




MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council
FROM: Sherilyn Lombos, City Manager 
DATE: March 3, 2008
SUBJECT: Work Session for March 10, 2008

Work Session will begin at 6:15 p.m.
Mayor Ogden & Councilor Beikman are scheduled to be absent

There are two items to be discussed at this work session:

1) 6:15 p.m. (30 min) – November 2008 Bond Measure Update. Staff will give an update of the progress since the last Council meeting. A report of the March 6th Ad Hoc Committee meeting will be presented and discussed.

Action requested: No specific direction is requested.

2) 6:45 p.m. (10 min) – Council agenda review & Council communications.

Action requested: Council review the agenda for the March 10th City Council and Development Commission meetings.

Other items of interest:

Upcoming Council Meetings & Work Sessions: Attached is a three-month look ahead for upcoming Council meetings and work sessions. If you have any questions, please let me know.

Dates to Note: Attached is the updated community calendar for the next three months. There are several key dates to note:

- *March 6 (Thursday), 6:30 pm* – Bond Measure Ad Hoc Committee Meeting – Senior Center.
- *March 14 (Friday), 6:30 pm* – Police Awards Banquet – Hazelbrook School.
- *March 29 (Saturday), 11:30 am* – Dedication of Wildlife Center at the Wildlife Refuge.

- *April 8 (Tuesday), 6:00 pm* – Special Work Session – Council Chambers.
- *April 17 (Thursday), 5:30 pm* – Celebrate Tualatin – Tualatin Country Club.

As always, if you need anything from your staff, please feel free to let me know.

Attachments:

- A. Tualatin Calendar of Events (March – May).
- B. Upcoming meeting and work session items (March – May).

TUALATIN CALENDAR

March

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 6:30p TLAC	5 1:15p Tualatin Historical Soc 5:30p Alive After Five, Umpqua Bank, 18757 SW Martinazzi Avenue 7:00p ARB (if necessary)	6 6:30p G0 08 Ad Hoc Committee Meeting @ Senior Center	7 7:30a Chamber Networking AM, Wine Styles, Nyberg Woods, 7009 SW Nyberg Street	8
9	10 6:15p Work Session 7:00p Council/TDC Mitg	11 6:00p TPARK	12 9:45a Sr. Center Steering Committee 6:30p Tualatin Tomorrow VIC Meeting, Council Chambers 7:30p TT VIC Steering Committee	13 7:00p TPAC	14 7:30a Chamber Networking AM, Oregon Employment Dept., 7995 SW Mohawk Street 6:30pm Police Dept. Awards Banquet @ Hazelbrook School	15
16	17	18 6:30p TAAC	19 5:30p Alive After Five, Rumours Day Spa, 19245 SW Martinazzi Avenue 7:00p ARB (if necessary)	20	21 7:30a Chamber Networking AM, Pacific Continental Bank, 7111 SW Nyberg Street	22
23	24 5:00p Work Session 7:00p Council/TDC Mitg	25	26 7:00p ARB (if necessary)	27 11:30a Chamber Luncheon @ Country Club	28	29 11:30a - 12:30p Dedication of Wildlife Center at Tualatin River Wildlife Refuge
30	31					

2008

TUALATIN CALENDAR

April

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 1:15p Tualatin Historical Soc 7:00p ARB (if necessary)	3	4	5
6	7	8 9:30 & 10:30a Arbor Day Toddler Storytime	9 10a Arbor Day Preschool Storytime 7:00p ARB (if necessary)	10 10:30a Arbor Day Family Storytime 6:30p GO 08 Ad Hoc Committee Meeting @ Senior Center 7:00p TPAC	11	12 12:00p – 3:00p YAC Green Week Event, Tualatin Commons
13	14	15	16	17 5:30p Celebrate Tualatin @ Country Club 7:00p Urban Renewal Advisory Committee, Council Chambers	18	19
20	21 5:00p Work Session 7:00p Council/TDC Mitg	22	23 7:00p ARB (if necessary)	24 11:30a Chamber Luncheon @ Country Club	25	26
27	28 5:00p Work Session 7:00p Council/TDC Mitg	29	30 7:00p ARB (if necessary)			

2008

May

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7 1:15p Tualatin Historical Soc 7:00p ARB (if necessary)	8 7:00p TPAC	9	10
11	12	13	14 7:00p ARB (if necessary)	15 6:30p GO 08 Ad Hoc Committee Meeting @ Senior Center	16	17
18	19 5:00p Work Session 7:00p Council/TDC Mtg Crawdaddy Open Golf Tournament, Tualatin Country Club	20	21 12:00p Core Area Parking District Board, Council Chambers 7:00p ARB (if necessary)	22 11:30a Chamber Luncheon @ Country Club	23	24
25	26 Memorial Day Holiday Observed CITY OFFICES CLOSED LIBRARY CLOSED	27 Note Council meeting date change 5:00p Work Session 7:00p Council/TDC Mtg	28 7:00p ARB (if necessary)	29	30	31

2008

WORK SESSION ITEMS

PowerPoint?

