



Administration Office  
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**Board of Directors Regular Meeting  
Tuesday, January 12, 2016  
6:00 pm Executive Session; 7:00 p.m. Regular Meeting  
HMT Recreation Complex, Peg Ogilbee Dryland Meeting Room  
15707 SW Walker Road, Beaverton**

**AGENDA**

1. Executive Session\*
  - A. Personnel
  - B. Land
2. Call Regular Meeting to Order
3. Action Resulting from Executive Session
4. [Public Hearing: System Development Charge Methodology Update](#)
  - A. Open Hearing
  - B. Staff Report
  - C. Public Comment\*\*
  - D. Board Discussion
  - E. Close Hearing
  - F. Board Action
5. Audience Time\*\*
6. Board Time
7. Consent Agenda\*\*\*
  - A. [Approve: Minutes of December 7, 2015 Regular Board Meeting](#)
  - B. [Approve: Monthly Bills](#)
  - C. [Approve: Monthly Financial Statement](#)
8. Unfinished Business
  - A. [Update: Bond Program](#)
  - B. [Approve: Rescind Resolution 2015-15 Renaming Hideaway Park to Babette Horenstein Memorial Park](#)
  - C. [Approve: Synthetic Turf Infill](#)
  - D. [Review: Athletic Facilities Functional Plan](#)
  - E. [Information: General Manager's Report](#)
9. New Business
  - A. [Approve: Resolution Appointing Budget Committee Members](#)
10. Adjourn

**\*Executive Session:** Executive Sessions are permitted under the authority of ORS 192.660. Copies of the statute are available at the offices of Tualatin Hills Park & Recreation District. **\*\*Public Comment/Audience Time:** If you wish to be heard on an item not on the agenda, or a Consent Agenda item, you may be heard under Audience Time with a 3-minute time limit. If you wish to speak on an agenda item, also with a 3-minute time limit, please wait until it is before the Board. Note: Agenda items may not be considered in the order listed. **\*\*\*Consent Agenda:** If you wish to speak on an agenda item on the Consent Agenda, you may be heard under Audience Time. Consent Agenda items will be approved without discussion unless there is a request to discuss a particular Consent Agenda item. The issue separately discussed will be voted on separately. In compliance with the Americans with Disabilities Act (ADA), this material, in an alternate format, or special accommodations for the meeting, will be made available by calling 503-645-6433 at least 48 hours prior to the meeting.



## MEMO

**DATE:** January 5, 2016  
**TO:** Board of Directors  
**FROM:** Doug Menke, General Manager

**RE:** **Information Regarding the January 12, 2016 Board of Directors Meeting**

**Agenda Item #4 – Public Hearing: System Development Charge Methodology Update**

Attached please find a memo requesting that the board of directors conduct a public hearing regarding an update to the district's System Development Charge methodology. Keith Hobson, director of Business & Facilities, will be at your meeting to provide an overview of the information and to answer any questions the board may have.

**Action Requested:** Board of directors' approval of Resolution 2016-01 amending the district's System Development Charge Methodology.

**Agenda Item #7 – Consent Agenda**

Attached please find consent agenda items #7A-C for your review and approval.

**Action Requested:** Approve Consent Agenda Items #7A-C as submitted:  
A. [Approve: Minutes of December 7, 2015 Regular Meeting](#)  
B. [Approve: Monthly Bills](#)  
C. [Approve: Monthly Financial Statement](#)

**Agenda Item #8 – Unfinished Business**

**A. [Bond Program](#)**

Attached please find a memo providing an update regarding recent activities centered around the Bond Program. Keith Hobson, director of Business & Facilities, will be at your meeting to provide an overview of the memo and to answer any questions the board may have.

**B. [Rescind Resolution 2015-15 Renaming Hideaway Park to Babette Horenstein Memorial Park](#)**

Attached please find a memo requesting that the board consider rescinding the resolution approved at the August 10, 2015, board meeting changing the name of Hideaway Park to Babette Horenstein Memorial Park. Bob Wayt, director of Communications & Outreach, will be at your meeting to provide an overview of the memo and to answer any questions the board may have.

**Action requested:** Board of directors' rescindment of Resolution 2015-15, Renaming Hideaway Park to Babette Horenstein Memorial Park.

**C. [Synthetic Turf Infill](#)**

Attached please find a memo providing information regarding the variety of infill products available on the market for synthetic turf fields. Keith Hobson, director of Business & Facilities, will be at your meeting to provide an overview of the memo and to answer any questions the board may have.

**Action Requested: Board of directors' direction on which synthetic turf field infill product the district will specify for future projects.**

**D. [Athletic Facilities Functional Plan](#)**

Attached please find a memo and draft Athletic Facilities Functional Plan for the board's review. Aisha Panas, director of Park & Recreation Services, and Scott Brucker, superintendent of Sports, will be at your meeting to provide an overview of the plan and to answer any questions the board may have.

**Action Requested: No formal action is requested. Staff are seeking board of directors' review and input on the draft Athletic Facilities Functional Plan. Board approval of the final document will be requested at the March 7, 2016 regular board meeting.**

**E. [General Manager's Report](#)**

Attached please find the General Manager's Report for the January regular board meeting.

**Agenda Item #9 – New Business**

**A. [Resolution Appointing Budget Committee Members](#)**

Attached please find a memo from myself requesting board discussion of the three applications received to serve on the district's budget committee and appointment of two of those applicants to the committee, each for a term of three years.

**Action Requested: Board of directors approval of Resolution 2016-02 appointing (insert name) and (insert name) to the budget committee for a term of three years.**

**Other Packet Enclosures**

- [Management Report to the Board](#)
- [Monthly Capital Report](#)
- [Monthly Bond Capital Report](#)
- [System Development Charge Report](#)
- [Newspaper Articles](#)



## MEMO

**DATE:** December 21, 2015  
**TO:** Doug Menke, General Manager  
**FROM:** Keith Hobson, Director of Business & Facilities

**RE:** **System Development Charge Methodology Update**

### Introduction

Since spring 2015, staff has been working with a consultant to update the district's System Development Charge (SDC) methodology. Staff requests that the board of directors conduct a public hearing at the January 12, 2016 board meeting in order to gather public input relating to the proposed SDC methodology update. Staff also requests that the board of directors approve the resolution amending the district's SDC methodology.

### Background

The board approved an update of the district's comprehensive plan in June 2013. The 2013 Comprehensive Plan Update includes Objective 6C to "ensure that revenues from the district's SDCs cover the cost of new facilities and land necessitated by new population growth and development" and a related action step to "update the district's SDC rates and fees to reflect current levels of service, land acquisition and development costs, and updated capital improvement plans (CIPs). Regularly monitor and update SDC fees to reflect updated Consumer Product Indexes (CPI) and other conditions."

In March 2015, the district hired SDC consultant FCS Group to update the district's SDC methodology and administrative procedures guide, which have not been updated since 2007 and 2006 respectively. The FCS Group is currently assisting the district through the methodology update process. As part of this update process, the FCS Group has met multiple times with district staff and once with a group representing the Homebuilders Association and development community to present the draft analytic findings and update report. The presentation to the board will focus on the updated Capital Improvement Project list, growth and non-growth costs, new urbanization areas, and potential SDC rates.

### Proposal Request

As part of the SDC methodology update process, the board must convene a public hearing to obtain public comment regarding the update. In addition to the public hearing, the draft SDC methodology report has been available for review since November 13, 2015 at the district's Administration Office reception desk, thereby meeting the statutory requirement that it be available for review at least 60 days prior to the hearing. Staff notified the Homebuilders Association that the draft SDC Methodology Report was available for review. The comment period will close on January 8, 2016. On November 9, 2015, staff held a separate meeting with members from the Homebuilders Association and several developers that usually do business with the district, to review the draft SDC methodology report.



Staff, along with FCS Group, will make a presentation to the board on the SDC methodology update process and draft report. Staff will open with a project introduction and the FCS Group will lead the presentation that will highlight the following:

1. Analysis Overview
2. Growth and Allocation to Residential and Non-Residential Growth Areas
3. Identified Needs and Capital Improvements
4. Improvement Fees and Overlay Areas
5. Implementation and Potential SDC Rates

Staff has met with both City of Beaverton and Washington County staff to discuss the proposed SDC methodology update and determine if there are any necessary changes to the intergovernmental agreements (IGAs) with both agencies, under which they collect SDCs on behalf of the district. If any changes are necessary, amended IGAs will be prepared for board approval at a future meeting.

This is the first of two scheduled meetings with the board. Staff is seeking board approval of the 2015 SDC methodology report at the January 12, 2016 meeting. Staff is also seeking board direction as to the future implementation of the updated SDC methodology. While the full fee increase resulting from the new methodology could be implemented immediately, based on request from the Homebuilders Association's representatives, staff has also reviewed options for phasing in the fee increase. Staff has completed an analysis of several SDC implementation phase-in options (the percentages shown are the percent of projected revenue over the next five years).

- Three year phase-in equals two years of discounts = \$6,282,693 (7.7%) in revenue loss
- Four year phase-in equals three years of discounts = \$9,642,094 (11.8%) in revenue loss
- Five year phase-in equals four years of discounts = \$13,100,219 (16.0%) in revenue loss

Note: Supplemental SDC fees in the new urban growth areas will not be phased in and the revenue impacts shown are based on base SDC fee phase-in only.

Staff is requesting board direction on whether to phase in the fee increase, and if so, how long to phase it in. Based on the board direction at the January 12, 2016 meeting, staff will prepare a resolution implementing the fee increase for approval at the February 1, 2016 meeting.

Staff is also requesting board approval of Resolution 2016-01 which adopts the 2015 SDC Methodology Report and amends the district SDC methodology. This resolution has been reviewed and approved by the district's legal counsel.

### **Benefits of Proposal**

Approval of the SDC methodology update will ensure that the district has adequate funding to pay for land acquisition and new park development and amenities needed to keep pace with the population growth and development, and specifically to meet expectations for park amenities in rapidly developing areas of the district's new service areas; North Bethany, Bonny Slope West, and South Cooper Mountain.

### **Potential Downside of Proposal**

Approval of the SDC methodology update will increase the SDC fees charged for new development. The development community would argue that increased SDC park fees will complicate their projects' budget forecast. However, the SDC methodology update and increase

of SDC fees are needed to keep pace with rising land and construction costs. If a phase-in SDC collection approach is desired, the district will lose revenue on potential SDC funding for future projects.

**Action Requested**

Board of directors' approval of Resolution 2016-01 amending the district's System Development Charge Methodology.

**RESOLUTION NO. 2016-01**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
TUALATIN HILLS PARK & RECREATION DISTRICT AMENDING ITS  
SYSTEM DEVELOPMENT CHARGE (SDC) METHODOLOGY**

**WHEREAS**, the Tualatin Hills Park & Recreation District (THPRD) adopted a system development charge and corresponding methodology by resolution in November 1998 (the “SDC Resolution”), which was amended in September 2001 and August 2003, and updated in November 2007; and

**WHEREAS**, the system development charge methodology adopted by THPRD in 2007 was based on needs identified in THPRD’s 2006 20-year comprehensive master plan; and

**WHEREAS**, THPRD adopted an updated comprehensive parks and recreation master plan (the “2013 Comprehensive Plan Update”) in June 2013 which considers capital facility needs through the year 2035; and

**WHEREAS**, an updated system development charge methodology report titled “Tualatin Hills Park & Recreation District Parks System Development Charge Update Report” and dated November 2015 (the “2015 SDC Methodology Report”) has been prepared to reflect growth costs identified in the 2013 Comprehensive Plan Update; and

**WHEREAS**, notice of a public hearing was provided to all interested parties as required by ORS 223.304 and the 2015 SDC Methodology Report was available for public review 60 days prior to the public hearing; and

**WHEREAS**, a public hearing was held on January 12, 2016 to receive testimony concerning the 2015 SDC Methodology Report; and

**WHEREAS**, Section 12(c) of the SDC Resolution provides that the board of directors may from time to time amend or adopt a new SDC Methodology Report by resolution;

**NOW THEREFORE, the Tualatin Hills Park & Recreation District resolves:**

- Section 1: The 2015 SDC Methodology Report is adopted;
- Section 2: The assumptions, conclusions and findings of the 2015 Methodology Report that determine the anticipated costs of capital improvements required to accommodate growth, and the rates for the parks and recreation system development charges to finance these capital improvements are adopted; and
- Section 3: All references in the SDC Resolution and SDC Administrative Procedures Guide documents shall be updated to reflect the 2015 SDC Methodology Report.

**RESOLUTION NO. 2016-01**

Approved by the Tualatin Hills Park & Recreation District Board of Directors on the 12<sup>th</sup> day of January 2016.

\_\_\_\_\_  
Larry Pelatt, President

\_\_\_\_\_  
Jerry Jones, Jr., Secretary

ATTEST:

\_\_\_\_\_  
Jessica Collins, Recording Secretary

## Tualatin Hills Park & Recreation District



### Draft Report PARKS SYSTEM DEVELOPMENT CHARGE UPDATE Draft Report

November 2015

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# SECTION I: BACKGROUND

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This section describes the policy context and project scope upon which the body of this report is based. It concludes with an overview of the calculation approach employed in subsequent report sections.

## A. POLICY

Oregon Revised Statutes (ORS) 223.297 to 223.314 authorize local governments to establish system development charges (SDCs). These are one-time fees on new development which are paid at the time of development. SDCs are intended to recover a fair share of the cost of existing and planned facilities that provide capacity to serve future growth.

ORS 223.299 defines two types of SDC:

- ◆ A reimbursement fee that is designed to recover “costs associated with capital improvements already constructed, or under construction when the fee is established, for which the local government determines that capacity exists”
- ◆ An improvement fee that is designed to recover “costs associated with capital improvements to be constructed”

ORS 223.304(1) states, in part, that a reimbursement fee must be based on “the value of unused capacity available to future system users or the cost of existing facilities” and must account for prior contributions by existing users and any gifted or grant-funded facilities. The calculation must “promote the objective of future system users contributing no more than an equitable share to the cost of existing facilities.” A reimbursement fee may be spent on any capital improvement related to the system for which it is being charged (whether cash-financed or debt-financed).

ORS 223.304(2) states, in part, that an improvement fee must be calculated to include only the cost of projected capital improvements needed to increase system capacity for future users. In other words, the cost of planned projects that correct existing deficiencies or do not otherwise increase capacity for future users may not be included in the improvement fee calculation. An improvement fee may be spent only on capital improvements (or portions thereof) that increase the capacity of the system for which it is being charged (whether cash-financed or debt-financed).

## B. SCOPE OF SERVICES

In April, 2015, Tualatin Hills Park & Recreation District (district) contracted with FCS GROUP to update the district’s SDC methodology for parks. We approached this project in three steps:

- ◆ **Framework for Charges.** In this step, we worked with district staff to identify and agree on the approach to be used and the components to be included in the analysis. This step included the identification of overlay areas where differential costs could be isolated.
- ◆ **Technical Analysis.** In this step, we worked with district staff to isolate the recoverable portion of facility costs and calculate draft SDCs.



- ◆ **Draft Methodology Report Preparation.** In this step, we documented the calculation of the draft SDCs included in this report.

