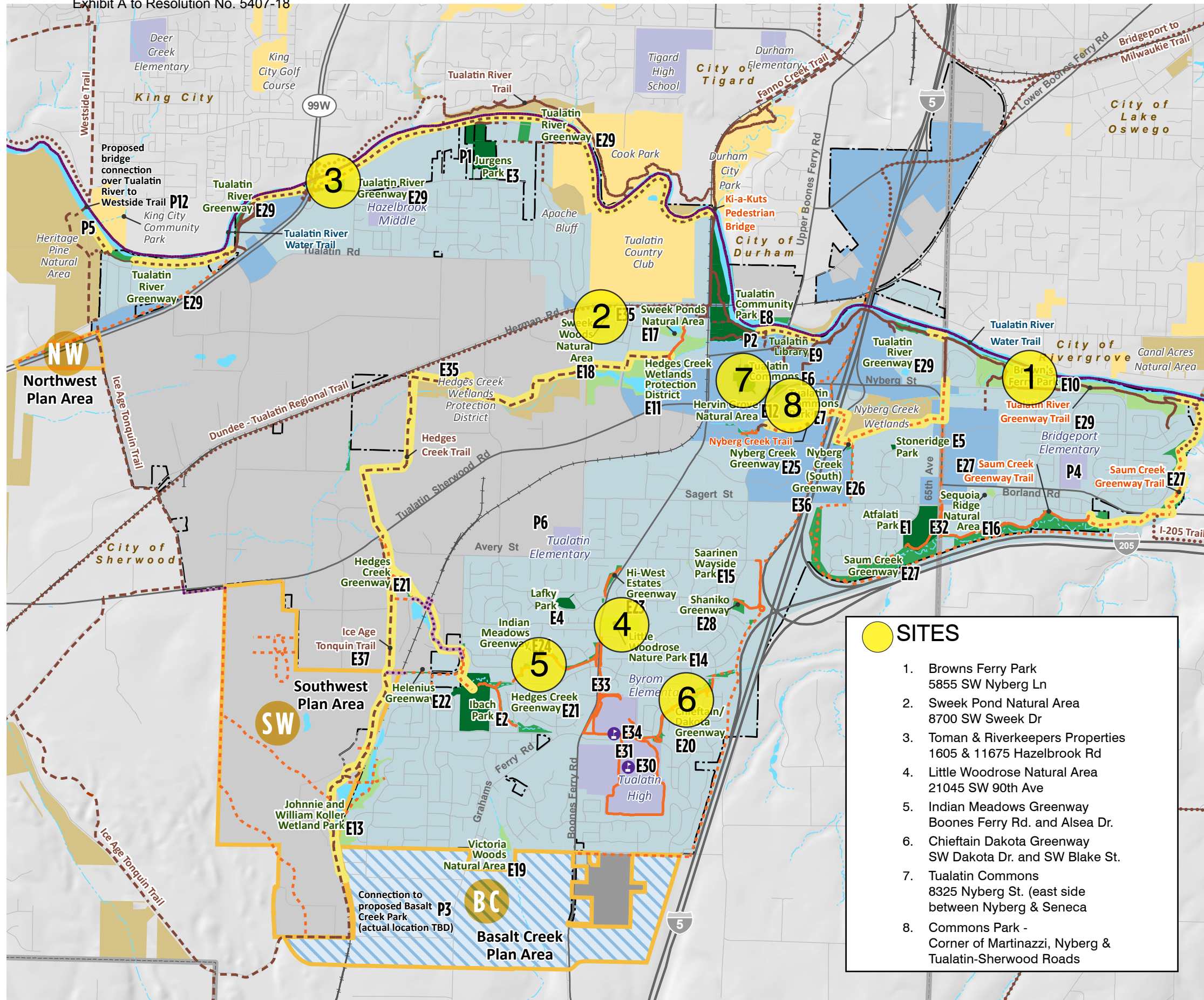
- Too noisy & busy (difficult to concentrate on anything)
- Limited parking immediately adjacent to site
- Access to site is difficult / hard to get to (SW crosswalk is long and scary!, long wait times, have to cross busy streets to get to)
- Air quality poor due to idling cars
- Not a strong visual connection into site, so perceived safety issues
- No room for a building
- Not a people place, better appreciation from the car

Veterans Memorial - Site Options

1. Browns Ferry Park - 5855 SW Nyberg Ln
2. Sweek Pond Natural Area - 8700 SW Sweek Dr
3. Toman & Riverkeepers Properties -11605 & 11675 Hazelbrook Rd
4. Little Woodrose Natural Area - 21045 SW 90th Ave
5. Indian Meadows Greenway - Boones Ferry Rd. and Alsea Dr.
6. Chieftain Dakota Greenway - SW Dakota Dr. and SW Blake St.
7. Tualatin Commons - 8325 Nyberg St. (east side between Nyberg & Seneca)
8. Commons Park - Corner of Martinazzi, Nyberg and Tualatin-Sherwood Roads