1. Tualatin Tomorrow Goals & Budget (30 min)
2. Retreat – Follow-up Tualatin Tomorrow Actions (30 min)
3. Train Noise Update (Eng) (30 min)

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Passport Photo Program
2. Tree City USA and Growth Award Presentation
3. Proclamation Designating April 6-12, 2008 as Arbor Week
4. Proclamation Designating National Library Week

yes

CONSENT CALENDAR ITEMS

1. Acceptance of Urban Renewal Advisory Committee (URAC) Annual Report – TDC (Comm. Dev.)
2. Acceptance of Tualatin Planning Advisory Committee (TPAC) Annual Report (Comm. Dev.)
3. Update Public Works Construction Code (Engineering)
4. Herman Road ROW and Easement Compensation (TDC) (Comm. Dev.)
5. Herman Road ROW and Easement Acceptance (COT) (Comm. Dev.)
6. Tualatin Library Advisory Committee (TLAC) Annual Report (Comm. Svcs.)
7. Resolution Authorizing State Parks Grant Proposal (Comm. Svcs.)
8. Core Area Parking District Policy Update (COT)

PUBLIC HEARINGS – NONE

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Ordinance Parking Time Regulations City Center (Comm. Dev.)
2. Ordinance Core Area Parking District Time Regulations (Comm. Dev.)
3. Ordinance Core Area Tax Rate (Comm. Dev.)
4. WashCo Fair Grounds Revitalization Task Force presentation (10 minutes)
5. SW 108th Avenue Traffic Issues – Blake to Marilyn (Eng/Bldg)
6. Installation of Traffic Signal @ 108th / Tualatin Road (Eng/Bldg)
7. Library Art Commission and Acquisition (Comm. Svcs.)
8. Ordinance Adopting New Residential Code (Eng/Bldg)
9. Ordinance Adopting New Plumbing Code (Eng/Bldg)

Yes

WORK SESSION ITEMS

- | | |
|---|---------------------------|
| 1. CURD Milestones for Increasing Max. Indebtedness; Prelim. Project list (<i>Comm Dev</i>) | PowerPoint?
yes |
| 2. Bond Measure Update | |
| 3. | |
| 4. | |
| 5. | |

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

- | | |
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| 1. | |
| 2. | |
| 3. | |

CONSENT CALENDAR ITEMS

- | | |
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| 1. | |
| 2. | |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

- | | |
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| 1. | |
| 2. | |

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

- | | |
|----|--|
| 1. | |
| 2. | |
| 3. | |

EXECUTIVE SESSION ITEMS

- | | |
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| 1. | |
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WORK SESSION ITEMS

PowerPoint?

1. Bond Measure Update

2. Legislative Program Proposal ? (Admin) 30 min

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Tualatin Youth Advisory Council Update

2.

3.

CONSENT CALENDAR ITEMS

1. Resolution Annual Fee Schedule Update (Comm. Dev.)

2. Award of Bid 124th Avenue (Commission) –**Tentative** (Comm Dev)

3.

4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1. PTA-06-05 Single Family Design Standards

2. CUP-08-01 Watchman's Dwelling Tualatin Storage LLC

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Ordinance – Rental Housing Standards Maintenance (Legal)

2. Development Agr City of Tualatin/Trammell Crow Residential - **Tentative** (Comm. Dev.)

3. Ordinance – Library Advisory Committee Changes

4.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. Bond Measure Update

2. Red Light Photo Update (*Police*)

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1.

2. Proclamation – Public Works Week

3.

CONSENT CALENDAR ITEMS

1.

2.

3.

4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1.

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. Bond Measure Update

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Tualatin Youth Advisory Council Update

2.

3.

CONSENT CALENDAR ITEMS

1.

2.

3.

4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1. PTA-08-02 Floodplain Regulations (*Legislative*) Engineering/Planning

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

EXECUTIVE SESSION ITEMS

1.

MEETING DATE: TUESDAY, May 27, 2008

WORK SESSION ITEMS

PowerPoint?

1. Bond Measure Update

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1.

2.

3.

CONSENT CALENDAR ITEMS

1.

2.

3.

4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1. PTA-08-01 Freeway Oriented Sign Regulations Phase 1 (*legislative*) Comm. Dev./Planning

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

EXECUTIVE SESSION ITEMS

1.



Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

COUNCIL WORK SESSION

3/10/08

1. AD HOC ADVISORY COMMITTEE MEETING UPDATE

- a. 2nd meeting was Thursday, 3/6/08
- b. Jay Wilcox has resigned from committee due to conflicts on scheduled meeting dates – See attached committee roster
- c. Preliminary Programs were confirmed:
 - i. Locator Map – See attached
 - ii. Community Center – See attached
 1. Changes included:
 - a. Add outdoor walking/running trail
 - b. Add covered basketball courts
 2. Site selection criteria were reviewed
 - iii. Park Improvements – See attached
 1. No changes to program
 - iv. Sports Fields – See attached
 1. Changes include:
 - a. Remove lighting from any except Community Park
 - b. Remove No. 3 Ibach Park Lawn Conversion to Sports Field
 - c. Clarified that a dog park will be included in No. 6 Tualatin Community Park North Field Renovation and Dog Park
 - d. Clarified that No. 10 Bridgeport Elementary School Multipurpose Field Renovation can not fit a 4-plex youth baseball facility
 - v. Trails
 1. Changes included:
 - a. Add way finding sign program to off-trail routes
 - b. Add upgrade of soil pathways to gravel at Brown's Ferry Park and Community Park
 - c. Add viewing platform to Koller Wetland Pond
- d. Park Maintenance Fee
 - i. Reviewed Assumptions and Overview – See attached
 1. Committee requested information on why other cities have chosen to apply the fee to various categories of development (residential, commercial, industrial) and how that is working out.

2. UPCOMING SCHEDULE

- a. 4/8/08: Special Council Work Session
 - i. Review draft programs, capital/operating cost estimates, bond sizing/rates, park maintenance fee preliminary calculations, survey 2 objectives and approach
- b. 4/10/08: Ad Hoc Committee Meeting No. 3
 - i. See attached Ad Hoc Committee Meeting Agenda Topics

3. SURVEY 2

- a. Discussion of objectives and approach



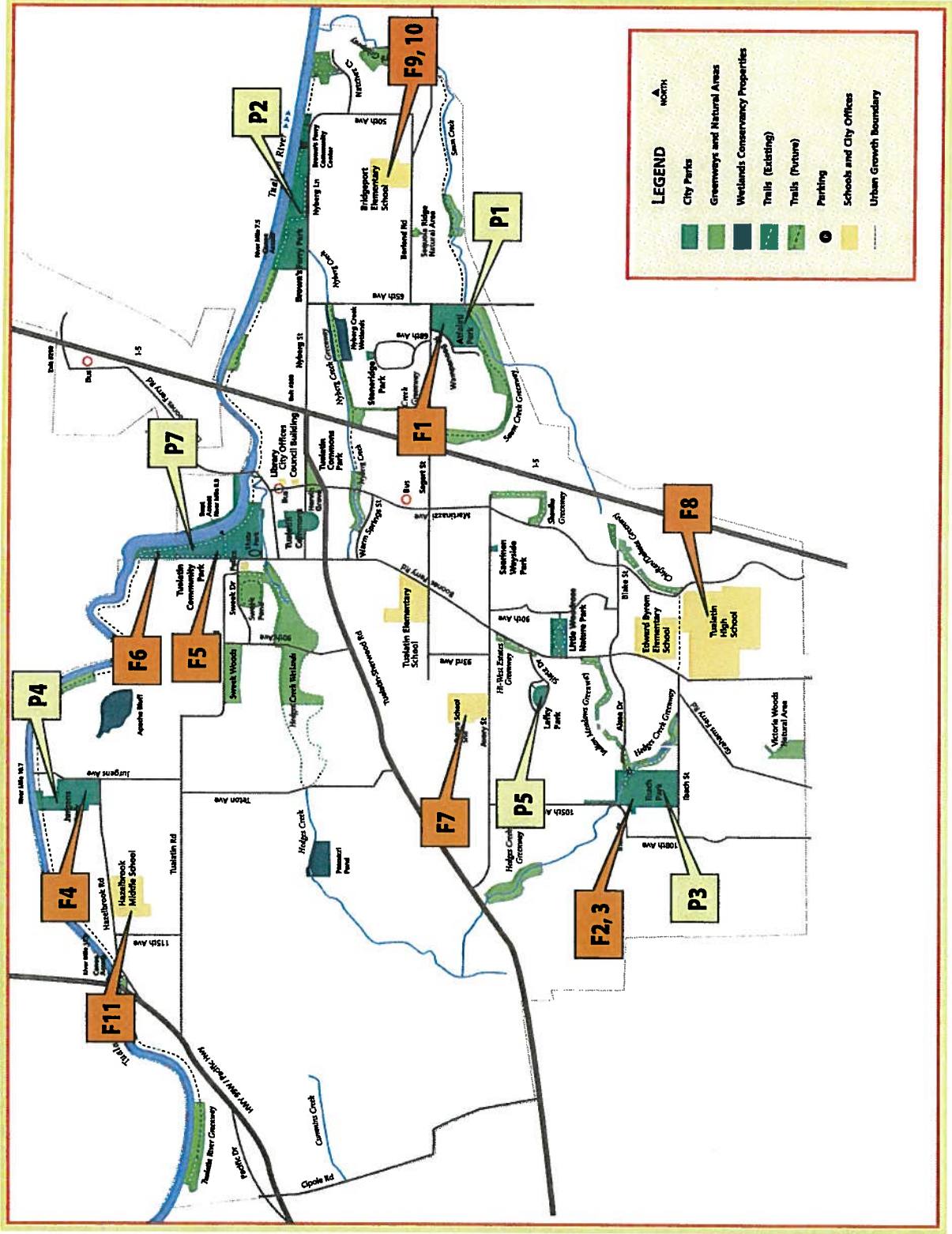
Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