## C. CALCULATION OVERVIEW

In general, SDCs are calculated by adding a reimbursement fee component and an improvement fee component—both with potential adjustments. Each component is calculated by dividing the eligible cost by growth in units of demand. The unit of demand becomes the basis of the charge. Below are details on the components and how they may be adjusted. **Exhibit 1.1** shows this calculation in equation format:

Exhibit 1.1 – SDC Equation						
Eligible costs of available capacity in existing facilities	+	Eligible costs of capacity-increasing capital improvements	+	Costs of complying with Oregon SDC law	=	SDC per unit of growth in demand
Units of growth in demand		Units of growth in demand		Units of growth in demand		

### C.1 Reimbursement Fee

The reimbursement fee is the cost of available capacity per unit of growth that such available capacity will serve. In order for a reimbursement fee to be calculated, unused capacity must be available to serve future growth. For facility types that do not have excess capacity, no reimbursement fee may be charged.

### C.2 Improvement Fee

The improvement fee is the cost of capacity-increasing capital projects per unit of growth that those projects will serve. The unit of growth becomes the basis of the fee. In reality, the capacity added by many projects serves a dual purpose of both meeting existing demand and serving future growth. To compute a compliant SDC rate, growth-related costs must be isolated, and costs related to current demand must be excluded.

We have used the capacity approach to allocate costs to the improvement fee basis.<sup>1</sup> Under this approach, the cost of a given project is allocated to growth by the portion of total project capacity that represents capacity for future users. That portion, referred to as the improvement fee eligibility percentage, is multiplied by the total project cost to determine that project’s improvement fee cost basis.

Although there are facility types with available capacity that may be eligible for a reimbursement fee, the district has decided to pursue only an improvement fee at this time, consistent with past practice.

### C.3 Adjustments

Two cost basis adjustments are potentially applicable to both reimbursement and improvement fees: fund balance and compliance costs.

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<sup>1</sup> Two alternatives to the capacity approach are the incremental approach and the causation approach. The incremental approach is computationally complicated, because it requires the computation of hypothetical project costs to serve existing users. Only the incremental cost of the actual project is included in the improvement fee cost basis. The causation approach, which allocates 100 percent of all growth-related projects to growth, is vulnerable to legal challenge.

### C.3.a Fund Balance

To the extent that SDC revenue is currently available in a fund balance, that revenue should be deducted from its corresponding cost basis. This prevents a jurisdiction from double-charging for projects that will be constructed with fund balance monies.

### C.3.b Compliance Costs

ORS 223.307(5) authorizes the expenditure of SDCs on “the costs of complying with the provisions of ORS 223.297 to 223.314, including the costs of developing system development charge methodologies and providing an annual accounting of system development charge expenditures.” To avoid spending monies for compliance that might otherwise have been spent on projects, this report includes an estimate of compliance costs in its SDCs.

## C.4 Geographic Allocation

Parks SDCs are often calculated and applied uniformly throughout a local government service area, but such uniformity is not a legal requirement. Local governments can calculate and impose area-specific SDCs. Area-specific SDCs allow a local government to identify and isolate differential costs to serve particular areas within its jurisdiction. SDCs are calculated separately for each area. If used, it is important to note that area-specific improvement fees must be spent on projects in the improvement fee cost basis for the area in which those improvement fees were earned.

Area-specific SDCs can be implemented in two ways. The first way is to divide the district into a set of non-overlapping areas. Under this method, the SDCs for a particular area are determined by the assets, projects, and projected growth in that area. The second method is a layered approach. The first layer consists of a district-wide SDC based on assets and projects of district-wide benefit. The second layer consists of one or more overlays. Each overlay is a separate list of assets and projects that benefit a particular area within the district. For each overlay, the cost basis are divided by projected growth in that particular area. Development within an overlay pays both the district-wide SDC and the overlay SDC. Development outside of an overlay pays only the district-wide SDC. District-wide SDCs can be spent on any project in the district’s project list, but overlay SDCs can be spent only in the area in which they were earned.

Given the district’s desire to isolate the costs of serving specific growth areas, we recommend (and have calculated in this report) both a district-wide SDC and overlay SDCs for the North Bethany, Bonny Slope West, and South Cooper Mountain areas.

## SECTION II: GROWTH

This section provides detailed calculations related to growth in demand, which is the denominator in the SDC equation.

### A. GROWTH

The district's park system serves residents and employees in the city of Beaverton and several unincorporated areas in eastern Washington County. The planning period for this study is 20 years. We therefore define growth for the parks SDC as the growth in the total population and employment in the district during the 20-year period from 2015 to 2035. See **Exhibit 2.1** for the current and future population in the planning period.

<b>Exhibit 2.1: Population Growth 2015-2035</b>			
<b>Growth Scenario</b>	<b>2015</b>	<b>2035</b>	<b>2015-2035 Change</b>
<b>Tualatin Hills Park &amp; Rec District</b>			
<b>Population</b>	238,013	300,021	62,008
<b>Employees</b>	100,015	126,071	26,056
<b>South Cooper Mountain Area</b>			
<b>Population</b>	0	19,021	19,021
<b>Employees</b>	0	482	482
<b>Bonny Slope West</b>			
<b>Population</b>	0	1,536	1,536
<b>Employees</b>	0	0	0
<b>North Bethany</b>			
<b>Population</b>	315	10,721	10,406
<b>Employees</b>	44	184	140

**Source:** THPRD comprehensive plan, South Cooper Mountain Area Concept Plan, Bonny Slope West Draft Finance Plan, North Bethany Transportation SDC Methodology, Metroscope Gamma 2040 forecast, and U.S. Census, compiled by FCS GROUP.

**Abbreviations:** CAGR - compound annual growth rate

We use the medium population growth scenario from the district's comprehensive plan to derive total population and growth during the 20-year period. Employment in the district is based on the percentage of the population in Washington County residing in the district applied to Washington County employment. Employment growth is forecasted using the compound annual growth rate of population during the same period.

Growth in the overlay areas is calculated based on financing and concept plans for each area. Households are converted to population using Beaverton's average household size. Finally, current population and employment in North Bethany is derived by projecting Metro traffic analysis zone data to 2015.

## B. ALLOCATION TO RESIDENTIAL AND NON-RESIDENTIAL GROWTH

The parks and recreation facilities described in the project list below are designed with the needs of both residents and non-resident employees in mind. It is therefore appropriate to allocate the cost of these facilities to both residents and non-resident employees. The only exceptions are neighborhood parks. Because these facilities are primarily designed for the needs of local residents, it is appropriate to allocate the cost of these facilities to residents only.

Even though most parks and recreation facilities benefit residents and non-resident employees, these two groups do not utilize parks and recreation facilities with the same intensity. To apportion the demand for facilities between non-resident employees and residents in an equitable manner, a non-resident-employee-to-resident demand ratio must be calculated based on differential intensity of use.

First, we estimate the potential demand for parks and recreation facilities. **Appendix A** identifies potential use by different population groups in a manner that averages day-of-week and seasonal effects. These averages are based on the maximum number of hours per day that each population group would consider the use of parks and recreation facilities to be a viable option. In the bottom panel of **Appendix A** (Demand by Population Group), we multiply the weighted average hours by a count for each population group based on data from the U. S. Census Bureau. We then apportion this potential demand among residents (four population groups) and non-residents (one population group).

## SECTION III: IMPROVEMENT FEE

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This section provides detailed calculations on improvement fee eligible costs, which is part of the numerator in the SDC equation.

### A. FACILITY NEEDS

Facility needs are determined by a level of service, which is typically expressed as a quantity of facility (e.g., acres) per 1,000 residents. There are three approaches to determining level of service. They are described below.

- ◆ **Current Level of Service.** This method determines the facility needs using the level of service currently provided to citizens. The current amount of parks facilities is divided by the current population amount to derive the current level of service. The level of service is then multiplied by the projected population to determine the facility needs in the future. The current level of service means that the existing inventory of facilities will have no surpluses (eligible for a reimbursement fee) or deficiencies. However, if completion of the project list would result in a higher level of service than currently exists, the eligibility percentage of each project would have to be limited.
- ◆ **Planned Level of Service.** This method determines the facility needs using the level of service targeted by the district as a policy choice. The targeted level of service is multiplied by the current and projected population to determine both current and future facility needs. A planned level of service can lead to surpluses if the level of service is lower than the current level of service. It can also lead to deficiencies if the current facility needs are higher than the current inventory.
- ◆ **Realized Level of Service.** This method determines the facility needs using the level of service that the district will have at the end of the planning period after constructing all the projects on its project list. That future level of service is then applied to current population to determine any surpluses or deficiencies in the current inventory.

The district has elected to determine facility needs using the realized level of service.

For purposes of this SDC methodology, each of the district's existing and future park facilities falls into one of the following six categories.

- ◆ Community parks
- ◆ Neighborhood parks
- ◆ Natural areas
- ◆ Trails
- ◆ Recreation facilities
- ◆ Sports facilities

**Exhibit 3.1** shows how the inputs of inventory, growth, and projects come together to determine the proportion of project costs that can be recovered in an improvement fee. We calculate this percentage

separately for each category of facility. Projects are eligible for improvement fee funding only to the extent that the projects will benefit future users within the defined level of service. Therefore, if the district is curing deficiencies in the current system, the improvement fee eligibility for projects must be downwardly adjusted accordingly.

<b>Exhibit 3.1: Inventory and Needs, Improvement Fee Eligibility</b>	<b>Community Parks</b>	<b>Neighborhood Parks</b>	<b>Natural Area</b>	<b>Trails</b>	<b>Recreation Facilities</b>	<b>Sports Facilities</b>
<b>Current Inventory</b>						
Fully Developed Facilities	175.00 ac.	370.00 ac.	1,055.00 ac.	34.10 mi.	413,207 sf	267.00 fields
Undeveloped Land	42.37 ac.	45.52 ac.	119.00 ac.	4.80 mi.	60,000 sf	55.00 fields
<b>Planned Projects</b>						
Land Acquisition	24.00 ac.	48.50 ac.	120.00 ac.	36.00 mi.	60,000 sf	0.00 fields
Development	66.37 ac.	94.02 ac.	119.00 ac.	36.10 mi.	120,000 sf	55.00 fields
<b>Inventory at Completion of Planned Projects</b>						
Fully Developed Facilities	241.37 ac.	464.02 ac.	1,174.00 ac.	70.20 mi.	533,207 sf	322.00 fields
Undeveloped Land	0.00 ac.	0.00 ac.	120.00 ac.	4.70 mi.	0 sf	0.00 fields
<b>Realized Level of Service</b>						
Fully Developed Facilities per 1,000 Residents	0.80 ac.	1.55 ac.	3.91 ac.	0.23 mi.	1,777 sf	1.07 fields
Total Land per 1,000 Residents	0.80 ac.	1.55 ac.	4.31 ac.	0.25 mi.	1,777 sf	1.07 fields
<b>Required Inventory Based on Realized Level of Service</b>						
Fully Developed Facilities Required in 2015	191.48 ac.	368.12 ac.	931.36 ac.	55.69 mi.	423,004 sf	255.45 fields
Required to Accommodate Growth	49.89 ac.	95.90 ac.	242.64 ac.	14.51 mi.	110,203 sf	66.55 fields
Required in 2035	241.37 ac.	464.02 ac.	1,174.00 ac.	70.20 mi.	533,207 sf	322.00 fields
Total Land Required in 2015	191.48 ac.	368.12 ac.	1,026.56 ac.	59.42 mi.	423,004 sf	255.45 fields
Required to Accommodate Growth	49.89 ac.	95.90 ac.	267.44 ac.	15.48 mi.	110,203 sf	66.55 fields
Required in 2035	241.37 ac.	464.02 ac.	1,294.00 ac.	74.90 mi.	533,207 sf	322.00 fields
<b>Analysis of Planned Land Acquisition</b>						
Curing Deficiency	0.00 ac.	0.00 ac.	0.00 ac.	20.52 mi.	0 sf	0.00 fields
Accommodating Growth	24.00 ac.	48.50 ac.	120.00 ac.	15.48 mi.	60,000 sf	0.00 fields
Overbuilding	0.00 ac.	0.00 ac.	0.00 ac.	0.00 mi.	0 sf	0.00 fields
Total Land Acquisition	24.00 ac.	48.50 ac.	120.00 ac.	36.00 mi.	60,000 sf	0.00 fields
<b>Analysis of Planned Development</b>						
Curing Deficiency	16.48 ac.	0.00 ac.	0.00 ac.	21.59 mi.	9,797 sf	0.00 fields
Accommodating Growth	49.89 ac.	94.02 ac.	119.00 ac.	14.51 mi.	110,203 sf	55.00 fields
Overbuilding	0.00 ac.	0.00 ac.	0.00 ac.	0.00 mi.	0 sf	0.00 fields
Total Development	66.37 ac.	94.02 ac.	119.00 ac.	36.10 mi.	120,000 sf	55.00 fields
<b>Improvement Fee Eligibility</b>						
Land Acquisition	100.00%	100.00%	100.00%	43.00%	100.00%	100.00%
Development	75.16%	100.00%	100.00%	40.19%	91.84%	100.00%
<b>Reimbursement Fee Eligibility</b>						
Fully Developed Facilities	0.00 ac.	1.88 ac.	123.64 ac.	0.00 mi.	0 sf	11.55 fields
Undeveloped Land	25.89 ac.	45.52 ac.	23.80 ac.	0.00 mi.	50,203 sf	55.00 fields

**Source:** THPRD staff, compiled by FCS GROUP.

The exhibit above begins analysis of future needs by looking at the current inventory of park facilities by category. In the community parks category, the district currently has 175 acres (see “Current Inventory”) and plans to develop 66.37 additional acres (see “Planned Projects”). This leads to a level of service of 0.80 acres per 1,000 residents (see “Realized Level of Service”). Then, applying that level of service to the current population in 2015 leads to a current required inventory of 191.48 acres (see “Required Inventory Based on Realized Level of Service”). Since the district does not currently have 191.48 acres of community parks, the district’s SDC project list in part cures a deficiency based on the level of service (see “Analysis of Planned Development”). This leads to a

calculated improvement fee eligibility of 75.16 percent, or land accommodating growth divided by total development (see “Analysis of Planned Development” and “Improvement Fee Eligibility”).

Certain facility types have to cure an existing deficiency based on the realized level of service (see community parks, trails, and recreation facilities). The improvement fee eligibility for these facility types decreases to reflect that certain projects will serve the existing population rather than future growth.

## B. PROJECT LIST

The district provided a list of projects by category and area of benefit based on planned infrastructure needs, master plans, and growth in the identified overlay areas. See **Exhibit 3.2** for a summary of project costs by category/overlay and **Appendix B** for a complete list of projects.

The district staff envisioned the overlay SDCs to reflect only the increment of acquisition and development costs in the overlay areas that exceeds district-wide acquisition and development costs. Therefore, a majority of the costs for projects in the overlay areas are allocated to the district-wide SDC.

<b>Exhibit 3.2: Total Project Costs</b>					
	<b>Tualatin Hills Park &amp; Rec District</b>	<b>South Cooper Mountain Area</b>	<b>Bonny Slope West</b>	<b>North Bethany</b>	<b>Total</b>
<b>Community Parks</b>	\$60,859,000	\$7,200,000	\$0	\$5,100,000	<b>\$73,159,000</b>
<b>Neighborhood Parks</b>	\$66,708,000	\$7,600,000	\$1,200,000	\$3,375,000	<b>\$78,883,000</b>
<b>Natural Area</b>	\$1,319,000	\$0	\$0	\$0	<b>\$1,319,000</b>
<b>Trails</b>	\$101,845,000	\$0	\$0	\$0	<b>\$101,845,000</b>
<b>Recreation Facilities</b>	\$75,840,000	\$0	\$0	\$0	<b>\$75,840,000</b>
<b>Sports Facilities</b>	\$43,600,000	\$0	\$0	\$0	<b>\$43,600,000</b>
<b>Total</b>	<b>\$350,171,000</b>	<b>\$14,800,000</b>	<b>\$1,200,000</b>	<b>\$8,475,000</b>	<b>\$374,646,000</b>

Source: THPRD, compiled by FCS GROUP.

