

LOCATION DESCRIPTION

Shapiro Didway has been engaged to conduct a thorough research and analysis of the Tualatin Commons Veterans Memorial site. Through site examination and focus group meetings with City Staff SD has been gathering information to understand site use, proposed planning efforts, opportunities and constraints. The site is located on the east side of the Tualatin Commons, between SW Seneca Street and SW Nyberg Street. The site jets out into the Lake and is adjacent to restaurants to the east.

Previously the site was a dog food plant and parking lot, during redevelopment the site was highly compacted, and drainage remains an issue. The site is also located within a flood zone. Utility locations will dictate setback standards. Redevelopment will require all new electrical, irrigation and drainage systems through the site.

Current programming on site, includes summer concerts, Pumpkin Regatta, holiday lights, movies, and library story times. There is also a new splash pad on site. The site's use is dependent on events and planned activities. There are several parking lots adjacent to the site, but during events these quickly fill up. Overall, the site is underutilized and needs a way to bring people to the site that is not dependent on scheduled events and activities. The Lake is a big attraction to the site and utilized during the Pumpkin Regatta and by two model boat clubs. Water quality varies and is maintained by the Tualatin Parks and Recreation maintenance team. Implementation of aeration in the Lake is suggested to enhance water quality.

The proposed Veterans Memorial site is densely planted with mature, tall trees and vegetation. This poses a safety concern due to vegetation blocking views and the roots upheaving pavement. These issues should be kept in mind when choosing future vegetation type and location. The site is currently patrolled by police, fire, and medical personal patrol on foot. Vehicles are parked at the SW Seneca Street and SW Nyberg Street and the site is accessed from there on foot.

Additional concerns voiced about the site are:

- quantity of geese
- lack of shade
- lack of site cohesion
- issues with removable bollards
- vandalism

It is pertinent that the proposed design takes these issues the constraints mentioned above into consideration. The site holds great potential for future development and activation. Potential project partnerships can create a synergistic approach to enlivening the space.