AD HOC COMMITTEE MEMBERSHIP ROSTER

Members	Phone	Email	Address	Representation
1. Chris Barfhyte	H) 503-692-1047 O) 503-691-7858	chris@mustardpeople.com	5702 SW Callusa Lp.	City Council Member
2. Monique Beikman	H) 503-612-6925 C) 503-310-7901	smeikman@verizon.net	22760 SW 87 th Place	City Council member
3. Sammi Brudvig	H) 503-885-1042 C) 503-407-8764	s.brudvig@yahoo.com	8425 SW Seminole Terr.	Youth Advisory Council
4. Dave Cook	H) 503-691-0103 C) 503-998-6003	dave@ldgmortgage.com	9005 SW Stono Dr.	Tualatin Organization of Sports
5. Travis Dunford	H) 503-692-5263 C) 503-449-7101	travis.park@comcast.net	9783 SW Aalsea Dr.	Tualatin Park Advisory Comm.
6. Mark Ennis	H) 503-612-0269	Ennis-family@comcast.net	9380 SW Stono Dr.	Citizen
7. Alaina Hahn	C) 503-539-5602	Alainakaitlyn@hotmail.com	10500 SW Starr Dr.	Youth Advisory Council
8. Joey Hall	O) 503-598-0999	jrhall@doctor.com	22365 SW Mandan	Tualatin Organization of Sports
9. Jay Harris	H) 503-691-8072 C) 503-936-6539 O) 503-639-3453	Jay@H-Mc.com	5870 SW Witchita	City Council Member
10. Bill Hawley	H) 503-692-6452 C) 503-312-3938	whawley@yahoo.com	9472 SW Hume Ct.	Tualatin Park Advisory Comm.
11. Lindy Hughes	C) 503-730-9371	lindy@spindesign.com	17690 SW Cheyenne Wy	Tualatin Historical Society
12. Joe Lipscomb	H) 503-692-2899	tgc205@comcast.net	8720 SW Tualatin, #205	Senior Steering Committee
13. Connie Ledbetter	H) 503-692-6459 C) 503-705-9593	connieled@verizon.net	17650 SW Cheyenne Way	Tualatin Tomorrow
14. Scott McPherson	O) 503-270-5433	scottm@mfp4wood.com	17895 sw 1 13 th Ave.	Tualatin Organization of Sports
15. John Medvec	H) 503-885-2972 O) 503-715-3260	JohnM@ygh.com	10185 SW Siletz Dr.	Citizen
16. Katie Ogden	H) 503-691-1329 C) 503-957-9510	katie.ogden@juno.com	22025 SW Cole Ct.	Youth Advisory Council
17. Jennifer Price	H) 503-691-0385	jennifer.price@comcast.net	11080 SW Wishram Ct.	Citizen
18. Gary Surgeon	H) 503-691-2174 C) 503-936-1989	gary@cra-nw.com	5257 SW Greenwood Pl.	Citizen
19. Debbie Wightman	H) 503-692-4590 C) 503-799-6889 O) 503-692-7080	Tualatindw@comcast.net	21780 SW 103 rd Ct.	Tualatin Park Advisory Comm.
20. Jay Wilcox	H) 503-692-5081 C) 503-349-8644	Wilcox.fam@comcast.net	17855 SW Sioux Ct.	Tualatin Tomorrow
21. Jennie Willis	H) 503-577-6956	jenwillis23@hotmail.com	22715 SW Mandan Dr.	Citizen
Staff Contacts				
1. Paul Hennon	O) 503-691-3060 C) 971-226-9592	phennon@ci.tualatin.or.us		Community Services Director
2. Sherilyn Lombos	O) 503-691-3010 C) 971-998-4127	slombos@ci.tualatin.or.us		City Manager
3. Carl Switzer	O) 503-691-3064 C) 503-519-3271	cswitzer@ci.tualatin.or.us		Parks & Recreation Coordinator

City of Tualatin 2008 Potential Bond Measure Sites for Improvements to Sports Fields and Parks





Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

COMMUNITY CENTER PRELIMINARY PROGRAM

A Operations - Building Support		Size (s.f.)
A.01	Reception/Access Control/Registration	300
A.02	Vending Alcove	150
A.03	Locker Rooms - Men's	1,500
A.04	Locker Rooms - Women's	1,700
A.05	Family/Special Needs Locker Vestibule	300
A.06	Family/Special Needs Changing Rooms (4 x 90sf)	360
A.07	General Building Storage	300
A.08	Maintenance/Storage/Workroom	500
	<i>Subtotal - Building Operations Spaces</i>	5,110
B Operations - Facility Offices		
B.01	Facility Manager Office	140
B.02	Assistant Facility Manager / Operations	120
B.03	Program Coordinator's Office (2 @ 120sf)	240
B.04	Secretary/Receptionist (2 @ 80sf)	160
B.05	Program Staff (4 @ 80sf)	320
B.06	Meeting/Conference Room	0
B.07	Staff Breakroom	280
B.08	Staff Restroom - Unisex	60
B.09	Workroom/Storage/Supplies	300
	<i>Subtotal - Facility Offices</i>	1,620
C Admissions - Recreation Spaces		
C.01	Cardiovascular/Weight Room	3,500
C.02	C/W Storage	50
C.03	Fitness Assessment Room	150
C.04	Multi-Use Gymnasium (2 courts @ 50'x 84')	13,000
C.05	Gymnasium Storage (equipment/portable stage)	700
C.06	Rock Climbing Wall/Bouldering	800
C.07	Elevated Walk/Jog Track (gym mezzanine)	6,000
C.08	Multi-Use Leisure Pool w/ 3 exercise lanes (water area @ 4,500sf)	9,000
C.09	Spa/Hot Tub (water surface 200 sf)	200
C.10	Aquatic Supervisor's Office	120
C.11	Pool Office (Assistant Pool Manager/Head Guard)	140
C.12	First Aid Room	80
C.13	Lifeguard Room	300
C.14	Pool Storage	300
C.15	Pool Mechanical Room/Surge Tanks/Pumps	1,000
C.16	Pool Heater Room	200
C.17	Pool Filtration Room	150
C.18	Sprayground (exterior amenity @ 2,000-2500sf)	0
C.19	Restroom - Men (upper level)	200
C.20	Restroom - Women (upper level)	200
	<i>Subtotal - Recreation Spaces</i>	36,090

D Programs - Community Spaces

D.01	Lobby/Lounge	800
D.02	Deli-Juice Cart/Café Seating	600
D.03	Community Room - 166 seated (3-room divisible)	3,000
D.04	Community Room Courtyard	0
D.05	CR Storage (tables, chairs)	500
D.06	CR Activities Storage (2 alcoves @100sf)	200
D.07	CR Commercial/Teaching Kitchen	800
D.08	CR Senior Pantry/Secure Storage	300
D.09	CR Public Restroom - Men	300
D.10	CR Public Restroom - Women	300
D.11	Teen Hangout (w/ game room)	2,000
D.12	Adult/Senior Lounge (w/ game room)	1,500
D.13	A/S Restroom - ADA	60
D.14	A/S Storage	100
D.15	A/S Reception/Service Counter (2 workstations)	160
D.16	A/S Office	120
D.17	Shared-Technology Center (disperse thru facility)	0
D.18	Early Education/Preschool Activity Room	900
D.19	Early Education/Preschool Activity Storage	80
D.20	CW Restroom (2 @30 s.f. each)	60
D.21	Multi-Purpose/Party Room (2 @ 350sf)	700
D.22	Multi-Purpose/Party Room Storage	60
D.23	Multi-Purpose/Arts-Crafts Classroom	1,000
D.24	MP/AC Classroom Storage (quilt storage)	300
D.25	Aerobics/Dance Studio	1,800
D.26	A/D Studio Storage	300
	<i>Subtotal - Community Spaces</i>	<i>15,940</i>

Efficiency factor	80%
Total Net Assignable Area	58,760

Building Grossing Efficiency Space Requirement	14,690
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Total Gross Building Area	73,450
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Site Needs

- Parking (3.4 stalls per 1,000 s.f.) – 250 spaces
- Land needed for landscaping, shade trees, mitigation, outdoor elements and other site requirements
- Assuming an overall site size of 8-10 acres

Proposed Tualatin Community Center – Older Adult Preferences or Additions

Commercial Kitchen (includes storeroom for dry storage)– 1,000-1,200 sf

Loaves & Fishes uses a “warming kitchen” for senior meal programs in community centers. Our main Central Kitchen in Multnomah Village prepares the meals and they are delivered in refrigerated trucks to the meal sites and re-thermalized on site. We do not grill or fry so we do not need the Type A hood system, although the city may want to be able to cook on site.

Typical equipment in our meal site kitchens:

- Commercial dishwashing area (vapor hood)
- Steamtable
- Steamer
- Convection oven
- Commercial range (hood system)
- Freezer
- Refrigeration

This space can be shared with other caterers. We typically use the kitchen between 7:30 am and 2:00 pm.