## C. IMPROVEMENT FEE ELIGIBILITY

Now that we have total project costs allocated to the district-wide and overlay SDCs, we must reduce total project costs in **Exhibit 3.2** by the improvement fee eligibility percentages from **Exhibit 3.1**. The improvement fee eligibility reflects the amount of the project list that will achieve the realized level of service at the end of the planning period. **Exhibit 3.3** shows the improvement fee eligible costs by category and overlay.



<b>Exhibit 3.3: Project Cost Improvement Fee Eligibility</b>						
	Total Project Cost	Land		Improvement		Improvement Fee Eligible Costs
		Project Costs	Percent Eligible for Improvement Fee	Project Costs	Percent Eligible for Improvement Fee	
<b>Tualatin Hills Park &amp; Rec District</b>						
Community Parks	\$60,859,000	\$14,400,000	100.00%	\$46,459,000	75.16%	\$49,320,429
Neighborhood Parks	\$66,708,000	\$29,100,000	100.00%	\$37,608,000	100.00%	\$66,708,000
Natural Area	\$1,319,000	\$1,200,000	100.00%	\$119,000	100.00%	\$1,319,000
Trails	\$101,845,000	\$1,845,000	43.00%	\$100,000,000	40.19%	\$40,984,305
Recreation Facilities	\$75,840,000	\$8,400,000	100.00%	\$67,440,000	91.84%	\$70,334,181
Sports Facilities	\$43,600,000	\$0	100.00%	\$43,600,000	100.00%	\$43,600,000
<b>Total</b>	<b>\$350,171,000</b>	<b>\$54,945,000</b>		<b>\$295,226,000</b>		<b>\$272,265,915</b>
<b>South Cooper Mountain Area</b>						
Community Parks	\$7,200,000	\$3,600,000	100.00%	\$3,600,000	75.16%	\$6,305,903
Neighborhood Parks	\$7,600,000	\$3,800,000	100.00%	\$3,800,000	100.00%	\$7,600,000
Natural Area	\$0	\$0	100.00%	\$0	100.00%	\$0
Trails	\$0	\$0	43.00%	\$0	40.19%	\$0
Recreation Facilities	\$0	\$0	100.00%	\$0	91.84%	\$0
Sports Facilities	\$0	\$0	100.00%	\$0	100.00%	\$0
<b>Total</b>	<b>\$14,800,000</b>	<b>\$7,400,000</b>		<b>\$7,400,000</b>		<b>\$13,905,903</b>
<b>Bonny Slope West</b>						
Community Parks	\$0	\$0	100.00%	\$0	75.16%	\$0
Neighborhood Parks	\$1,200,000	\$600,000	100.00%	\$600,000	100.00%	\$1,200,000
Natural Area	\$0	\$0	100.00%	\$0	100.00%	\$0
Trails	\$0	\$0	43.00%	\$0	40.19%	\$0
Recreation Facilities	\$0	\$0	100.00%	\$0	91.84%	\$0
Sports Facilities	\$0	\$0	100.00%	\$0	100.00%	\$0
<b>Total</b>	<b>\$1,200,000</b>	<b>\$600,000</b>		<b>\$600,000</b>		<b>\$1,200,000</b>
<b>North Bethany</b>						
Community Parks	\$5,100,000	\$2,100,000	100.00%	\$3,000,000	75.16%	\$4,354,919
Neighborhood Parks	\$3,375,000	\$1,575,000	100.00%	\$1,800,000	100.00%	\$3,375,000
Natural Area	\$0	\$0	100.00%	\$0	100.00%	\$0
Trails	\$0	\$0	43.00%	\$0	40.19%	\$0
Recreation Facilities	\$0	\$0	100.00%	\$0	91.84%	\$0
Sports Facilities	\$0	\$0	100.00%	\$0	100.00%	\$0
<b>Total</b>	<b>\$8,475,000</b>	<b>\$3,675,000</b>		<b>\$4,800,000</b>		<b>\$7,729,919</b>

Source: Previous tables, compiled by FCS GROUP.

## D. IMPROVEMENT FEE CALCULATION

In order to calculate the residential and non-residential improvement fees, we allocate the fee eligible costs between residential and non-residential growth. Then, these costs are divided by growth in the area. **Exhibit 3.4** shows the improvement fee by overlay district and by development type (residential or non-residential).

We propose to combine all non-residential costs into one district-wide SDC. First, the non-residential costs would be prohibitively high in each overlay because of the small amount of employment projected for the overlay areas. Additionally, the demand allocation for non-residential use in **Appendix A**, the basis for deriving non-residential SDCs, does not adequately reflect worker use in smaller geographic boundaries with very small populations.

<b>Exhibit 3.4: Improvement Fee</b>					
	<b>Tualatin Hills Park &amp; Rec District</b>	<b>South Cooper Mountain Area</b>	<b>Bonny Slope West</b>	<b>North Bethany</b>	<b>Total</b>
<b>Project Costs</b>					
<b>Eligible project costs by facility type:</b>					
Community Parks	\$49,320,429	\$6,305,903	\$-	\$4,354,919	\$59,981,251
Neighborhood Parks	66,708,000	7,600,000	1,200,000	3,375,000	78,883,000
Natural Area	1,319,000	-	-	-	1,319,000
Trails	40,984,305	-	-	-	40,984,305
Recreation Facilities	70,334,181	-	-	-	70,334,181
Sports Facilities	43,600,000	-	-	-	43,600,000
Total adjusted project costs by facility type	<b>\$272,265,915</b>	<b>\$13,905,903</b>	<b>\$1,200,000</b>	<b>\$7,729,919</b>	295,101,737
<b>Allocation to residential growth:</b>					
Community Parks	\$47,177,696	\$6,031,942	\$-	\$4,165,719	\$57,375,357
Neighborhood Parks	66,708,000	7,600,000	1,200,000	3,375,000	78,883,000
Natural Area	1,261,696	-	-	-	1,261,696
Trails	39,203,737	-	-	-	39,203,737
Recreation Facilities	67,278,503	-	-	-	67,278,503
Sports Facilities	41,705,792	-	-	-	41,705,792
Total allocation to residential growth	<b>\$263,335,423</b>	<b>\$13,631,942</b>	<b>\$1,200,000</b>	<b>\$7,540,719</b>	285,708,084
<b>Allocation to non-residential growth:</b>					
Community Parks	\$2,142,733	\$273,961	\$-	\$189,200	\$2,605,894
Neighborhood Parks	-	-	-	-	-
Natural Area	57,304	-	-	-	57,304
Trails	1,780,569	-	-	-	1,780,569
Recreation Facilities	3,055,678	-	-	-	3,055,678
Sports Facilities	1,894,208	-	-	-	1,894,208
Total allocation to non-residential growth	<b>\$8,930,492</b>	<b>\$273,961</b>	<b>\$-</b>	<b>\$189,200</b>	9,393,653
<b>Improvement SDCs</b>					
Residential improvement fee per capita	\$4,247	\$717	\$781	\$725	
Non-residential improvement fee per employee	\$361				

Source: Previous table, compiled by FCS GROUP.

## E. ADJUSTMENTS

Before calculating the total parks SDC, we must adjust the total SDC cost basis upward for the compliance cost fee basis and downward for existing fund balance. The district estimates that costs of compliance includes the following: the current SDC methodology update contract, three comprehensive plan updates estimated at \$220,000 each, annual CIP management of \$35,000, and city/county collection costs of 1.6 percent of total project costs. This largely mirrors the compliance costs from the prior SDC methodology. The district does not believe there is additional compliance costs associated with the overlay districts.

The second adjustment is a deduction of current Parks SDC fund balance. Deducting the current fund balance ensures that SDC payers are not double-charged for projects planned and not yet built. **Exhibit 3.5** shows total net adjustments allocated to residential and non-residential fees.

<b>Exhibit 3.5: Adjustments</b>				
	<b>Tualatin Hills Park &amp; Rec District</b>	<b>South Cooper Mountain Area</b>	<b>Bonny Slope West</b>	<b>North Bethany</b>
<b>Adjustments:</b>				
Compliance costs	\$7,386,486	\$ -	\$ -	\$ -
Fund balance	\$(7,635,896)	\$ -	\$ -	\$ -
Total adjustments	<b>\$(249,410)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Total allocation to residential growth	<b>\$(238,574)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Total allocation to non-residential growth	<b>\$(10,836)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Adjustment per capita	<b>\$(4)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Adjustment per employee	<b>\$(0)</b>			

**Source:** THPRD staff, compiled by FCS GROUP.

The per capita and per employee unit costs in **Exhibit 3.6** are the result of combining the improvement fee and compliance fee after adjusting for the fund balance. Note that the overlay fees shown below do not include the district-wide base costs. This means that the actual SDC in an overlay district will include the district-wide SDC in addition to the overlay SDC. As noted above, the cost per employee is district-wide and does not change in an overlay district.

<b>Exhibit 3.6: Unit Cost Summary</b>			
	<b>Improvement Fee</b>	<b>Compliance Fee and Adjustments</b>	<b>Total</b>
<b>Per Capita Unit Cost</b>			
<b>District-Wide</b>	4,247	(4)	4,243
<b>South Cooper Mountain Area</b>	717	-	717
<b>Bonny Slope West</b>	781	-	781
<b>North Bethany</b>	725	-	725
<b>Per Employee Unit Cost</b>			
<b>District-Wide</b>	361	(0)	360

**Source:** Previous tables, compiled by FCS GROUP.

## SECTION IV: IMPLEMENTATION

This section summarizes the calculated SDCs for both residential and non-residential development. It also addresses policies related to implementation of the SDC program.

### A. CALCULATED SDCS BY USE

The residential unit costs shown in **Exhibit 3.6** are on a per capita basis. As such, they must be converted to dwelling units to reflect actual SDCs levied by the district. The SDCs per dwelling unit are shown in **Exhibit 4.1** adjusted for the number of people in a dwelling unit type. SDCs for residential development are calculated by multiplying the number of occupants (by housing category) by the corresponding unit cost. The district wished to combine manufactured housing and multifamily charges per unit, reflected in the exhibit below. Additionally, the senior housing charge per unit applies only to congregate care facilities with common dining facilities, such as independent living facilities. Facilities such as nursing homes are still considered non-residential.

	Number of People	District-Wide, No Overlays	South Cooper Mountain	Bonny Slope West	North Bethany
<b>Residential Charges</b>					
Single Family per Unit	2.55	\$10,800	\$12,624	\$12,789	\$12,645
Multifamily per Unit <sup>1</sup>	2.03	8,619	10,075	10,206	10,091
Accessory Dwellings per Unit	1.45	6,152	7,191	7,285	7,203
Senior Housing per Unit <sup>2</sup>	1.50	6,364	7,439	7,536	7,451
<b>Non-Residential Charge per Employee</b>		<b>THPRD</b>			
Per Employee	1.00	\$360			

**Source:** U.S. Census American Community Survey, Metro, and DEQ, compiled by FCS GROUP.

<sup>1</sup>Multifamily charge per unit applies manufactured housing units as well.

<sup>2</sup>Senior housing defined as congregate care facilities with common dining.

### B. ANNUAL ADJUSTMENT

ORS 223.304 allows for the periodic indexing of system development charges for inflation, as long as the index used is:

- (A) A relevant measurement of the average change in prices or costs over an identified time period for materials, labor, real property or a combination of the three;
- (B) Published by a recognized organization or agency that produces the index or data source for reasons that are independent of the system development charge methodology; and
- (C) Incorporated as part of the established methodology or identified and adopted in a separate ordinance, resolution or order.

The district currently uses a comprehensive escalation factor based on land value increases in Washington County and construction costs in the *Engineering News Record* Construction Cost Index for the City of Seattle to adjust its charges annually. We recommend the district continue its present escalation index.

## C. EXISTING AND PROPOSED SDCS

**Exhibit 4.2** compares the calculated SDCs to the current SDCs adopted by the district.

<b>Exhibit 4.2: SDC Fee Comparison</b>			
	<b>Single Family Residential</b>	<b>Multi-family Residential</b>	<b>New Employee</b>
<b>Current Fee</b>			
<b>District-Wide</b>	\$6,450	\$4,824	\$167
<b>SDC Fee Summary - Acre-Based Level of Service, Current</b>			
<b>District-Wide, No Overlays</b>	\$10,800	\$8,619	\$360
<b>South Cooper Mountain Area</b>	\$12,624	\$10,075	\$360
<b>Bonny Slope West</b>	\$12,789	\$10,206	\$360
<b>North Bethany</b>	\$12,645	\$10,091	\$360

**Source:** Previous tables and THPRD, compiled by FCS GROUP.

## D. COMPARISON WITH OTHER JURISDICTIONS

**Exhibit 4.3** compares the proposed SDCs with SDCs in jurisdictions around the metro area.

<b>Exhibit 4.3: Parks SDC Comparison</b>	
<b>City</b>	<b>Single Family</b>
<b>THPRD - Bonny Slope West (Proposed)</b>	<b>\$12,789</b>
Hillsboro - South Hillsboro (fully phased in)	\$12,693
<b>THPRD - North Bethany (Proposed)</b>	<b>\$12,645</b>
<b>THPRD - South Cooper Mountain Area (Proposed)</b>	<b>\$12,624</b>
Lake Oswego	\$12,334
<b>Tualatin Hills Park &amp; Rec District - Base (Proposed)</b>	<b>\$10,800</b>
West Linn	\$10,014
Portland - Central City	\$9,090
Gresham - Springwater	\$9,039
Portland - Non-Central City	\$8,523
Hillsboro - South Hillsboro (initial)	\$8,287
Gresham - Pleasant Valley	\$8,137
Sherwood	\$7,669
Tigard - River Terrace	\$7,202
Tigard	\$6,824
Clackamas County - Zone 2	\$6,760
<b>Tualatin Hills Park &amp; Rec District (current)</b>	<b>\$6,450</b>
Clackamas County - Zone 3 and Sunnyside Village	\$6,075
Canby	\$5,265
Tualatin	\$4,637
Hillsboro	\$4,451
Oregon City	\$4,034
Milwaukie	\$3,985
Gresham	\$3,837

**Source:** Respective cities, compiled by FCS GROUP.

**Note:** Hillsboro SDC reflects fully phased in SDC.

# APPENDICES

## Appendix A: Parks Demand by Place of Resident

Demand by Place of Residence	Residents				Non-Residents	Total
	Non-Employed, Ages 18+	Ages 5-17	Work inside Area	Work outside Area	Work inside Area	
<b>Summer (June through September)</b>						
Weekday						
Before work			1.00		1.00	
Meals and breaks			1.00		1.00	
After work			2.00		2.00	
Other leisure	12.00	12.00	2.00	2.00		
Total weekday	12.00	12.00	6.00	2.00	4.00	
Weekend	12.00	12.00	12.00	12.00		
Total summer	12.00	12.00	7.71	4.86	2.86	
<b>Spring/fall (April, May, October, and November)</b>						
Weekday						
Before work			0.50		0.50	
Meals and breaks			1.00		1.00	
After work			1.00		1.00	
Other leisure	10.00	4.00	2.00	2.00		
Total weekday	10.00	4.00	4.50	2.00	2.50	
Weekend	10.00	10.00	10.00	10.00		
Total spring/fall	10.00	5.71	6.07	4.29	1.79	
<b>Winter (December through March)</b>						
Weekday						
Before work			0.50		0.50	
Meals and breaks			1.00		1.00	
After work			0.50		0.50	
Other leisure	8.00	2.00	1.00	1.00		
Total weekday	8.00	2.00	3.00	1.00	2.00	
Weekend	8.00	8.00	8.00	8.00		
Total winter	8.00	3.71	4.43	3.00	1.43	
<b>Weighting factors</b>						
Summer	0.33	0.33	0.33	0.33	0.33	
Spring/fall	0.33	0.33	0.33	0.33	0.33	
Winter	0.33	0.33	0.33	0.33	0.33	
Total weighting factors	1.00	1.00	1.00	1.00	1.00	
<b>Demand by Population Group</b>						
Daily weighted average hours	10.00	7.14	6.07	4.05	2.02	
Census counts in THPRD	65,695	39,959	65,672	46,737	34,342	
Potential daily demand in THPRD	656,951	285,419	398,725	189,174	69,502	1,599,771
Proportion	41.1%	17.8%	24.9%	11.8%	4.3%	100.0%
<b>Proportion by place of residence</b>		<b>95.7%</b>			<b>4.3%</b>	<b>100.0%</b>

Source: U. S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates, U.S. Census On the Map application, and Tualatin Hills Parks and Recreation, compiled by FCS GROUP.