PARKS & RECREATION MASTER PLAN

Map 3: Existing, Planned, and Proposed Trails



Tualatin Trails	Other Trails
— Existing Paths and Trails	— Priority Trail Segments
- - - Planned Paths and Trails	- - - Potential Trail Opportunity
Regional Trails	— Existing Tualatin River Water Trail
— Existing Multi-Use Trails	
- - - Planned Multi-Use Trails	
- - - Proposed Multi-Use Trails	
Tualatin Park and Recreation Facilities	Other Park and Natural Areas
■ Parks	■ Other Developed Parks and Recreation Areas
■ Greenways	■ Other Greenways and Natural Areas
■ Natural Parks & Areas	■ Tigard-Tualatin District Schools
■ Shared Use Paths	
● School Joint-Use Facilities	
Planning Areas	
■ Plan Area	

- SITES**
1. Browns Ferry Park
5855 SW Nyberg Ln
 2. Sweek Pond Natural Area
8700 SW Sweek Dr
 3. Toman & Riverkeepers Properties
1605 & 11675 Hazelbrook Rd
 4. Little Woodrose Natural Area
21045 SW 90th Ave
 5. Indian Meadows Greenway
Boones Ferry Rd. and Alsea Dr.
 6. Chieftain Dakota Greenway
SW Dakota Dr. and SW Blake St.
 7. Tualatin Commons
8325 Nyberg St. (east side between Nyberg & Seneca
 8. Commons Park -
Corner of Martinazzi, Nyberg & Tualatin-Sherwood Roads

Base Map Features	Land Uses
- - - Tualatin City Boundary	■ Residential
- - - County Boundary	■ Commercial
— Freeways/Highways	■ Industrial
— Major Arterials	■ Institutional
— Local Streets	■ Mixed Use: Residential, Commercial & Industrial
— Railroads	
— Streams	
■ Rivers and Waterbodies	

MIG Date: July 2018

Sources: City of Tualatin, Parks and Recreation, 2017; Metro Regional Government, 2017; Oregon Spatial Data Library, State of Oregon, 2017.

Disclaimer: This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is".





Site 1: Brown's Ferry Park

5855 SW Nyberg Ln / Natural Area Park

Background Information

Brown's Ferry is a 28.33 acre natural area park located on the Tualatin River in east Tualatin. The park provides river access and passive recreation such as walking, picnicking, and wildlife viewing. Site features subtle grade changes with a variety of open greenspace, grassy fields, forest cover and habitat areas for wildlife and wetlands. The park is well used and connected to adjacent neighborhoods. Seasonally the park provides kayak rentals and a summer art program. There is on-site parking at the west end and next to the community center at the east end of the site. Site has a public restroom and water. Areas in high use have lighting and electrical.

Other Site Observations

- Probable natural area setback requirements
- Probable environmental constraints due to flood restrictions along the Tualatin River, creek and wetlands
- Surrounded by Residential neighborhoods
- Visible from Nyberg Rd; not high traffic

Future Master Plan Initiatives

- Stabilize banks of Tualatin River and Nyberg Creek with native vegetation
- Redevelop portions of Park to facilitate programs and events

Distance from Tualatin Public Library / 1.2 miles by car

Access to Public Transit from Site / 0.80 miles

Parking / Yes

ADA Accessibility / Yes

Water Access/Views / Access to Tualatin River via established boat launch, views to river, creek, on-site wetlands & ponds

Existing Pedestrian Walkways / Yes (Concrete & Soft Surface)

Tree Cover / Yes

Ambient Noise / Quiet, minor traffic (Nyberg Rd.)

High Visibility into Site / Visible from Nyberg Rd.

Close Proximity to / Legacy Meridian Medical Center, Bridgeport Elementary School, SW Nyberg Rd. commercial district, Stafford Hills Athletic Club