Multipurpose Activity/Dining Room (shared space)

We use 1,500 – 2,000 sf for dining space

Office space/Information Desk/Adult Lounge – 1,500 – 1,800 sf

This area would be our only area for exclusive use:

- Office space for 3 work stations. (one small private office, one open space for two workstations.
- Information desk to provide assistance on resources for aging support.
- Lounge area with library corner, conversation area, 4-5 small game tables.

Additional comments:

- Separate entrance for older adult program is preferred. (Similar to Furstenberg Community Center in Vancouver)
- Access needed at kitchen entrance for product delivery.
- Parking accessible from the kitchen for Meals on Wheels delivery.
- Community Center would need to provide classrooms that could be shared or scheduled for some adult programs.
- Dry craft room to include storage for quilting.



Tualatin Recreation **BOND MEASURE FEASIBILITY STUDY**

COMMUNITY CENTER PRELIMINARY SITE SELECTION CRITERIA

- Size (adequate land for building, parking, landscaping, any outdoor facilities and/or potential expansion areas)
- Access to adequate/needed transportation facilities, including major roads, public transit, pedestrian and bicycle connections
- Ability to serve with water, wastewater and stormwater treatment facilities
- Compatibility with and impact on existing/future land uses
- Allowed within current zoning designation
- Other regulatory issues
- Location relative to residents/demographic groups, including population within a 10-minute drive
- Slope (affects development cost)
- Natural resource or other physical site constraints (e.g., presence of wetlands, riparian areas, contamination, etc.) – affects net size and development cost
- Exposure/access to other activities and complementary land uses (i.e., prominence or visibility of location)
- Partnership opportunities
- Cost recovery potential (affected by other criteria)
- Approximate land cost per acre
- Shared parking potential



Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

PRELIMINARY PROGRAM - SPORTS FIELDS

3/6/08

1. ATFALATI PARK LOWER FIELD RENOVATION

- *Purpose:* Increase playability and extend season of use
- *Field Type:* Soccer
- *Improvements* – Upgrade lower field from soil base to sand base, drain system, irrigation

2. IBACH PARK SOCCER FIELD RENOVATION

- *Purpose* – Increase playability and extend season of use
- *Field Type:* Soccer, lacrosse
- *Improvements* – Upgrade soccer field from sand base to artificial turf

ALTERNATIVE OPTION

- *Improvements* – Upgrade soccer field from sand/soil base to sand base, drainage, irrigation

3. JURGENS PARK NORTH FIELD INSTALLATION

- *Purpose* – Create new sports field in open lawn area
- *Field Type:* Soccer
- *Improvements* – Upgrade lower field from soil base to sand base, drain system, irrigation

4. TUALATIN COMMUNITY PARK MAIN FIELD RENOVATION

- *Purpose* – Increase playability and extend season of use, improve safety and field lighting cost efficiency
- *Field Type:* Softball, youth baseball, soccer, lacrosse, football
- *Improvements* – Upgrade field from soil base to sand base, drain system, irrigation, backstops, safety fencing, widen access driveways, install hard-surfaced pathway, replace field lighting, improve safety of spectator/player seating areas

5. TUALATIN COMMUNITY PARK NORTH FIELD RENOVATION AND DOG PARK

- *Purpose* – Increase playability and extend season of use, improve safety, create dog park
- *Field Type:* Youth baseball, soccer, lacrosse
- *Field Improvements* – Upgrade field from soil base to sand base, drain system, irrigation, backstops, safety fencing, add field lighting
- *Dog Park Improvements* – Fencing, surface materials, pathways, drainage, water, lights, shelter, signs

6. NEW TUALATIN ELEMENTARY SCHOOL FIELD RENOVATION AND EXPANSION

(Joint Development/Use with Tigard Tualatin School District)

- *Purpose* – Add fields
- *Field Type:* Softball, youth baseball, soccer, football, lacrosse
- *Improvements* – Upgrade school lawn area from soil base to artificial turf, drain system, irrigation, pathway, drinking fountain

ALTERNATIVE OPTION – Upgrade school lawn area from soil base to artificial turf

7. TUALATIN HIGH SCHOOL JUNIOR VARSITY SOFTBALL/SOCCER FIELD RENOVATION

(Joint Development/Use with Tigard Tualatin School District)

- *Purpose* – Add fields, increase playability, extend season of use
- *Field Type*: Softball, youth baseball, soccer, football, lacrosse
- *Improvements* – Upgrade field from soil base to artificial turf

8. BRIDGEPORT ELEMENTARY SCHOOL SOCCER FIELD RENOVATIONS

(Joint Development/Use with Tigard Tualatin School District)

- *Purpose* – Increase playability and extend season of use
- *Field Type*: Soccer
- *Improvements* – Upgrade field from soil base to sand base, drain system, irrigation

9. BRIDGEPORT ELEMENTARY SCHOOL MULTIPURPOSE FIELD RENOVATION

(Joint Development/Use with Tigard Tualatin School District)

- *Purpose* – Increase playability and extend season of use
- *Field Type*: Softball, youth baseball, soccer, lacrosse
- *Improvements* – Upgrade field from soil base to sand base, drain system, irrigation, parking expansion option.