Appendix B: Project List

Project List										Total		Land			Improvements		
Project #	Project	Type	Overlay Area of Benefit	Source	Timing	Size	Units	Project Cost	Project Cost	Project Cost	Supplemental Project Cost	Cost Share	Project Cost	Supplemental Project Cost	Cost Share		
1	Develop neighborhood park (SE-1)	Neighborhood Parks	None	THPRD Project List 9/30	5-10 Years	8.65	Acres	3,460,000	\$ -	\$ -	-	100%	\$ 3,460,000	\$ -	100%		
2	Develop Neighborhood Park (SW-4)	Neighborhood Parks	None	THPRD Project List 9/30	10-15 Years	6.60	Acres	2,640,000	-	-	-	100%	2,640,000	-	100%		
3	Develop Neighborhood Park (SW-5)	Neighborhood Parks	None	THPRD Project List 9/30	5-10 Years	2.02	Acres	808,000	-	-	-	100%	808,000	-	100%		
4	Develop Neighborhood Park (NW-2)	Neighborhood Parks	None	THPRD Project List 9/30	5-10 Years	5.34	Acres	2,136,000	-	-	-	100%	2,136,000	-	100%		
5	Develop Neighborhood Park (NW-4)	Neighborhood Parks	None	THPRD Project List 9/30	5-10 Years	2.50	Acres	1,000,000	-	-	-	100%	1,000,000	-	100%		
6	Develop Neighborhood Park (NE-2)	Neighborhood Parks	None	THPRD Project List 9/30	5-10 Years	7.40	Acres	2,960,000	-	-	-	100%	2,960,000	-	100%		
7	Develop Neighborhood Park (NE-3)	Neighborhood Parks	None	THPRD Project List 9/30	0-5 Years	1.66	Acres	664,000	-	-	-	100%	664,000	-	100%		
8	Develop Neighborhood Park (NE-4)	Neighborhood Parks	None	THPRD Project List 9/30	5-10 Years	6.85	Acres	2,740,000	-	-	-	100%	2,740,000	-	100%		
9	Acquire and Develop Neighborhood Park	Neighborhood Parks	Bonny Slope West	THPRD Project List 9/30	0-5 Years	1.50	Acres	2,100,000	900,000	300,000	100%	600,000	300,000	100%			
10	Acquire and Develop Neighborhood Park	Neighborhood Parks	Bonny Slope West	THPRD Project List 9/30	5-10 Years	1.50	Acres	2,100,000	900,000	300,000	100%	600,000	300,000	100%			
11	Develop Neighborhood Park	Neighborhood Parks	North Bethany	THPRD Project List 9/30	0-5 Years	1.50	Acres	900,000	-	-	-	100%	600,000	300,000	100%		
12	Develop Neighborhood Park	Neighborhood Parks	North Bethany	THPRD Project List 9/30	0-5 Years	1.50	Acres	900,000	-	-	-	100%	600,000	300,000	100%		
13	Develop Neighborhood Park	Neighborhood Parks	North Bethany	THPRD Project List 9/30	5-10 Years	1.50	Acres	900,000	-	-	-	100%	600,000	300,000	100%		
14	Acquire and Develop Neighborhood Park	Neighborhood Parks	North Bethany	THPRD Project List 9/30	5-10 Years	1.50	Acres	2,325,000	900,000	525,000	100%	600,000	300,000	100%			
15	Acquire and Develop Neighborhood Park	Neighborhood Parks	North Bethany	THPRD Project List 9/30	5-10 Years	1.50	Acres	2,325,000	900,000	525,000	100%	600,000	300,000	100%			
16	Acquire and Develop Neighborhood Park	Neighborhood Parks	North Bethany	THPRD Project List 9/30	10-15 Years	1.50	Acres	2,325,000	900,000	525,000	100%	600,000	300,000	100%			
17	Acquire and Develop Neighborhood Park	Neighborhood Parks	South Cooper Mountain Area	THPRD Project List 9/30	0-5 Years	2.00	Acres	2,800,000	1,200,000	400,000	100%	800,000	400,000	100%			
18	Acquire and Develop Neighborhood Park	Neighborhood Parks	South Cooper Mountain Area	THPRD Project List 9/30	0-5 Years	2.00	Acres	2,800,000	1,200,000	400,000	100%	800,000	400,000	100%			
19	Acquire and Develop Neighborhood Park	Neighborhood Parks	South Cooper Mountain Area	THPRD Project List 9/30	5-10 Years	2.00	Acres	2,800,000	1,200,000	400,000	100%	800,000	400,000	100%			
20	Acquire and Develop Neighborhood Park	Neighborhood Parks	South Cooper Mountain Area	THPRD Project List 9/30	5-10 Years	2.00	Acres	2,800,000	1,200,000	400,000	100%	800,000	400,000	100%			
21	Acquire and Develop Neighborhood Park	Neighborhood Parks	South Cooper Mountain Area	THPRD Project List 9/30	5-10 Years	2.00	Acres	2,800,000	1,200,000	400,000	100%	800,000	400,000	100%			
22	Acquire and Develop Neighborhood Park	Neighborhood Parks	South Cooper Mountain Area	THPRD Project List 9/30	10-15 Years	1.00	Acres	1,400,000	600,000	200,000	100%	400,000	200,000	100%			
23	Acquire and Develop Neighborhood Park	Neighborhood Parks	South Cooper Mountain Area	THPRD Project List 9/30	10-15 Years	2.00	Acres	2,800,000	1,200,000	400,000	100%	800,000	400,000	100%			
24	Acquire and Develop Neighborhood Park	Neighborhood Parks	South Cooper Mountain Area	THPRD Project List 9/30	10-15 Years	2.00	Acres	2,800,000	1,200,000	400,000	100%	800,000	400,000	100%			
25	Acquire and Develop Neighborhood Park	Neighborhood Parks	South Cooper Mountain Area	THPRD Project List 9/30	15-20 Years	2.00	Acres	2,800,000	1,200,000	400,000	100%	800,000	400,000	100%			
26	Acquire and Develop Neighborhood Park	Neighborhood Parks	South Cooper Mountain Area	THPRD Project List 9/30	15-20 Years	2.00	Acres	2,800,000	1,200,000	400,000	100%	800,000	400,000	100%			
27	Acquire and Develop Neighborhood Park	Neighborhood Parks	None	THPRD Project List 9/30	10-15 Years	1.00	Acres	1,000,000	600,000	-	100%	400,000	-	100%			
28	Acquire and Develop Neighborhood Park	Neighborhood Parks	None	THPRD Project List 9/30	10-15 Years	1.00	Acres	1,000,000	600,000	-	100%	400,000	-	100%			
29	Acquire and Develop Neighborhood Park	Neighborhood Parks	None	THPRD Project List 9/30	10-15 Years	1.00	Acres	1,000,000	600,000	-	100%	400,000	-	100%			
30	Acquire and Develop Neighborhood Park	Neighborhood Parks	None	THPRD Project List 9/30	10-15 Years	1.00	Acres	1,000,000	600,000	-	100%	400,000	-	100%			
31	Acquire and Develop Neighborhood Park	Neighborhood Parks	None	THPRD Project List 9/30	10-15 Years	1.00	Acres	1,000,000	600,000	-	100%	400,000	-	100%			
32	Acquire and Develop Neighborhood Park	Neighborhood Parks	None	THPRD Project List 9/30	10-15 Years	1.00	Acres	1,000,000	600,000	-	100%	400,000	-	100%			
33	Acquire and Develop Neighborhood Park	Neighborhood Parks	None	THPRD Project List 9/30	15-20 Years	1.00	Acres	1,000,000	600,000	-	100%	400,000	-	100%			
34	Acquire and Develop Neighborhood Park	Neighborhood Parks	None	THPRD Project List 9/30	15-20 Years	1.00	Acres	1,000,000	600,000	-	100%	400,000	-	100%			
35	Acquire and Develop Neighborhood Park	Neighborhood Parks	None	THPRD Project List 9/30	15-20 Years	3.50	Acres	3,500,000	2,100,000	-	100%	1,400,000	-	100%			
36	Acquire and Develop Neighborhood Park	Neighborhood Parks	None	THPRD Project List 9/30	15-20 Years	3.50	Acres	3,500,000	2,100,000	-	100%	1,400,000	-	100%			
37	Acquire and Develop Neighborhood Park	Neighborhood Parks	None	THPRD Project List 9/30	15-20 Years	3.50	Acres	3,500,000	2,100,000	-	100%	1,400,000	-	100%			
38	Acquire and Develop Neighborhood Park	Neighborhood Parks	None	THPRD Project List 9/30	15-20 Years	3.50	Acres	3,500,000	2,100,000	-	100%	1,400,000	-	100%			
39	Develop Community Park (SW-1)	Community Parks	None	THPRD Project List 9/30	10-15 Years	11.00	Acres	7,700,000	-	-	100%	7,700,000	-	100%			
40	Acquire Community Park (NW-1)	Community Parks	North Bethany	THPRD Project List 9/30	15-20 Years	6.00	Acres	5,700,000	3,600,000	2,100,000	100%	-	-	100%			
41	Develop Community Park (NW-1)	Community Parks	North Bethany	THPRD Project List 9/30	15-20 Years	15.00	Acres	13,500,000	-	-	100%	10,500,000	3,000,000	100%			
42	Develop Community Park (NE-1)	Community Parks	None	THPRD Project List 9/30	5-10 Years	22.37	Acres	15,659,000	-	-	100%	15,659,000	-	100%			
43	Acquire and Develop Community Park	Community Parks	South Cooper Mountain Area	THPRD Project List 9/30	10-15 Years	18.00	Acres	30,600,000	10,800,000	3,600,000	100%	12,600,000	3,600,000	100%			
44	Acquire Natural Areas	Natural Area	None	THPRD Project List 9/30	0-5 Years	30.00	Acres	300,000	300,000	-	100%	-	-	100%			
45	Improve Natural Areas	Natural Area	None	THPRD Project List 9/30	5-10 Years	119.00	Acres	119,000	-	-	100%	119,000	-	100%			
46	Acquire Natural Areas	Natural Area	Bonny Slope West	THPRD Project List 9/30	0-5 Years	30.00	Acres	300,000	300,000	-	100%	-	-	100%			
47	Acquire Natural Areas	Natural Area	North Bethany	THPRD Project List 9/30	0-5 Years	30.00	Acres	300,000	300,000	-	100%	-	-	100%			
48	Acquire Natural Areas	Natural Area	South Cooper Mountain Area	THPRD Project List 9/30	0-5 Years	30.00	Acres	300,000	300,000	-	100%	-	-	100%			
49	Develop Linear Parks and Trails - Regional (56 acres)	Trails	None	THPRD Project List 9/30	0-5 Years	14.00	Miles	35,810,000	810,000	-	100%	35,000,000	-	100%			
50	Develop Linear Parks and Trails - Community (40 acres)	Trails	None	THPRD Project List 9/30	0-5 Years	10.00	Miles	25,600,000	600,000	-	100%	25,000,000	-	100%			
51	Develop Linear Parks and Trails	Trails	Bonny Slope West	THPRD Project List 9/30	5-10 Years	1.50	Miles	3,804,000	54,000	-	100%	3,750,000	-	100%			
52	Develop Linear Parks and Trails	Trails	North Bethany	THPRD Project List 9/30	0-5 Years	4.50	Miles	11,413,500	163,500	-	100%	11,250,000	-	100%			
53	Develop Linear Parks and Trails	Trails	South Cooper Mountain Area	THPRD Project List 9/30	5-10 Years	6.00	Miles	15,217,500	217,500	-	100%	15,000,000	-	100%			
54	Develop Sunset Highway Trail Overcrossing	Trails	None	THPRD Project List 9/30	15-20 Years	0.10	Miles	10,000,000	-	-	100%	10,000,000	-	100%			
55	Develop and Renovate Recreation Facilities	Recreation Facilities	None	THPRD Project List 9/30	5-10 Years	60,000.00	SF	33,720,000	-	-	100%	33,720,000	-	100%			
56	Acquire and Develop a Recreation/Aquatic Center (NWQ, 14 acres)	Recreation Facilities	None	THPRD Project List 9/30	5-10 Years	60,000.00	SF	42,120,000	8,400,000	-	100%	33,720,000	-	100%			
57	Develop Regulation Baseball/Softball Fields	Sports Facilities	None	THPRD Project List 9/30	0-5 Years	2.00	Total	1,600,000	-	-	100%	1,600,000	-	100%			
58	Develop Regulation Baseball/Softball Fields	Sports Facilities	North Bethany	THPRD Project List 9/30	5-10 Years	5.00	Total	4,000,000	-	-	100%	4,000,000	-	100%			
59	Develop Regulation Baseball/Softball Fields	Sports Facilities	South Cooper Mountain Area	THPRD Project List 9/30	5-10 Years	3.00	Total	2,400,000	-	-	100%	2,400,000	-	100%			
60	Develop Youth Baseball/Softball Fields	Sports Facilities	None	THPRD Project List 9/30	0-5 Years	2.00	Total	1,200,000	-	-	100%	1,200,000	-	100%			
61	Develop Youth Baseball/Softball Fields	Sports Facilities	North Bethany	THPRD Project List 9/30	5-10 Years	8.00	Total	4,800,000	-	-	100%	4,800,000	-	100%			
62	Develop Youth Baseball/Softball Fields	Sports Facilities	South Cooper Mountain Area	THPRD Project List 9/30	5-10 Years	5.00	Total	3,000,000	-	-	100%	3,000,000	-	100%			
63	Develop Regulation Soccer/Lacrosse/Football Fields (natural)	Sports Facilities	None	THPRD Project List 9/30	0-5 Years	2.00	Total	1,600,000	-	-	100%	1,600,000	-	100%			
64	Develop Regulation Soccer/Lacrosse/Football Fields (natural)	Sports Facilities	North Bethany	THPRD Project List 9/30	5-10 Years	3.00	Total	2,400,000	-	-	100%	2,400,000	-	100%			
65	Develop Regulation Soccer/Lacrosse/Football Fields (natural)	Sports Facilities	South Cooper Mountain Area	THPRD Project List 9/30	5-10 Years	3.00	Total	2,400,000	-	-	100%	2,400,000	-	100%			
66	Develop Regulation Soccer/Lacrosse/Football Fields (turf)	Sports Facilities	None	THPRD Project List 9/30	0-5 Years	1.00	Total	2,000,000	-	-	100%	2,000,000	-	100%			
67	Develop Regulation Soccer/Lacrosse/Football Fields (turf)	Sports Facilities	North Bethany	THPRD Project List 9/30	5-10 Years	2.00	Total	4,000,000	-	-	100%	4,000,000	-	100%			
68	Develop Regulation Soccer/Lacrosse/Football Fields (turf)	Sports Facilities	South Cooper Mountain Area	THPRD Project List 9/30	5-10 Years	2.00	Total	4,000,000	-	-	100%	4,000,000	-	100%			
69	Develop Youth Soccer/Lacrosse/Football Fields	Sports Facilities	None	THPRD Project List 9/30	0-5 Years	4.00	Total	2,400,000	-	-	100%	2,400,000	-	100%			
70	Develop Youth Soccer/Lacrosse/Football Fields	Sports Facilities	North Bethany	THPRD Project List 9/30	5-10 Years	8.00	Total	4,800,000	-	-	100%	4,800,000	-	100%			
71	Develop Youth Soccer/Lacrosse/Football Fields	Sports Facilities	South Cooper Mountain Area	THPRD Project List 9/30	5-10 Years	5.00	Total	3,000,000	-	-	100%	3,000,000	-	100%			
<b>Totals</b>								<b>\$ 374,646,000</b>	<b>\$ 54,945,000</b>	<b>\$ 11,675,000</b>		<b>\$ 295,226,000</b>	<b>\$ 12,800,000</b>				

Source: See "Source List" column.