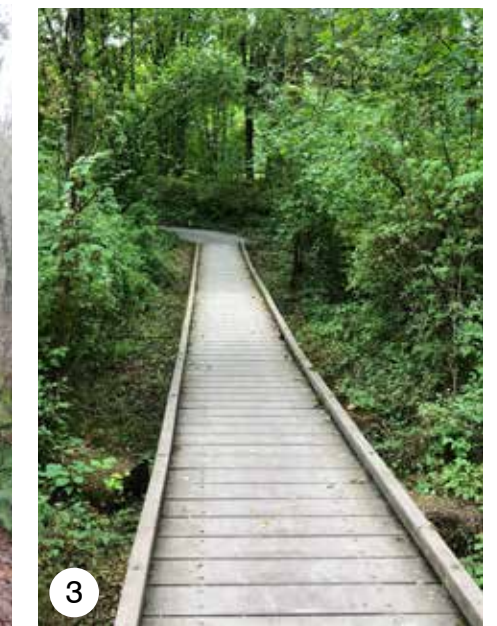
Demographics / Population Density: Medium density (4089/mi²). Nearby neighborhood at south side of Nyberg (near the hospital): high density (10,000+ / m²). | Median Income by neighborhood: \$114,766 & nearby neighborhood: \$35,107 | Race and Ethnicity: 87.5% White, 3.8% Hispanic. 8.7% Other



1



2



3



4



5



6



7



8



Site 2: Sweek Pond Natural Area

8700 SW Sweek Dr. / Natural Parks & Areas

Background Information

Sweek Pond Natural Area is a 7.91 acre site located in central Tualatin. The Trail Heritage Center is located on-site; parking is shared with the Police Department and Municipal Court. The site provides passive recreation including walking, and wildlife viewing by way of an established interpretive trail system that loops around the pond. The site is heavily wooded, with a few designated lookouts to the pond. A variety of interpretive panels showcasing "Birds! High & Low," "An Urban Wetland," "Tribal Homelands," and other site features or local heritage are distributed throughout the site. No restrooms are available.

Other Site Observations

- Probable natural area setback requirements
- Probable environmental constraints due to flood restrictions along the trail
- Overlooked and in close proximity to apartment buildings, trees provide buffer in many areas of the site; path is exposed to and abuts properties along southern edge
- Opportunity to partner with Heritage Center for educational opportunities
- Ample parking in shared lot
- Walking distance from town
- Site has limited visibility from Tualatin Rd/ Sweek Dr
- No site lighting, water or electrical observed on-site

Distance from Tualatin Public Library / 0.70 miles by car

Access to Public Transit from Site / 0.40 miles

Parking / Yes

ADA Accessibility / Yes

Water Access/Views / Views to pond only

Existing Pedestrian Walkways / Yes (Concrete, Soft Surface)

Tree Cover / Heavily wooded

Ambient Noise / Quiet, minor vehicle traffic (SW Sweek Dr.)

High Visibility into Site / No

Close Proximity to / Tualatin Parks and Recreation Office, Tualatin Community Park, Van Raden Community Center, Police Station, Apartments, Heritage Center

Demographics / Population Density: Low 2061/mi² | Median Income: \$42,037 and the adjacent neighborhood is \$62,434 | Race and Ethnicity: 62.5% White, 27.1% Hispanic, 10.4% Other





Site 3: Toman & Riverkeepers Properties

11605 & 11675 Hazelbrook Rd / Natural Areas

Background Information

Toman & Riverkeepers properties is a 3.15 acre site located in Northwest Tualatin, bound by 99W to the west, Tualatin River to the north and SW Hazelbrook Rd. to the south. Site features easy river access for kayaks and canoes at establish boat launch, designated parking at trail head with additional on-street parking. The site is a mix of open space and trees. Buildings include the Tualatin Riverkeepers, a non profit organization that protects and restores the Tualatin River Watershed. No restrooms are available.

Other Site Observations

- Probable natural area setback requirements
- Probable environmental constraints due to flood restrictions along the Tualatin River
- Large open green area due to recent construction work (pipe installation?). Re-vegetation underway.
- Access to boat launch under overpass (99W)
- No site lighting, water or electrical observed on-site
- Appears to have limited use

Distance from Tualatin Public Library / 2.60 miles by car

Access to Public Transit from Site / 0.60 miles

Parking / On-street and limited parking (3 spaces) at boat launch trailhead and Tualatin Riverkeepers

ADA Accessibility / Yes

Water Access/Views / Access & Views to Tualatin River via established boat launch

Existing Pedestrian Walkways / Yes (Concrete & Soft Surface)

Tree Cover / Along riverbanks and street only

Ambient Noise / Noisy due to traffic on 99W

Visibility into Site / Yes from 99W

Close Proximity to: RV Park, Apartments (across street), Toman Offices, Hazelbrook Middle School

Demographics / Population Density: Low 1537/ mi2 | Median Income: \$62,434 | Race and Ethnicity: 85.6% White, 10.3% Hispanic, 4.1% Other





Site 4: Little Woodrose Natural Area

21045 SW 90th Ave / Natural Parks & Areas

Background Information

Little Woodrose Nature Park is a 6.55-acre natural area located in central Tualatin. The site offers surrounding residential uses access to nature, shade, trails and mature vegetation. The site is densely wooded with a soft surface loop trail and a short hard surface, accessible trail on West side.