10. HAZELBROOK MIDDLE SCHOOL FIELD RENOVATIONS

(Joint Development/Use with Tigard Tualatin School District)

- *Purpose* – Increase playability and extend season of use
- *Field Type*: Youth baseball, soccer
- *Improvements* – Upgrade track infield and open lawn area from soil base to sand base, drain system, irrigation, drinking fountain



Tualatin Recreation **BOND MEASURE FEASIBILITY STUDY**

PRELIMINARY PROGRAM - TRAILS

3/6/08

The following trail improvements include construction and land acquisition where opportunities exist within the planned Tualatin River Greenway, other greenways, and properties owned by the City, including joint use within utility corridors where feasible, in order to further development of a system of interconnected pathways connecting natural areas, parks, and other public facilities.

1. TUALATIN RIVER GREENWAY

- Saum Creek to 50th Avenue
Action: Land acquisition with future construction and conversion of soil pathways to gravel
- 50th Avenue to Brown's Ferry Community Center
Tualatin River Crossing @ Rivergrove/ Brown's Ferry Park (Partnering with Rivergrove, Lake Oswego, Clackamas County and Metro)
Action: Construction and conversion of soil pathways to gravel
- 65th Avenue under I-5 Freeway
Action: Both construction on owned land and land acquisition with construction
- I-5 to Boones Ferry Road
Action: Land acquisition with construction
- Boones Ferry Road to Tualatin Community Park
Action: Both construction on owned land and land acquisition with construction
- Tualatin Community Park to Jurgens Park
Action: Construction on city-owned land and land acquisition with construction (including conversion of soil pathways to gravel), and land acquisition with future construction
- Jurgens Park to Highway 99W
Action: Land acquisition with construction and land acquisition with future construction
- Highway 99W to western UGB
Action: Both construction on owned land and land acquisition with construction
- Tualatin River Crossing at Westside/Tonquin Trail
Action: Construction

2. HEDGES CREEK GREENWAY

- 105th Avenue to east of Ibach Park
Action: Construction

3. NYBERG CREEK GREENWAY

- 65th Avenue to west edge of Orchard Hills Apartments
Action: Construction
- West edge of Orchard Hills Apartments to I-5
Action: Construction
- I-5 to Martinazzi Avenue
Action: Both construction on owned land and land acquisition with construction

4. SAUM CREEK GREENWAY

- Centex to Sequoia Ridge
Action: Construction
- Atfalati Park to Sagart Street (via I-205 including connections at Delaware Circle, Delaware Street, and 69th Avenue)
Action: Construction

5. KOLLER WETLAND POND

- Gram Street to Cowlitz Drive
Action: Construction, including a viewing platform

6. 108th AVENUE RESERVOIR SITE

- Reservoir Trails
Action: Construction

7. I-5 BICYCLE PATH

- Tualatin River to Nyberg Street
Action: Land acquisition with construction

8. WAY FINDING SIGN PROGRAM

- All locations
Action: Create a distinctive way finding sign program to guide users through on and off trail routes



Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

PRELIMINARY PROGRAM – PARK IMPROVEMENTS

3/6/08

1. ATFALATI PARK

- *Improvements* – Renovate playground surfacing and portions of parking lot, install selected new playground equipment and drinking fountain drain system

2. BROWNS FERRY PARK

- *Improvements* – Renovate river side picnic shelter, open up small interior rooms at community center, renovate small building near community center, renovate barn and portions of parking lot, install hard-surface at amphitheater

3. IBACH PARK

- *Improvements* – Renovate playground surfacing and portions of parking lot

4. JURGENS PARK NORTH FIELD INSTALLATION

- *Improvements* – Renovate playground surfacing and community garden planters

5. LAFKY PARK

- *Improvement* – Renovate aging playground

6. STONERIDGE PARK

- *Improvement* – Install phase 2 plantings and playground equipment

7. TUALATIN COMMUNITY PARK

- *Improvements* – Renovate portions of roadways and parking lots, picnic shelter restrooms, and concession stand, new pedestrian bridge over Hedges Creek at Blue Lot, install dog park at north end of park

8. OTHER MINOR RENOVATIONS AND ENHANCEMENTS

- To be determined



Tualatin Recreation **BOND MEASURE FEASIBILITY STUDY**

AD HOC COMMITTEE MEETING AGENDA TOPICS

Revised February 29, 2008

Meeting #1 – February 7, 6:30 – 8:30 p.m., Location: Tualatin/Durham Senior Center

- Introductions
- Committee roles and responsibilities
- City council direction
- Project overview and schedule
- Public opinion survey results
- Next steps