**Tualatin Hills Park & Recreation District  
Minutes of a Regular Meeting of the Board of Directors**

A regular meeting of the Tualatin Hills Park & Recreation District Board of Directors was held on Monday, December 7, 2015, at the HMT Recreation Complex, Dryland Training Center, 15707 SW Walker Road, Beaverton. Executive Session 5:30 pm; Regular Meeting 7 pm.

Present:

Larry Pelatt	President/Director
Jerry Jones Jr.	Secretary/Director
John Griffiths	Secretary Pro-Tempore/Director
Ali Kavarianian	Director
Bob Scott	Director
Doug Menke	General Manager

**Agenda Item #1 – Executive Session (A) Land (B) Personnel**

President Pelatt called executive session to order for the following purposes:

- To conduct deliberations with persons designated by the governing body to negotiate real property transactions, and
- To conduct deliberations with persons designated by the governing body to carry out labor negotiations.

Executive session is held pursuant to ORS 192.660(2)(d) & (e), which allows the board to meet in executive session to discuss the aforementioned issues.

President Pelatt noted that representatives of the news media and designated staff may attend the executive session; however, media will be excused during discussions regarding labor negotiations. All other members of the audience were asked to leave the room. Representatives of the news media were specifically directed not to disclose information discussed during executive session. No final action or final decision may be made in executive session. At the end of executive session, the board will return to open session and welcome the audience back into the room.

**Agenda Item #2 – Call Regular Meeting to Order**

President Pelatt called the regular meeting to order at 7:05 pm.

**Agenda Item #3 – Action Resulting from Executive Session**

**Jerry Jones Jr. moved that the board of directors authorize staff to sell surplus property in the northwest quadrant of the district for \$1,380,000, plus other consideration including necessary permitting, land dedication of 0.50 acres in the northwest quadrant and permitting and construction of street improvements, subject to standard due diligence review and approval by the general manager. Bob Scott seconded the motion. Roll call proceeded as follows:**

**John Griffiths**            **Yes**  
**Ali Kavarianian**        **Yes**  
**Bob Scott**                **Yes**  
**Jerry Jones Jr.**         **Yes**  
**Larry Pelatt**             **Yes**

**The motion was UNANIMOUSLY APPROVED.**

**Agenda Item #4 – Parks Bond Citizen Oversight Committee Annual Report**

General Manager Doug Menke introduced Parks Bond Citizen Oversight Committee members Steve Pearson and Wink Brooks to present the committee's sixth annual report, which is also included within the board of directors' information packet.

Steve and Wink provided highlights of the committee's annual report, noting that district staff has been excellent in responding to requests from the committee for information. They noted that substantial progress has been made in moving toward completion of the 2008 Bond Measure Program and that the district has been particularly wise in its strategy for the bond fund's lending terms. The sixth annual report covers activity through the end of Fiscal Year 2014/15 and reports that over \$5.8 million was spent during the past fiscal year, 27 construction projects were completed, and 12.1 acres of land were acquired. They noted that the committee is well aware of the rising land and construction costs that have transpired over the course of the bond program and that this is a critical time in fulfilling the last of the bond requirements. For this reason, the committee has discussed a potential need to meet more often in order to see through the remaining projects as there will be less flexibility in their funding, and in order to enable to the committee to review more current information. The committee would like to draw the board's attention to three areas in particular within the report:

1. Natural resource land acquisition. The committee suggests that the board consider hiring a full-time staff person dedicated to natural resource land acquisition in order to accelerate the current rate of acquisitions.
2. Natural area preservation projects. Since these projects typically take four to five years to complete, the committee suggests the funds for these projects be transferred to a special dedicated fund in order to close out the bond fund in a timely manner.
3. Cost overages for the remaining three park projects. The overage estimate at the end of Fiscal Year 2014/15 was \$2.9 million. The committee recommends that the district attempt to secure outside funds for scope-related cost increases to these projects.

Steve and Wink concluded the presentation by noting that the committee is proud of the progress made thus far in the 2008 Bond Program and the efforts of staff, and offered to answer any questions the board may have.

President Pelatt referenced the recommendation to hire a staff person dedicated to natural resource acquisition and theorized that the delay in acquiring natural area acreage is not due to a lack of staff hours, but the amount of desirable land. As shown by the results in other land categories, district staff is diligent in looking for available land. He questioned whether another staff person, for which the cost would be charged to the bond fund, would be cost effective.

- ✓ John Griffiths agreed, noting that there has been a lot of board discussion on the area of natural resources land acquisition and that there is a list of properties under consideration; however, the board has directed staff to continue to focus on the high-priority areas. He explained that the board wants to be successful in acquiring high-value natural resource land that the constituency will appreciate for years to come versus simply fulfilling the bond measure.

Jerry Jones Jr. thanked the committee members for their dedication and appreciates their willingness to meet more often as needed. He inquired whether the committee has any suggestions regarding additional funding sources as recommended under 3.

- ✓ Wink replied that potential funding sources to consider could be Metro grant funds, system development charges, and Washington County.

Bob Scott, who serves on the committee as the board's liaison, commented that it is a very constructive committee where all members contribute, in particular the report writing subcommittee. He looks forward to the meetings due to the energy level of the members.

## **Agenda Item #5 – Approve Findings Supporting Brand Name Exemption for the HMT Aquatic Center Roof Project**

### **A. Open Hearing**

President Pelatt opened the public hearing.

### **B. Staff Report**

Gery Keck, facilities & project manager, provided a brief overview of the memo included within the board of directors' information packet, noting that staff is requesting board approval of a brand name exemption for the HMT Aquatic Center project's roofing material, in accordance with the State of Oregon exemption process pursuant to ORS 279C.345. A brand name exemption would allow the district to select a roofing material based on a competitive and qualitative solicitation and would also provide a clear direction for the design team when putting together the construction documents and specifications. The Garland Company's R-mer Span structural panel has been determined to be the optimal product for this project based on the criteria that support the selection of the product.

President Pelatt commented that he is familiar with this process through his work with the City of Portland and that he believes that staff appropriately pursued this exemption and that the evaluation was well done.

### **C. Public Comment**

There was no public comment.

### **D. Board Discussion**

Jerry Jones Jr. commented that a life-cycle cost analysis of materials should be completed on all significant projects.

### **E. Close Hearing**

President Pelatt closed the public hearing.

### **F. Board Action**

**Bob Scott moved that the board of directors approve the selected roofing manufacturer to be the only specified roofing for the HMT Aquatic Center project's roof material. Jerry Jones Jr. seconded the motion. Roll call proceeded as follows:**

<b>Ali Kavianian</b>	<b>Yes</b>
<b>John Griffiths</b>	<b>Yes</b>
<b>Bob Scott</b>	<b>Yes</b>
<b>Jerry Jones Jr.</b>	<b>Yes</b>
<b>Larry Pelatt</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

### **Agenda Item #6 – Audience Time**

Jake Mintz, 9849 SW Spring Crest Drive, Portland, is before the board of directors this evening representing Neighbors for Smart Growth. He described an effort to rename the Sunset Transit Center Pedestrian Bridge over Highway 26 after Terry Moore. Among other civic commitments, Terry served as a Metro council member and THPRD board member. Jake provided a brief overview of Terry's influence in getting the pedestrian bridge constructed and asked that the board consider an action approving a letter in support of the naming proposal to Tri-Met.

- ✓ General Manager Doug Menke commented that he would research the proposed request for future board consideration.

Bill Kanable, 8130 SW Sorrento Road, Beaverton, is before the board of directors this evening regarding notice of an hourly field fee increase that was distributed to the affiliated sports groups last week. He noted that the hourly field fee will increase by 20%, which equates to a \$13,000 impact to the fall soccer program. He commented that groups that operate in the winter and spring did not have time to plan for the increase in their budgets. Although he understands the district's costs to provide these services, more notice is needed in order for the groups to plan accordingly. In addition to the increase in hourly field fees, the tournament fees were also increased substantially. He requested that the district consider giving at least a few years advance notice or phasing such increases in the future in order to allow the affiliated groups time to adjust.

- ✓ Scott Brucker, superintendent of Sports, explained that the hourly field fee increase was planned and announced well in advance and described how the tournament fee has changed in order to lump multiple individual charges into one all-inclusive fee. The total sum increase to tournament fees were much less dramatic when taking into consideration that it is only one fee now.

President Pelatt inquired whether the district has good attendance at meetings with affiliated sports groups where such changes would be discussed in advance.

- ✓ Scott confirmed that attendance has been good and described the various meetings and outreach that occurs to the groups.

John Griffiths inquired whether tournament fees are increasing at the same rate as the field fee.

- ✓ Scott replied that the tournament fee is calculated on a per-tournament basis so it would fluctuate, but he could research an average and provide that information to the board.

Bill further advocated for additional advance notice for changes in field fees, noting that the affiliated groups and district both have the same goal in mind of serving the community. He reiterated that the groups develop their budgets well in advance and that the more notice the district can provide of upcoming increases, the better for all involved.

- ✓ Larry agreed and noted that the district is always open to suggestions of how it can better engage its partners.

### **Agenda Item #7 – Board Time**

Jerry Jones Jr. commented on the Veterans Day pancake breakfast provided at Conestoga Recreation & Aquatic Center and commended Kelly McNutt, aquatic program coordinator, for taking the lead in organizing the event. He was also pleased to learn that the suggestion for the event arose from the staff level, noting that it was well attended for a first year event.

President Pelatt commented on the Veterans Day celebration that took place at Bethel Congregational United Church of Christ, noting that the grounds of Veterans Memorial Park once again looked top-notch.

### **Agenda Item #8 – Consent Agenda**

**Bob Scott moved that the board of directors approve consent agenda items (A) Minutes of November 2, 2015 Regular Board Meeting, (B) Monthly Bills, (C) Monthly Financial**

**Statement, (D) Harman Swim Center Renovation Construction Contract, (E) Resolution Appointing Audit Committee Member, and (F) Resolution Authorizing Application for the 2016 Veterans and War Memorials Grant Program for Relocation of Vietnam War Memorial. Ali Kavianian seconded the motion. Roll call proceeded as follows:**

<b>Jerry Jones Jr.</b>	<b>Yes</b>
<b>John Griffiths</b>	<b>Yes</b>
<b>Ali Kavianian</b>	<b>Yes</b>
<b>Bob Scott</b>	<b>Yes</b>
<b>Larry Pelatt</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

### **Agenda Item #9 – Unfinished Business**

#### **A. Trails Functional Plan**

Steve Gulgren, superintendent of Design & Development, provided an overview of the memo included within the board of directors' information packet regarding the draft Trails Functional Plan (TFP) being presented to the board for review this evening. This functional plan was recommended for development within the 2013 Comprehensive Plan Update and provides a vision and set of tools to help staff prioritize and measure the success of trail planning, development and maintenance in the district. An initial outline for the TFP was presented to the board at their March 2, 2015 regular meeting, followed by a draft plan presentation at the August 10, 2015 regular meeting. Steve noted that staff is requesting formal adoption of the TFP this evening by the board of directors.

Steve provided an overview of the draft TFP via a PowerPoint presentation, a copy of which was entered into the record, and which detailed the modifications made to the draft TFP since it was last presented to the board in August. Steve offered to answer any questions the board may have.

President Pelatt opened the floor for public testimony.

Hal Bergsma, 16811 NW Yorktown Drive, Beaverton, is before the board of directors this evening regarding the draft Trails Functional Plan proposed for board adoption. Hal referenced a letter he sent to the board dated September 3, 2015, a copy of which has been entered into the record. Although most of his suggestions from the letter have been addressed in the latest draft TFP, his main concern that was not addressed is regarding the assignment of a community trail classification to the Waterhouse Trail instead of a regional trail classification. He referenced a letter included within the 2008 Bond Measure voters pamphlet submitted by Trails Advisory Committee members that stated approval of the bond measure would provide work on 16 trails, including completion of a north-south trail, connecting the Waterhouse Trail to the Westside Trail. He stated that this indicates that there was an expectation that such a trail would be completed as a result of the bond measure and that while much of the work is complete or close to being complete, he worries the district may fall short of having a truly complete trail. He described the segments left to complete and explained how the Waterhouse Trail designation as a community trail is harming its chances for grant funding, since county, state and federal funding for active transportation projects usually go to higher-classification routes. He requested that the board give further consideration to assigning a regional trail classification to the Waterhouse Trail as it is designated within Metro and Washington County plans. He acknowledged that the former members of the Trails Advisory Committee recommend that the trail retain its community trail classification out of concern that assigning a regional trail classification would allow residents of the Oak Hills area to argue against funding the Westside Regional Trail through their neighborhood due to the close proximity of two regional trails, but Metro modeling for the active transportation plan did not find that this would be the case. He

also requests that the board direct staff to consider using general funds to enhance Segment 6 of the Waterhouse Trail even though doing so would be more than a maintenance project. He concluded by stating that he believes it is important for the district to meet the expectations of the 2008 Bond Measure and complete a north-south trail through the district in the near future.

Jerry Jones Jr. asked for additional clarification as to why there is a difference in opinion regarding the trail classification between district staff and Hal.

- ✓ Steve replied that the Waterhouse Trail has been listed as a community trail since 1998. Although it was briefly updated as a regional trail a few years ago, the recommendation via development of the draft TFP is to classify it as a community trail.

President Pelatt asked whether there is a cost estimate available for upgrading the Waterhouse Trail from community trail standards to regional regardless of the source of funding.