Site Observations

- Steep grades & stairs (must use stairs at east entrance); may make it difficult to place ADA paths without compromising natural area
- Probable environmental restrictions and sensitive areas
- Residential neighborhood at east entrance and busy road at west
- Need to explore parking (i.e.. a few spots off Boones Ferry Road?)
- Presence of invasive species that needs to be mitigated
- Trail loops close to residential properties along SE side
- Church provides access to trail

Master Plan Goals

Site recommendations for Little Woodrose Nature Park focus on stewardship to address deferred maintenance and natural area restoration and associated maintenance activities.

- Plant site with native vegetation.
- Rebuild trail, entry, and stairways throughout the park and entryways.
- Improve overall ADA access as part of all trail improvements.
- Provide safety lighting.
- Replace amenities and facilities at end of life cycle

Distance from Tualatin Public Library / 1.70 miles by car

Access to Public Transit from Site / 0.10 miles

Parking / on residential streets at east entrance only

ADA Accessibility / No

Water Access/Views / No

Existing Pedestrian Walkways / Yes (Soft surfaces)

Tree Cover / Heavily Wooded

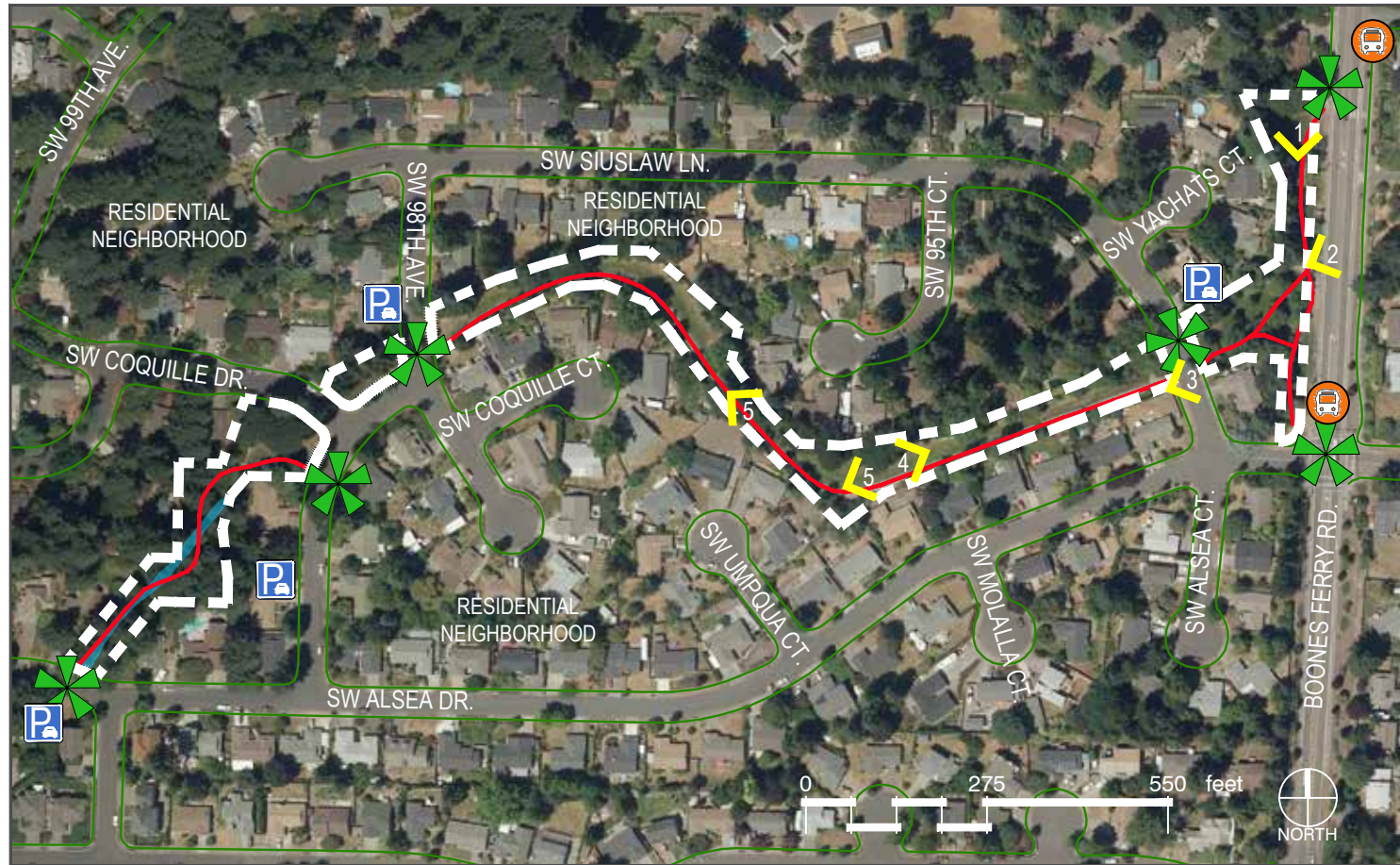
Ambient Noise / Very Minor Vehicle Traffic