Meeting #2 – March 6, 6:30 – 9 p.m., Location: Tualatin/Durham Senior Center

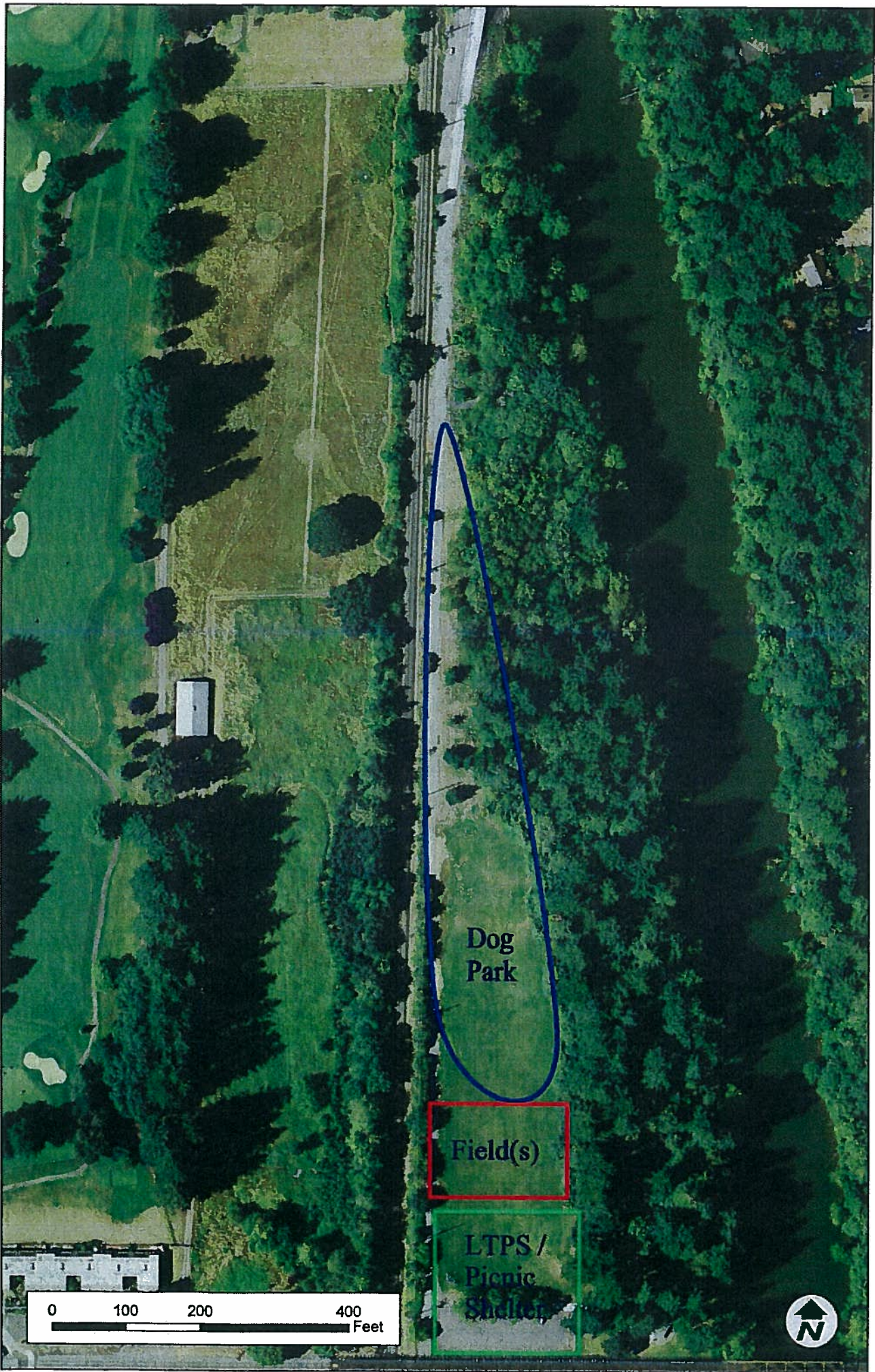
- Community center – elements, site needs and site selection criteria
- Sports field, trail and park improvements – site plans and descriptions
- Park maintenance fee – status report
- Next steps

Meeting #3 – April 10, 6:30 – 9 p.m., Location: Tualatin/Durham Senior Center

- Facility and improvement cost estimates and alternatives
- Park maintenance fee – preliminary calculations
- Bond measure preliminary calculations
- Public opinion survey #2 – topics and sample design
- Next steps

Meeting #4 – May 15, 6:30 – 9 p.m., Location: Tualatin/Durham Senior Center

- Public opinion survey #2 results
- Bond measure calculations
- Bond measure package options
- Bond measure package and operating funding recommendations
- Next steps



Dog
Park

Field(s)

LTPS /
Picnic
Shelter