- ✓ Steve replied that such a cost estimate has not been calculated. He noted that within the 2006 Trails Master Plan, community trails were designated as between 8 to 10 feet wide. Segments of the Waterhouse Trail within the bond measure were built to 10-foot wide because the district knew it was going to serve as a quasi-regional trail until the Westside Regional Trail was built. The standard width for a regional trail within the draft TFP is 12-foot wide. It has not been estimated as to how much it would cost to widen the Waterhouse Trail to 12 feet.

- ✓ General Manager Doug Menke stated that district staff could complete such an analysis.

Larry commented that he would not want the district to upgrade sections of the trail currently at the 10-foot-wide standard to 12-foot simply to change the classification. But, for the sections that are narrower and less hospitable to significant traffic volume, he would like to see the cost estimate of upgrading these portions of trail to the standard 10-foot width.

- ✓ Doug recognized Washington County Commissioner Greg Malinowski in attendance this evening, noting that the district recently received \$300,000 from Washington County for a segment of the Waterhouse Trail off Willow Creek. This provides another opportunity in applying for grant funding as a significant source of outside leveraged funds.

Jerry asked for clarification from Hal regarding his comment that there are multiple segments of the Waterhouse Trail that are incomplete, versus what is reflected in the draft TFP that only one segment, Segment 4, is incomplete.

- ✓ Hal replied that, as is defined within the draft TFP, complete does not mean to standard. His concern is that Segment 6 through John Marty Park is a sidewalk with no shoulder that does not fit the standard of a multi-use trail.

Sam Scheerens, 980 SW 191<sup>st</sup> Court, Beaverton, and Bernadette Le, 13320 SW Allen Boulevard, Beaverton, are before the board of directors this evening as members of the former Trails Advisory Committee (TAC). They noted that the TAC recommends adoption of the TFP as submitted this evening. They described the involvement of the TAC in the development of the draft plan currently before the board, noting that it was a two-year process. The TAC opposes the suggestion to designate the Waterhouse Trail as a regional trail and although they agree that the Waterhouse Trail is a high priority, including Segment 6 through John Marty Park, it meets the criteria for a community trail, not a regional trail as defined within the draft TFP. There were also questions regarding federal grant eligibility because of the federal land acquisition process and that segments of the Waterhouse Trail may or may not have been acquired through the proper process for eligibility. The TAC believes that the current regional trail network is well designed and spaced throughout the district, but that having two regional trails so close together, such as what would occur if the Waterhouse Trail was re-designated, would increase the difficulty in getting other regional trails built. In addition, they reminded the board that substantial public outreach has already taken place up to this point with the public supporting

the community trail designation for the Waterhouse Trail, which was input specifically sought from the public. They urged the board of directors to adopt the draft TFP as presented.

Jake Mintz, 9849 SW Spring Crest Drive, Portland, is before the board of directors this evening representing Neighbors for Smart Growth. He provided a brief overview of his past and current volunteer involvement, which included service on the Washington County transportation systems plan update committee. He praised the TAC for their efforts as a committee, noting that his understanding is that they visited every trail within the district, as well as trails within other jurisdictions in order to have a complete picture of the topics under discussion. He suggested that the board recognize the TAC members, some of whom will not be continuing under the new advisory committee structure. He referenced the trail designated as C7, the Johnson Creek Trail, within the draft TFP, noting that there has been much public involvement in the routing of this trail and that signatures have been collected urging retention of the current alignment. A developer in the area has proposed that the trail be rerouted, including the trail sharing an easement with a driveway which poses a safety hazard. He submitted a packet of information into the record, including his testimony this evening in written form and a petition with signatures urging the retention of the current pedestrian easement location. In closing, he asked the district to join the West Haven neighborhood in urging Washington County to retain the existing easement location and routing for the Johnson Creek Trail.

Greg Malinowski, 13450 NW Springville Lane, Portland, is before the board of directors this evening representing Washington County, District 2. He described modifications made to Washington County code recently that designates regional trails as an essential service. He proposes that any trail within a half-mile of a light rail station be designated as a regional trail. He commented that the THPRD trail system should match what is noted on Washington County's plans as Washington County needs the district's backing in terms of applying for funding. In his opinion, the more regional trail designations, the better. He referenced the trail designated as C7 within the draft TFP, the Johnson Creek Trail, noting that while there seems to be broad public agreement on the routing for this trail, one developer in the area disagrees and wants the trail moved to a location that is not in the public's best interest due to safety issues. In addition, he described a circumstance that has occurred in the North Bethany area where portions of sidewalk are being designated for trail use when a developer does not want to incur the costs of constructing a formal trail planned for the same area. He noted that the intent was for such portions of sidewalk to be much wider than a standard sidewalk, but this intent was not documented. He asked for a letter from the district requesting that such sidewalks be wider if being designed for trail use, as well.

Larry inquired of staff regarding the testimony received this evening on trail C7.

- ✓ Jeannine Rustad, superintendent of Planning, provided a detailed overview of the background, routing and easement in question for the Johnson Creek Trail. She noted that district staff is currently evaluating the situation and will make a recommendation soon to Washington County.

Bob Scott expressed support for the draft TFP as presented, but is concerned by the testimony this evening that the Waterhouse Trail's classification as a community trail could affect its funding potential. He understands that a lot of work went into the draft TFP being presented and that it is only this one issue that is giving him pause.

Jerry Jones Jr. referenced the testimony this evening that the Waterhouse Trail does not fit the definition of a regional trail as stated within the draft TFP. He wondered whether the district could preface funding requests when it is critical that the Waterhouse Trail be designated as a



regional trail in order to qualify. He expressed support for retaining the community trail designation for Waterhouse Trail, but does not want to lose funding opportunities, either.

Ali Kavianian inquired whether the district could change the Waterhouse Trail designation to regional, but grandfather in the portions of trail built to community trail standards.

President Pelatt expressed concern regarding missed opportunities for federal funding, noting that the feds can be inflexible in terms of what something is called and there often is not an opportunity for explanation or narrative. However, he is also concerned about the segments that are already completed, but not to regional trail standards. Designating the Waterhouse Trail as a regional trail could potentially create an issue for a future board in that the trail has not been built to regional trail standards. He believes that the draft TFP is very well done and he appreciates the work that went into its development by the TAC. And while he understands the logic of using a regional trail designation for the Waterhouse Trail, he is hesitant due to the unforeseen circumstances and what the district would be obligating itself to in that designation.

General Manager Doug Menke commented that there appears to be key information needed in order to continue this discussion: the cost of upgrading the current segments of the Waterhouse Trail from community trail standards to regional, as well as the cost of upgrading the segments that are currently below community trail standards, and an overview of exactly what funding might be impacted by a community trail designation versus regional.

Board discussion occurred regarding the merits of tabling the discussion this evening in order to collect additional information versus approving the draft as presented.

- ✓ Jerry stated that the recommendation of the TAC should be weighed heavily, as they are an extension of the board that the board relied upon to do much of this detailed work.
- ✓ President Pelatt commented that the more information the board has, the better decision that can be made.
- ✓ Doug noted that grant funding for upgrading trails is not nearly as available as grant funding for completion of missing segments.
- ✓ John Griffiths expressed the need for more information regarding how a trail designation could affect grant funding potential. He believes that the district could facilitate regional trails that run parallel at times, and that it is a way to fulfill more transportation options.

Keith Hobson, director of Business & Facilities, outlined the additional information being requested by the board:

- Evaluate what the incremental cost would be for the Waterhouse Trail to be upgraded to a community standard throughout versus the cost to upgrade it to regional standards throughout.
- What the impact of the county designation of an essential service versus a non-essential service might mean in terms of funding, and what funding might be available for a regional trail versus a non-regional trail.

Keith asked for clarification of whether the board would like this information for the Waterhouse Trail alone or if the same evaluation should be conducted on all of the district's community trails.

- ✓ Larry replied only for the Waterhouse Trail, noting that the information gathered for the Waterhouse Trail would hopefully give the district a fair amount of insight into answering the same questions for the other community trails.
- ✓ John agreed with Larry, noting that the Waterhouse Trail is the only community trail that he sees has an obvious potential for upgrading to regional standards due to its routing near expanding industry.

## B. General Manager's Report

General Manager Doug Menke provided an overview of his General Manager's Report included within the board of directors' information packet, including the following:

- System Development Charge Capital Improvement Program
  - Keith Hobson, director of Business & Facilities, provided a timeline for the forthcoming update to the district's five-year SDC Capital Improvement Program.
- Audit Report on THPRD Financial Statements for Fiscal Year 2014/15
  - Heidi Starks, deputy chief administrative officer, reported on an expected delay to the district's audit report for Fiscal Year 2014/15 in order to allow for additional time to implement the new pension accounting requirements announced by the Government Accounting Standards Board.
- Summer Special Events Recap
  - Lisa Novak, superintendent of Programs & Special Activities, provided a PowerPoint presentation, a copy of which was entered into the record, showing highlights of the recent summer events and activities.
- Conestoga's Program Standards Manual Honored by the Learning Resources Network
  - Aisha Panas, director of Park & Recreation Services, announced that Conestoga Recreation & Aquatic Center recently received a Management Practice award for their Program Standards Manual from Learning Resources Network (LERN).
- THPRD's New Website Receives Award
  - Bob Wayt, director of Communications & Outreach, announced that THPRD's newly redesigned website has been recognized for professional excellence with a W<sup>3</sup> Silver Award in the "user experience" category.
- Board of Directors Meeting Schedule

Doug offered to answer any questions the board may have.

John Griffiths asked for additional information regarding the new requirements that are causing a delay in the district's audit report for Fiscal Year 2014/15.

- ✓ Heidi provided a brief overview of the new audit requirements, noting that THPRD is not the only employer struggling with these new requirements. However, the district will not need to file for an extension next year as work will begin with ample time for the next deadline and the framework will already be in place.

President Pelatt asked whether the district has ever had to ask for an extension before.

- ✓ Keith replied that although the district has not had to request an extension for many years, it is not unusual to make such a request.

John asked whether district staff has aspirations to upgrade the Groovin' on the Grass concert to include a performer that is a national touring act.

- ✓ Lisa replied that hosting a national touring act would require additional funds and sponsors, as well as evaluating whether the district has a location with enough capacity to host a much larger crowd.
- ✓ Doug noted that the district is still learning the ins and outs of putting on these types of larger, ticketed events. Another consideration is the volatility of the local weather when planning an outdoor function. He believes the district is in a good place at the moment and will continue to make adjustments based on lessons learned from each event.
- ✓ President Pelatt agreed that this year's event was set up even better than last year's in terms of the layout of the vendor booths.

John asked what the ultimate goal is for the Groovin' on the Grass concert and whether district staff desires to grow the event.

- ✓ Doug replied that before the district decides to hire a single act that is substantially more expensive and therefore an increased risk, consideration should be given to running concerts back to back. Certain costs such as the stage, which is a substantial cost, is a

one-time cost that could become more cost effective if used for two concerts. There has been discussion on this, but it is at least two years out in order to test the market a little more. Most importantly, the event's success is all about hiring the right musical act, for which the district still needs to grow its experience in this area.

John noted that as a music lover, he is excited to see the district grow in this area and bring in some bigger acts.

### **Agenda Item #10 – New Business**

#### **A. Resolution Appointing Advisory Committee Members**

Bruce Barbarasch, superintendent of Natural Resources & Trails Management, provided an overview of the memo included within the board of directors' information packet requesting appointment of 27 advisory committee members to three new committees, as well as discussion and consensus on which board members are to serve as liaisons to the new committees.

Bruce noted that at the June 22, 2015, regular board meeting, the board voted to restructure the district's advisory committee system into three new advisory committees: Nature & Trails, Parks & Facilities, and Programs & Events. Members of existing advisory committees were offered the opportunity to move to the new structure, which allows a maximum of nine members per committee. Staff also engaged in a community-wide recruitment drive in order to encourage a diverse range of THPRD patrons to participate in the new committee structure. The Nature & Trails committee was filled with returning members; Programs & Events had one returning member and eight new applicants which filled the committee; while the Parks & Facilities committee had four returning members and eight new applicants, exceeding the limit. All committees will have their first meeting on January 19, 2016, which will include an orientation and goal setting session. Bruce offered to answer any questions the board may have.

President Pelatt and Jerry Jones Jr. commented that it is nice to see some new people interested in being involved in the district's committees, as well as some returning members.

**Jerry Jones Jr. moved that the board of directors approve Resolution 2015-19, appointing advisory committee members. Ali Kavianian seconded the motion. Roll call proceeded as follows:**

<b>Bob Scott</b>	<b>Yes</b>
<b>John Griffiths</b>	<b>Yes</b>
<b>Ali Kavianian</b>	<b>Yes</b>
<b>Jerry Jones Jr.</b>	<b>Yes</b>
<b>Larry Pelatt</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

Board discussion occurred regarding the designation of board liaisons to the new advisory committees and the consensus was that John Griffiths would serve as liaison to the Nature & Trails Advisory Committee; Jerry Jones Jr. would serve as liaison to the Parks & Facilities Advisory Committee, with Bob Scott serving as an alternate as needed; and, Ali Kavianian would serve as liaison to the Programs & Events Advisory Committee.

#### **B. Resolution Naming Recently Acquired Park Property**

General Manager Doug Menke introduced Matt Kilmartin, park planner, to provide an overview of the memo included within the board of directors' information packet regarding proposed names for three recently acquired park properties. The properties include a neighborhood park in South Beaverton, and a neighborhood park and natural area in Cedar Mill.

Matt provided a detailed overview of the background for each site under naming consideration this evening, as well as the extensive public outreach process that took place during the search for acceptable site names. A summary of the public comments received for each site was provided to the board, a copy of which was entered into the record. Based on these factors, staff is recommending board approval of the following names:

- For the neighborhood park in South Beaverton: Steeplechase Park
- For the neighborhood park in Cedar Mill: Timberland Park
- For the natural area in Cedar Mill: Cedar Mill Creek Greenway

Matt noted that the action requested of the board this evening is approval of a resolution naming the recently acquired park properties and offered to answer any questions the board may have.

Ali Kavianian asked whether the appropriate Neighborhood Association Committees were consulted during the public outreach process.

✓ Matt confirmed this.

Bob Scott thanked district staff for the thorough public outreach process conducted.

**John Griffiths moved that the board of directors approve the staff recommended names.**

**Ali Kavianian seconded the motion. Roll call proceeded as follows:**

**Jerry Jones Jr.        Yes**

**Bob Scott             Yes**

**Ali Kavianian         Yes**

**John Griffiths        Yes**

**Larry Pelatt          Yes**

**The motion was UNANIMOUSLY APPROVED.**

**Agenda Item #11 – Adjourn**

There being no further business, the meeting was adjourned at 9:20 pm.