High Visibility into Site / No due to trees

Close Proximity / Tualatin Presbyterian Church, Indian Meadows Greenway

Demographics / Population Density: Med population density 6302/ mi2 | Median Income by neighborhood: \$91,713 | Race and Ethnicity: 75.3% White, 11.1% Hispanic, 13.6% Other





Site 5: Indian Meadows Greenway

Boones Ferry Rd. & Alsea Dr. / Greenway

Background Information

Indian Meadows Greenway is a 0.45-acre site located in Central Tualatin near Little Wood Rose Nature Park. The trail meanders through a residential neighborhood and connects to other greenways, and eventually Ibach Park. Site has a few dispersed openings throughout and a larger open green space that parallels Boones Ferry Rd.

Other Site Observations

- Minimal amenities
- Bus stop nearby
- Site is generally flat and appears to be ADA accessible

Distance from Tualatin Public Library / 1.70 miles by car

Access to Public Transit from Site / 0.10 miles

Parking / On residential streets only at trail crossings

ADA Accessibility / Yes

Water Access/Views / -

Existing Pedestrian Walkways / Yes (Concrete, Soft Surface)

Tree Cover / Mix of trees and open spaces

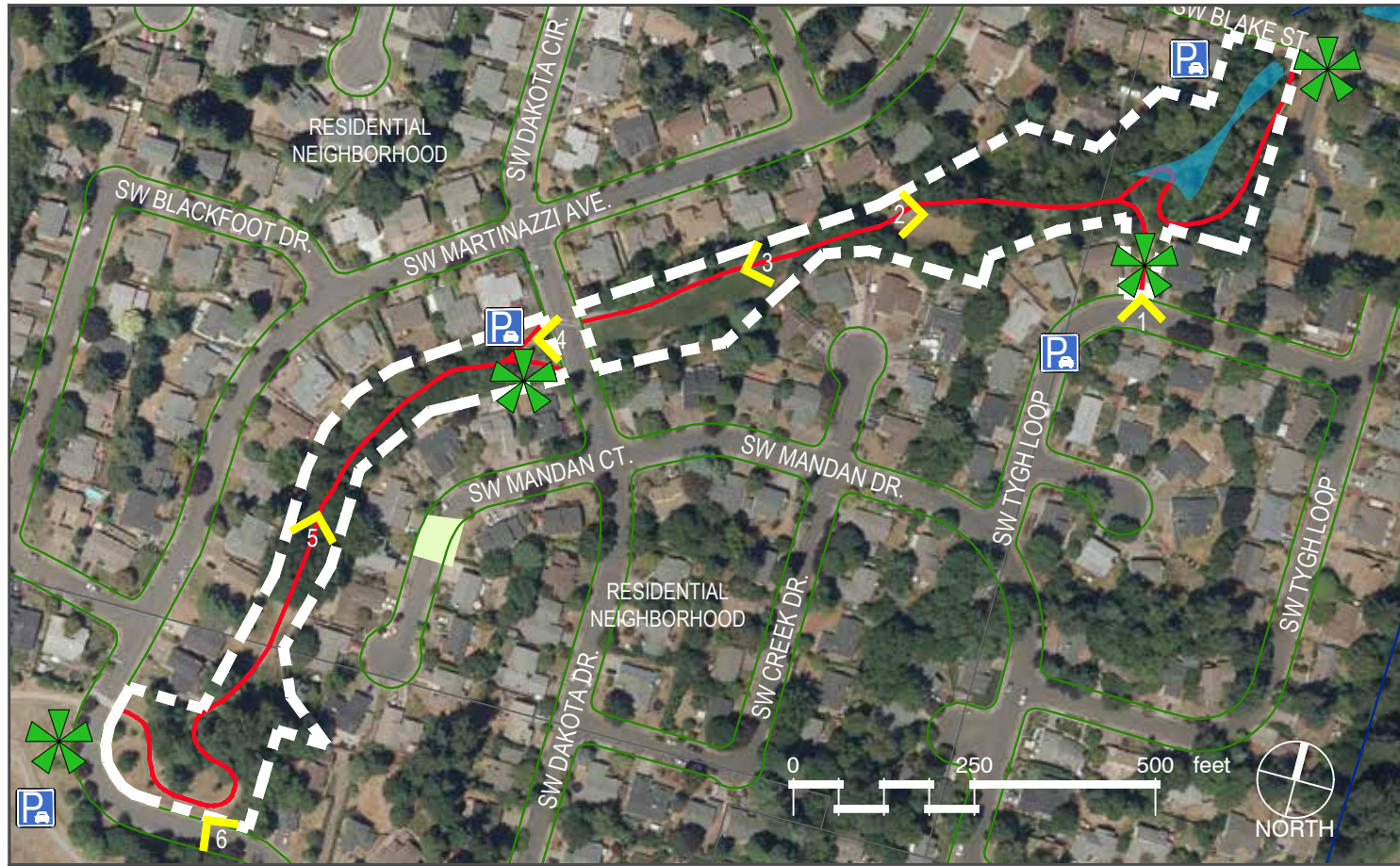
Ambient Noise / Minor, only at street crossings & along Boones Ferry Rd.