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Larry Pelatt, President

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Jerry Jones Jr., Secretary

Recording Secretary,  
Jessica Collins

Check #	Check Date	Vendor Name	Check Amount
288954	11/25/2015	Beynon Sports Surfaces, Inc <b>Capital Outlay - Athletic Facility Replacement</b>	2,499.95 <b>\$ 2,499.95</b>
288822	11/13/2015	ACS Testing, Inc. <b>Capital Outlay - Bond - Facility Rehabilitation</b>	1,958.90 <b>\$ 1,958.90</b>
288745	11/06/2015	Appraisal & Consulting Group, LLC	4,700.00
288759	11/06/2015	Dan Riehl Excavating, Inc.	1,000.00
288964	11/25/2015	Daneal Construction, Inc. <b>Capital Outlay - Bond - Land Acquisition</b>	46,796.00 <b>\$ 52,496.00</b>
288779	11/06/2015	Native Ecosystems NW, LLC	9,245.50
288830	11/13/2015	Henderson Environmental	5,570.00
288841	11/13/2015	Native Ecosystems NW, LLC	3,585.00
288989	11/25/2015	Native Ecosystems NW, LLC <b>Capital Outlay - Bond - Natural Resources Projects</b>	4,606.25 <b>\$ 23,006.75</b>
288776	11/06/2015	Mitali & Associates	14,835.00
ACH	11/06/2015	MacKay Sposito, Inc. <b>Capital Outlay - Bond - New Community Park Development</b>	3,967.35 <b>\$ 18,802.35</b>
288760	11/06/2015	Dave Heikes Farms, Inc.	2,887.50
288970	11/25/2015	ESA Vigil-Agrimis, Inc. <b>Capital Outlay - Bond - Renovate &amp; Redevelop Neighborhood Parks</b>	21,730.62 <b>\$ 24,618.12</b>
288943	11/25/2015	AKS Engineering & Forestry, LLC <b>Capital Outlay - Bond - Youth Athletic Field Development</b>	18,873.00 <b>\$ 18,873.00</b>
20730	11/06/2015	1-800-Shaved-Ice.com <b>Capital Outlay - Building Improvements</b>	1,977.00 <b>\$ 1,977.00</b>
20580	11/06/2015	Grainger	3,307.35
21332	11/06/2015	MIControls, Inc.	1,355.01
288755	11/06/2015	Chown, Inc.	1,444.54
288997	11/25/2015	Peterson Structural Engineers, Inc. <b>Capital Outlay - Building Replacements</b>	12,356.00 <b>\$ 18,462.90</b>
288781	11/06/2015	OP SIS Architecture, LLP	6,245.25
288783	11/06/2015	Pioneer Sheet Metal Inc	348,439.90
288829	11/13/2015	Greg Schroeder Enterprises, Inc.	25,072.50
288836	11/13/2015	Lyda Excavating, Inc.	47,500.00
288992	11/25/2015	Oregon Corrections Enterprises <b>Capital Outlay - Carryover Projects</b>	2,558.44 <b>\$ 429,816.09</b>
288852	11/13/2015	Western Equipment Distributors, Inc.	23,440.71
288852	11/13/2015	Western Equipment Distributors, Inc. <b>Capital Outlay - Fleet Capital Replacement</b>	11,431.27 <b>\$ 34,871.98</b>
288795	11/06/2015	Washington County	1,027.32
288880	11/18/2015	Clean Water Services <b>Capital Outlay - Park &amp; Trail Improvements</b>	14,354.21 <b>\$ 15,381.53</b>
288747	11/06/2015	Baker Rock Resources	1,086.00
288943	11/25/2015	AKS Engineering & Forestry, LLC	1,288.00
288990	11/25/2015	Northwest Playground Equipment, Inc. <b>Capital Outlay - Park &amp; Trail Replacements</b>	1,457.00 <b>\$ 3,831.00</b>
21054	11/06/2015	Bergeson Boese	3,250.00
288745	11/06/2015	Appraisal & Consulting Group, LLC	3,250.00
288759	11/06/2015	Dan Riehl Excavating, Inc. <b>Capital Outlay - SDC - Park Development/Improvement</b>	1,000.00 <b>\$ 7,500.00</b>

Check #	Check Date	Vendor Name	Check Amount
20557	11/06/2015	Bamboo Grove Hawaiian Grille, LLC	2,000.00
20910	11/06/2015	Beaverton Arts Foundation	1,750.00
21562	11/06/2015	ORPA	1,605.00
		<b>Conferences</b>	<b>\$ 5,355.00</b>
20556	11/06/2015	Stockpot Restaurant	1,925.75
		<b>Due from THPF</b>	<b>\$ 1,925.75</b>
288739	11/06/2015	A & E Imaging	1,044.00
		<b>Dues &amp; Memberships</b>	<b>\$ 1,044.00</b>
288737	11/05/2015	PGE	48,782.79
288855	11/16/2015	PGE	6,656.86
288937	11/25/2015	PGE	1,867.08
288938	11/25/2015	PGE	6,062.67
		<b>Electricity</b>	<b>\$ 63,369.40</b>
288782	11/06/2015	PacificSource Administrators, Inc.	3,825.36
288788	11/06/2015	Special Districts Association of Oregon	22,912.61
288865	11/16/2015	Standard Insurance Company	194,402.44
289050	11/30/2015	Kaiser Foundation Health Plan	252,201.15
289051	11/30/2015	Moda Health Plan, Inc.	30,206.64
289055	11/30/2015	Standard Insurance Co.	13,634.95
289060	11/30/2015	UNUM Life Insurance-LTC	1,345.20
		<b>Employee Benefits</b>	<b>\$ 518,528.35</b>
288864	11/16/2015	PacificSource Administrators, Inc.	3,978.81
288866	11/16/2015	Standard Insurance Company	33,400.98
288867	11/16/2015	Standard Insurance Company	2,146.75
289053	11/30/2015	PacificSource Administrators, Inc.	5,167.81
289054	11/30/2015	PacificSource Administrators, Inc.	2,939.69
289056	11/30/2015	Standard Insurance Company	2,146.75
289059	11/30/2015	THPRD - Employee Assn.	14,673.54
289062	11/30/2015	Voya Retirement Insurance & Annuity Co.	8,062.50
		<b>Employee Deductions</b>	<b>\$ 72,516.83</b>
20530	11/05/2015	NW Natural	1,455.30
288736	11/05/2015	NW Natural	16,820.58
288936	11/25/2015	NW Natural	14,144.22
		<b>Heat</b>	<b>\$ 32,420.10</b>
ACH	11/02/2015	National Softball Assoc of Oregon Umpire Assoc	4,040.75
		<b>Instructional Services</b>	<b>\$ 4,040.75</b>
289003	11/25/2015	Special Districts Association of Oregon	4,000.00
		<b>Insurance</b>	<b>\$ 4,000.00</b>
21121	11/06/2015	United Site Services	8,949.75
21140	11/06/2015	Guaranteed Pest Control Service Co, Inc.	1,626.00
288764	11/06/2015	Guaranteed Pest Control Service Co, Inc.	1,512.00
288787	11/06/2015	SimplexGrinnell LP	1,836.00
		<b>Maintenance Services</b>	<b>\$ 13,923.75</b>
20564	11/06/2015	Target Specialty Products	2,506.00
20565	11/06/2015	Target Specialty Products	3,304.00
20569	11/06/2015	Meshier Supply Co.	1,133.15
20653	11/06/2015	Coastwide Laboratories	5,636.96
20777	11/06/2015	Horizon Distributors, Inc.	2,704.38
20844	11/06/2015	Valley Athletics	1,909.00
20848	11/06/2015	Step Forward Activities, Inc.	7,665.00
20851	11/06/2015	Conrey Electric, Inc.	1,041.89

Check #	Check Date	Vendor Name	Check Amount
20884	11/06/2015	Step Forward Activities, Inc.	4,480.00
20901	11/06/2015	Coastwide Laboratories	3,047.92
20915	11/06/2015	Rexius Forest By-Products, Inc.	2,058.75
20973	11/06/2015	Walter E. Nelson Company	2,534.70
21034	11/06/2015	East Penn Manufacturing Company, Inc.	1,178.56
21100	11/06/2015	Ewing Irrigation Products, Inc.	7,678.50
21149	11/06/2015	Target Specialty Products	5,080.00
21150	11/06/2015	Target Specialty Products	1,135.96
21202	11/06/2015	Airgas Nor Pac, Inc.	7,407.26
21241	11/06/2015	Ewing Irrigation Products, Inc.	2,019.25
21247	11/06/2015	Coastwide Laboratories	2,321.28
21263	11/06/2015	Rexius Forest By-Products, Inc.	1,830.00
21366	11/06/2015	Coastwide Laboratories	3,283.71
21376	11/06/2015	Airgas Nor Pac, Inc.	1,030.68
21403	11/06/2015	Arrowhead Ornamentals	1,047.00
21449	11/06/2015	Target Specialty Products	2,141.50
288779	11/06/2015	Native Ecosystems NW, LLC	1,474.10
ACH	11/06/2015	ORCA Pacific, Inc.	1,352.91
288973	11/25/2015	Fazio Brothers Sand & Gravel	8,369.57
		<b>Maintenance Supplies</b>	<b>\$ 85,372.03</b>
20535	11/06/2015	OfficeMax Incorporated	1,725.00
		<b>Office Supplies</b>	<b>\$ 1,725.00</b>
288986	11/25/2015	Lithtex, Inc.	20,123.08
		<b>Postage</b>	<b>\$ 20,123.08</b>
288775	11/06/2015	MIG, Inc.	38,435.75
288942	11/25/2015	3J Consulting, Inc.	5,486.09
288974	11/25/2015	FCS Group	7,102.50
289005	11/25/2015	Talbot, Korvola & Warwick, LLP	32,000.00
ACH	11/25/2015	Beery, Elsnor & Hammond, LLP	5,560.95
ACH	11/25/2015	Smith Dawson & Andrews	3,000.00
		<b>Professional Services</b>	<b>\$ 91,585.29</b>
288753	11/06/2015	Capital One Commercial	1,751.28
288982	11/25/2015	William Darryl Kealy	1,853.50
288994	11/25/2015	Oregon Dept of Admin Service	1,266.06
		<b>Program Supplies</b>	<b>\$ 4,870.84</b>
288851	11/13/2015	Washington County - Property Tax Payment Center	88,906.71
		<b>Property Tax</b>	<b>\$ 88,906.71</b>
20533	11/05/2015	Waste Management of Oregon	6,050.47
		<b>Refuse Services</b>	<b>\$ 6,050.47</b>
288825	11/13/2015	Beaverton School District #48	8,239.30
		<b>Rental Equipment</b>	<b>\$ 8,239.30</b>
21086	11/06/2015	Sound Security, Inc.	11,889.50
21186	11/06/2015	Olark.Com	1,392.00
288769	11/06/2015	Health Trends, Inc.	1,050.00
ACH	11/06/2015	Northwest Techrep, Inc.	5,333.00
ACH	11/13/2015	Northwest Techrep, Inc.	3,026.00
288960	11/25/2015	Command Prompt, Inc.	2,355.00
288961	11/25/2015	Cook Security Group	2,105.63
288967	11/25/2015	Edwards Enterprises	2,187.90
289001	11/25/2015	SimplexGrinnell LP	3,005.31
		<b>Technical Services</b>	<b>\$ 32,344.34</b>

<u>Check #</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
288971	11/25/2015	Executive Forum	4,973.00
		<b>Technical Training</b>	<b>\$ 4,973.00</b>
20527	11/05/2015	AT&T Mobility	8,011.86
288934	11/25/2015	Integra Telecom	4,659.26
21572	11/30/2015	AT&T Mobility	7,543.45
		<b>Telecommunications</b>	<b>\$ 20,214.57</b>
288790	11/06/2015	THP Foundation	3,770.30
289006	11/25/2015	THP Foundation	1,152.25
		<b>THPF Reimbursed Concessions/Sales</b>	<b>\$ 4,922.55</b>
288955	11/25/2015	Bretthauer Oil Co.	1,079.10
289008	11/25/2015	Tualatin Valley Water District	5,175.93
ACH	11/25/2015	Marc Nelson Oil Products, Inc.	2,264.39
		<b>Vehicle Gas &amp; Oil</b>	<b>\$ 8,519.42</b>
20528	11/05/2015	City of Beaverton	11,396.13
20531	11/05/2015	Tualatin Valley Water District	21,989.16
21570	11/30/2015	City of Beaverton	4,282.19
21571	11/30/2015	Tualatin Valley Water District	7,498.38
		<b>Water &amp; Sewer</b>	<b>\$ 45,165.86</b>
		<b>Report Total:</b>	<b>\$ 1,794,231.96</b>



## Tualatin Hills Park &amp; Recreation District

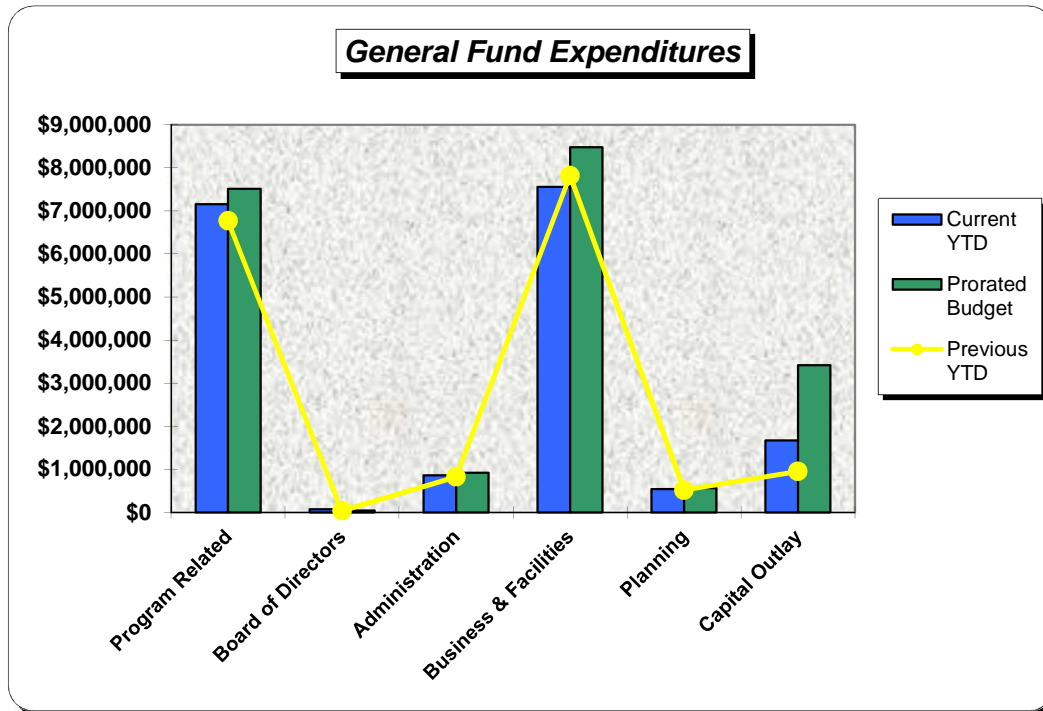
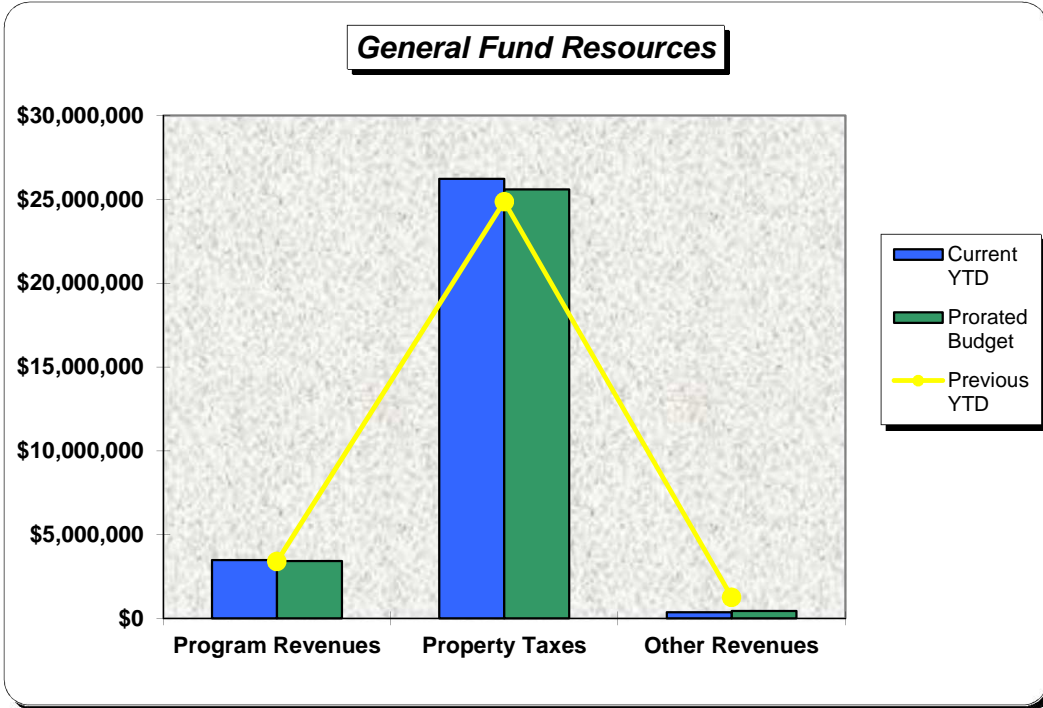
General Fund Financial Summary  
November, 2015