High Visibility into Site / Yes at street crossings & when paralleling Boones Ferry Rd.

Close Proximity / Little Woodrose Nature Park

Demographics / Population Density: Low 981/mi² | Median Income: \$88,839 | Race and Ethnicity: 78.9% White, 15.3% Hispanic, 7.8% Other





Site 6: Chieftain Dakota Greenway

SW Dakota Dr. and SW Blake St. / Greenway

Background Information

Chieftain Dakota Greenway is a 1.36 acre and 1.59 acre, 2 tax lot site in Central Tualatin. The greenway connects Tualatin High School residential neighborhoods and Blake Creek. The greenway transitions from wooded (near high school) to grassy open areas (near Dakota). For most of its length, residential properties abut the greenway.

Other Site Observations

- There might be environmental restrictions associated with creek
- Located near Tualatin High School
- Crossing at SW Dakota Dr. has been upgraded to include articulated crosswalk and removable bollards
- Located between residential properties
- Site is generally flat until SW Dakota Dr. when it gains elevation until the High School
- Creates strong connection to residential neighborhood

Distance from Tualatin Public Library / 1.80 miles by car

Access via Public Transit / 0.60 miles

Parking / On residential streets only

ADA Accessibility / Yes

Water Access/Views / Views to a creek

Existing Pedestrian Walkways / Yes (Concrete, Asphalt)

Tree Cover / Mix of trees and open spaces

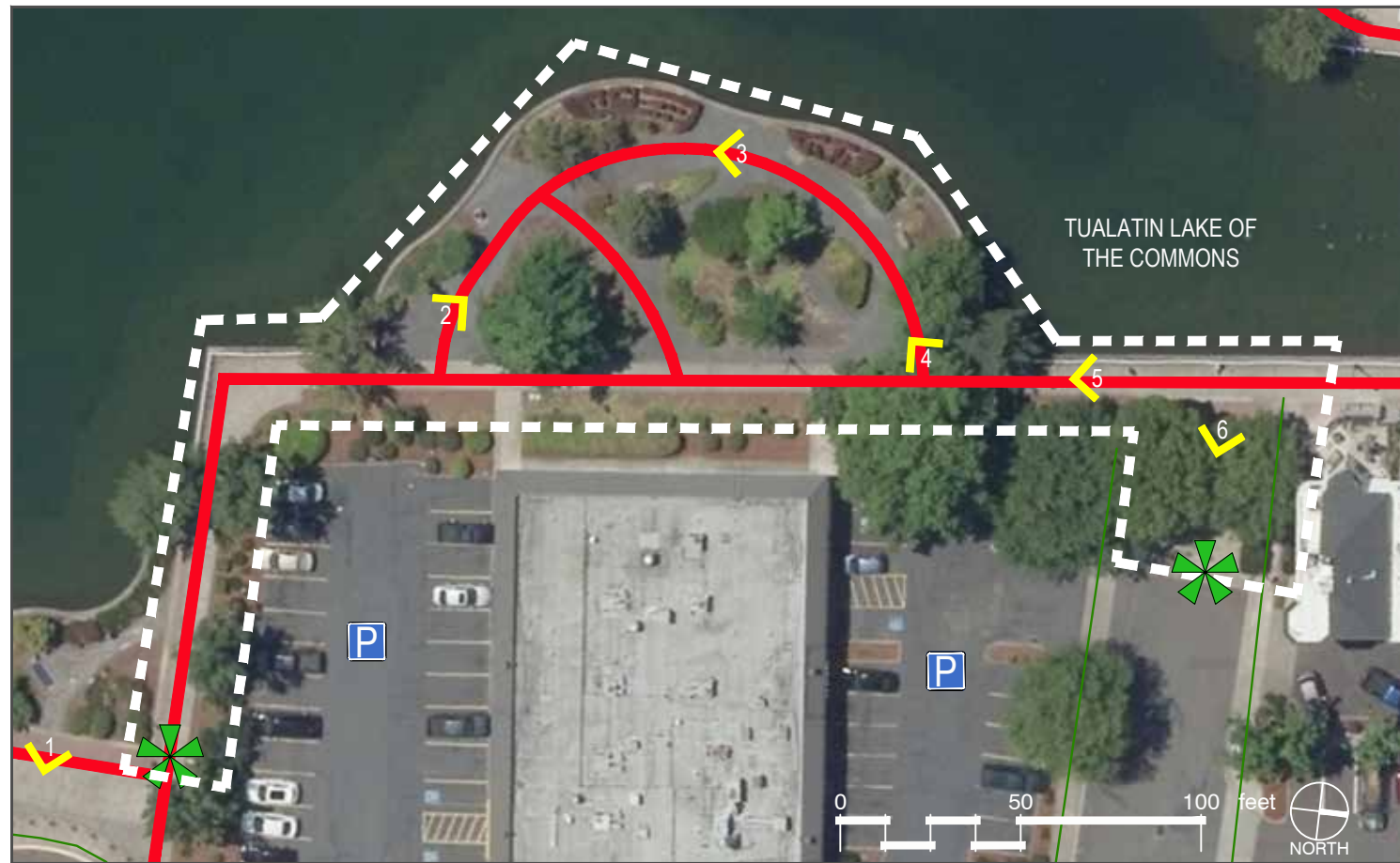
Ambient Noise / Minor, only at street crossings

High Visibility into Site / At street crossings only

Close Proximity / Tualatin High School

Demographics / Population Density / Low population density 1346/ mi² | Median Income by neighborhood: \$91,713 | Race and Ethnicity / 75.3% White, 11.1% Hispanic, 13.6% Other





Site 7: Tualatin Commons

8325 Nyberg St (east, between Nyberg & Seneca) / Commons

Background Information

Tualatin Commons is a 5.17 acre plaza surrounding the lake in the heart of city. The Commons host many special events including Pumpkin Regatta, Starry Nights and Holiday Lights, and the Concerts and movies on the Commons. The site under consideration is located on the East side of the lake, accessed from the pedestrian walkway that loops the lake and two adjacent surface parking lots. The space overlooks the lake and has pedestrian walkways with seating and pocket plantings.

Other Site Observations

- Prominent site and heavily used with shops/restaurants nearby
- Site paving and landscaping is fatigued and needs upgrades
- Lighting and electrical hookups
- Water fountain nearby and restrooms on other side of pond

Master Plan

Site recommendations for the site focus on overall reinvestment, enhancing the fountain, and maintaining to the original design standards

- Aerate the lake or improve water circulation to upgrade water quality.
- Renovate or replace the surface, system, plumbing, and spray heads at fountain.
- Renovate, improve, and install additional restrooms and storage space.
- Consider addition of non-slip surfacing to improve pedestrian safety.
- Replace amenities and facilities at end of life-cycle.

Distance to Tualatin Public Library / .20 miles by car

Access via Public Transit / .20 miles

Parking / Ample free parking in surface lots

ADA Accessibility / Yes

Water Access/Views / Views to Tualatin Lake

Existing Pedestrian Walkways / Yes (Concrete)

Tree Cover / Partial

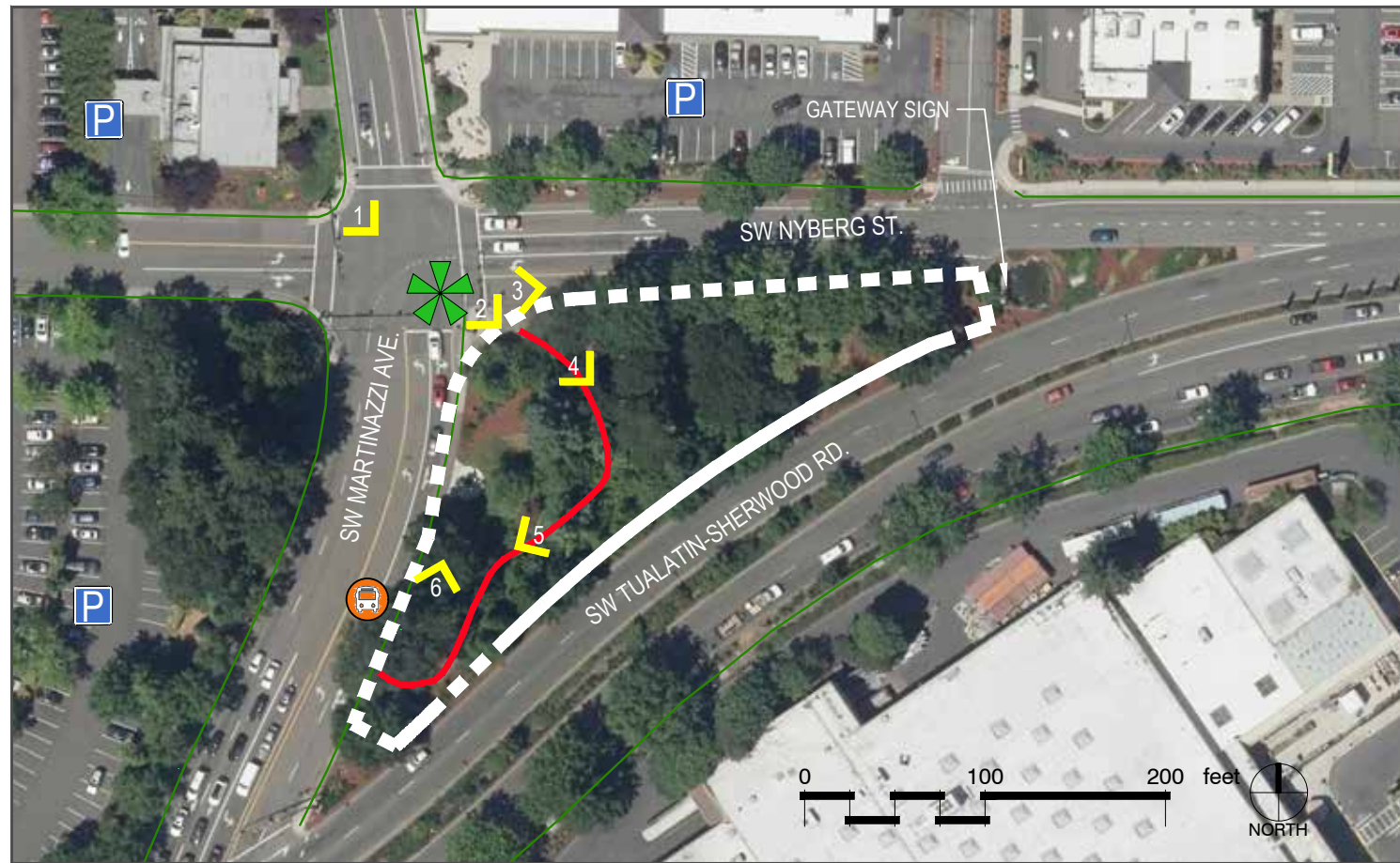
Ambient Noise / Minor Nearby Vehicle Traffic

High Visibility into Site / Strong views to site from parking lots and Northern access road

Close Proximity / Central Business Core, Commons Park

Demographics / Population Density: Low population density 1278/ mi² | Median Income by neighborhood: \$42,307 | Race and Ethnicity: 62.5% White, 27.1% Hispanic, 10.4% Other





Site 8: Commons Park

Corner Martinazzi, Nyberg and Tualatin-Sherwood Roads / Commons

Background Information

Tualatin Commons Park the “Gateway to Tualatin,” located near Interstate 5 along Nyberg Road. It host gateway signage, with strong visibility to traffic coming from the east. The park provides art and passive opportunities. It is bound on all sides by busy streets with two pedestrian connections at northwest and southwest corners. The site is underused, likely due to difficulty of access.

Site Observations

- Shops and restaurants nearby
- Open lots for parking nearby but very difficult to cross busy street
- Potential to explore parking along SW Nyberg Street by removing a traffic lane or taking from the site
- Bus stop at site (SW Martinazzi Ave.)
- Site paving and furnishing are fatigued
- Mature trees throughout
- First park people will see entering Tualatin

Master Plan

Site recommendations focus on maintenance, safety, and adding new touches that enhance its function as a visible gateway.

- Improve sight lines into park.
- Improve site drainage.

Distance to Tualatin Public Library / .20 miles by car

Access via Public Transit / 0 miles (on-site)

Parking / Free parking available in surface lots nearby, but no parking at site

ADA Accessibility / Yes

Water Access/Views / No

Existing Pedestrian Walkways / Yes (Concrete)

Tree Cover / Mix of trees and open spaces; more dense vegetation along streets

Ambient Noise / Loud; heavy vehicle traffic from Sherwood Rd. & Martinazzi Ave.

High Visibility into Site / vegetation limits views

Close Proximity / Central Business Core, Tualatin Commons

Demographics / Population Density: Low population density 1278/ mi2 | Median Income by neighborhood: \$42,307 | Race and Ethnicity: 62.5% White, 27.1% Hispanic, 10.4% Other