	<b>Current Month</b>	<b>Year to Date</b>	<b>Prorated Budget</b>	<b>% YTD to Prorated Budget</b>	<b>Full Fiscal Year Budget</b>
<b>Program Resources:</b>					
Aquatic Centers	\$ 101,419	\$ 1,004,568	\$ 977,489	102.8%	\$ 2,899,023
Tennis Center	61,737	333,636	311,226	107.2%	1,055,081
Recreation Centers & Programs	96,518	1,511,330	1,638,748	92.2%	5,104,267
Sports Programs & Field Rentals	107,910	517,866	412,180	125.6%	1,279,734
Natural Resources	13,687	109,289	90,807	120.4%	362,215
<b>Total Program Resources</b>	<b>381,271</b>	<b>3,476,689</b>	<b>3,430,451</b>	<b>101.3%</b>	<b>10,700,320</b>
<b>Other Resources:</b>					
Property Taxes	21,764,878	26,216,891	25,590,814	102.4%	27,745,905
Interest Income	5,790	21,330	20,343	104.9%	135,000
Facility Rentals/Sponsorships	(1,314)	173,133	215,629	80.3%	560,000
Grants	100	11,030	11,030	100.0%	626,458
Miscellaneous Income	30,417	159,273	194,597	81.8%	581,407
<b>Total Other Resources</b>	<b>21,799,871</b>	<b>26,581,657</b>	<b>26,032,413</b>	<b>102.1%</b>	<b>29,648,770</b>
<b>Total Resources</b>	<b>\$22,181,142</b>	<b>\$30,058,346</b>	<b>\$ 29,462,864</b>	<b>102.0%</b>	<b>\$40,349,090</b>
<b>Program Related Expenditures:</b>					
Parks & Recreation Administration	58,987	411,276	365,033	112.7%	948,845
Aquatic Centers	294,240	1,732,038	1,819,095	95.2%	3,993,829
Tennis Center	94,956	453,963	458,095	99.1%	1,075,276
Recreation Centers	358,858	2,250,334	2,447,145	92.0%	5,075,834
Programs & Special Activities	126,133	861,862	815,730	105.7%	1,607,944
Athletic Center & Sports Programs	115,090	663,186	766,522	86.5%	1,848,972
Natural Resources & Trails	124,712	786,071	842,072	93.3%	1,887,563
<b>Total Program Related Expenditures</b>	<b>1,172,976</b>	<b>7,158,730</b>	<b>7,513,693</b>	<b>95.3%</b>	<b>16,438,263</b>
<b>General Government Expenditures:</b>					
Board of Directors	39,400	69,397	41,683	166.5%	236,900
Administration	168,195	861,351	916,499	94.0%	2,242,239
Business & Facilities	1,592,892	7,560,163	8,478,392	89.2%	18,236,151
Planning	90,945	540,304	563,168	95.9%	1,337,057
Capital Outlay	159,821	1,670,955	3,420,327	48.9%	6,444,551
Contingency/Capital Replacement Reserve	-	-	-	0.0%	3,150,000
<b>Total Other Expenditures:</b>	<b>2,051,253</b>	<b>10,702,170</b>	<b>13,420,069</b>	<b>79.7%</b>	<b>31,646,898</b>
<b>Total Expenditures</b>	<b>\$ 3,224,229</b>	<b>\$17,860,900</b>	<b>\$ 20,933,762</b>	<b>85.3%</b>	<b>\$48,085,161</b>
<b>Revenues over (under) Expenditures</b>	<b>\$18,956,913</b>	<b>\$12,197,446</b>	<b>\$ 8,529,102</b>	<b>143.0%</b>	<b>\$ (7,736,071)</b>
<b>Beginning Cash on Hand</b>		<b>8,437,058</b>	<b>7,736,071</b>	<b>109.1%</b>	<b>7,736,071</b>
<b>Ending Cash on Hand</b>		<b>\$20,634,504</b>	<b>\$ 16,265,173</b>	<b>126.9%</b>	<b>\$ -</b>

# Tualatin Hills Park and Recreation District

## General Fund Financial Summary

November, 2015





**MEMO**

**DATE:** December 21, 2015  
**TO:** Doug Menke, General Manager  
**FROM:** Keith Hobson, Director of Business & Facilities

**RE:** **Bond Program Update**

**Introduction**

The information and discussion in this memo adds to that which has been provided to the board at previous meetings relating to the implementation of the bond program.

**Capital Projects Construction Update**

At the August 10, 2015 board meeting, staff made a PowerPoint presentation to the board focusing on three major projects in particular: SW Quadrant Community Park, Cedar Hills Park and Somerset West Park. At the January board meeting, you will receive another PowerPoint presentation on the bond program update agenda item, focusing again on the three major projects referenced above. Staff continues to work closely with the consultants on all bond projects to try and align the project cost estimates with the project budget, and to identify additional project funding sources where needed.

A brief summary of the projects and their status is provided below.

Project Name	Status
Southwest Quadrant Community Park	Construction documents have been developed to a level for permitting at Washington County. The consultant is submitting for site development, grading and building permits at the end of December. Current construction documents were reviewed by two separate cost estimating consultants, and the average construction cost between the two estimates is \$10.5 million. This results in a total project cost estimate of \$13.9 million and puts the project cost \$4.7 million over the \$9.2 million budget. Adding an alternative crumb rubber infill and LED field lighting puts the project costs \$5.2 million over budget. Staff are working internally to research owner-provided materials/installation to lower costs. THPRD staff reviewed 16 pre-qualification applications from general contractors and 12 were approved.

Cedar Hills Park	<p>Staff continue to work with our agency partners to discuss the traffic implications and community concerns for the redevelopment of the park and William Walker Elementary School. A revised traffic study has been completed and submitted to Washington County and the City of Beaverton. There appears to be interagency concurrence on the traffic solution relating to both projects. The consultant is moving forward with conceptual park designs and is working closely with the Beaverton School District to coordinate the interface between the two projects. Once plans are completed, staff will look to obtain final interagency concurrence and resolve the funding alternatives associated with the traffic solution. Once the funding of the traffic solution is resolved, staff will provide an updated cost estimate for this project.</p>
Somerset West Park	<p>The master planning process for Somerset West Park has been on hold since August 2014. Staff have done additional community outreach to better prioritize the proposed park amenities listed in the master plan. When the project starts again, staff will proceed with the direction that the bond project will “fit” within the existing project budget. Amenities not installed through the bond project will be phased in at a later date as more funding opportunities become available.</p>
Westside to Waterhouse Trail Connection	<p>The project continues to move forward with construction scheduled to begin in the spring of 2016.</p> <p>The current project budget estimate shows the project is under budget by approximately \$564,000.</p>



## MEMO

**DATE:** December 28, 2015  
**TO:** Doug Menke, General Manager  
**FROM:** Bob Wayt, Director of Communications & Outreach  
**RE:** **Rescind Resolution 2015-15 Renaming Hideaway Park to Babette Horenstein Memorial Park**

### Introduction

On August 10, at their regularly scheduled public meeting, the THPRD Board of Directors approved a resolution to change the name of Hideaway Park to Babette Horenstein Memorial Park, in honor of the longtime THPRD board member and community volunteer who passed away in late 2013. However, due to circumstances explained below, staff is now proposing that the resolution be rescinded.

### Background

The renaming proposal was consistent with District Compiled Policy 8.05, Naming of District Property, and followed an extensive public outreach effort that included letters to homeowner and community groups, letters to all residents within 1,000 feet of the park, signage in the park, and posting on the THPRD website. Hideaway Park was chosen because the Horenstein family had a strong sentimental connection to it in particular; Mrs. Horenstein is remembered to have spoken fondly of taking her daughters to Hideaway Park when they were young.

In the days and weeks following the decision, park neighbors mounted a strong campaign against the renaming effort, including a petition signed by more than 150 residents. Opposition leaders insisted the neighborhood had nothing personally against Mrs. Horenstein, but emphasized they wanted the park name to remain the same because of its historical and geographical importance to the area (the park was named for the nearby Hideaway Hills subdivision and has carried the Hideaway name since it was opened in 1961). They presented their case at the October 5 board meeting, after which Larry Pelatt, board president, called for a pause so more information could be collected and evaluated.

Since that time, Mrs. Horenstein's daughters have stated they would rather their mother's name be considered for a different THPRD facility where it may be more positively received. Given the level of opposition to the Hideaway Park renaming, district staff agree this would be the best course of action.

### Proposal Request

It is requested that board members rescind the resolution renaming Hideaway Park to Babette Horenstein Memorial Park. The park would thus retain its original name of Hideaway Park.

**Benefits of Proposal**

Staff can seek out an alternate site that is acceptable to Mrs. Horenstein's family, one where her name would be welcomed. Opposition to renaming in the Hideaway Park neighborhood will disappear. A recommendation regarding a new naming option would return to the board for consideration at a future meeting.

**Potential Downside of Proposal**

There is no identified downside to the proposal.

**Action Requested**

Board of directors' rescindment of Resolution 2015-15, Renaming Hideaway Park to Babette Horenstein Memorial Park.



**MEMO**

**DATE:** December 21, 2015  
**TO:** Doug Menke, General Manager  
**FROM:** Keith Hobson, Director of Business & Facilities

**RE:** Synthetic Turf Infill

**Introduction**

Crumb rubber and several non-crumb rubber infill products are available on the market today for synthetic turf fields. Staff request board of directors’ direction on which synthetic turf field infill product the district will specify for future projects.

**Background**

Per the direction of the board at their March 2, 2015 board meeting, staff researched the more commonly installed infill alternatives available for synthetic turf fields. A summary report was provided to the board at the November 2, 2015 board meeting. The report included a brief review of the various characteristics to each infill alternative.

During board discussion time, staff were asked to expand the report with additional characteristics to the infill alternatives including; the carbon footprint, recycled rubber composition, and to research if there is any indication of public agencies trending away from the use of traditional crumb rubber infill.

**Analysis**

The chart below includes the new information shown in italics as well as the original reports information.

Criteria	THPRD SPEC. FieldTurf Cryogenic rubber	Crumb Rubber	Non-tire Crumb Rubber (Nike Grind)	Coated Sand Infill
Product Composition	Styrene Butadiene Rubber (SBR) (Recycled used tires) – <i>Recycled passenger vehicle tires with the potential of lower zinc levels</i>	20/80 - recycled Tires/ post-consumer PP	Polybutadiene Isoprene ButylIntrile bloc polymer Rubber – <i>Recycled athletic shoe sole flashings and defective material</i>	Silicon Dioxide Acrylic Polymers Calcium Carbonate Microban

Criteria	THPRD SPEC. FieldTurf Cryogenic rubber	Crumb Rubber	Non-tire Crumb Rubber (Nike Grind)	Coated Sand Infill
<i>Carbon Footprint Ranking (1 being the least amount of total pounds of carbon and 4 being the most) – Source Location</i>	<b>1</b> – 1,499,063 lbs of carbon - Moreno Valley, California	<b>4</b> – 2,152,442 lbs of carbon - San Bernardino, California	<b>2</b> – 1,507,734 lbs of carbon - Hong Kong, China	<b>3</b> – 1,679,350 lbs of carbon - Ballenger, Texas
Cost per pound :  Typical unit cost:  <i>(See table below for price comparison)</i>	\$0.20 per lb - 2.6 pounds per sq ft (typ.)  \$0.52 per sq ft	Information Unavailable	<u>Owner Provided</u> \$0.53 per lb - 2.6 pounds per sq ft (typ.)  \$1.38 per sq ft  <i>FieldTurf Sole Source Pricing \$2.02 per sq ft (Note 1)</i>	\$1.75-\$2.00 per sq ft  \$2.65-\$3.50 per sq ft with shock pad
Product meets g-max rating of 175 without pad underlayment	Yes	Yes	Yes	No (Pad required)
Product requirements meet THPRD maintenance standards	Brushing, aerating, raking, sweeping – performed on a recommended schedule	Yes, similar maintenance as cryogenic rubber	Yes, similar maintenance as cryogenic rubber	Yes, similar maintenance as cryogenic rubber
Material Safety Data Sheet (MSDS) available	Yes	Yes	Yes	Yes
Availability	Readily Available	Readily Available	Not readily available. Early procurement recommended.	Readily Available
Sustainability	Made from recycled used car tires	Made from recycled used car tires	Made from consumer grade rubber	Made from a natural substance
Product can be repurposed	Can be repurposed and reused	Can be repurposed and reused	Unknown, but can probably be repurposed	Can be reused on future fields

Note: Typical THPRD field is 82,000 sq ft.

Note1: The higher cost of Nike Grind under the FieldTurf sole source agreement is due to FieldTurf's cost of shipping and storage in order for them to assume the risk of guaranteeing product availability within their project schedules.



### **Cost Comparison**

The following chart shows the district's sole source unit cost agreement for each infill option and how it impacts the upcoming SW Quadrant Community Park budget. The square foot (sq ft) unit cost includes the delivery and installation of the synthetic turf infill and carpet.

<b>Infill Option</b>	<b>FieldTurf Cryogenic Rubber</b>	<b>Non-tire Crumb Rubber (Nike Grind)</b>	<b>SW Quadrant Community Park – Synthetic Turf Cost Analysis</b>
FieldTurf Sole Source Base – Cryogenic Rubber	\$4.21 sq ft		\$1,006,653 (base agreement)
Owner Provided Contractor Installed – Nike Grind Infill		\$5.07 sq ft – unit cost for THPRD to procure and delivery the Nike Grind infill	\$1,212,287 (\$205,634 more than base agreement)
FieldTurf Sole Source w/Alternative Nike Grind Infill		\$5.71 sq ft – unit cost to guarantee the availability and delivery of the Nike Grind infill	\$1,365,318 (\$358,665 more than base agreement)

*Note: SW Quadrant Community Park total synthetic turf area is 239,110 sq ft.*

In additional to product analysis, staff relied on the National Recreation and Park Association member forum to inquire about other agencies' choices and experiences with alternative infill products. Staff received several responses from all over North America, but the responses did not provide any clear direction or guidance.

### **Proposal Request**

Staff are requesting board of directors' guidance on whether to continue to specify "cryogenic rubber" as a component of the infill material or to change to an alternative infill product. Currently, two projects (SW Quadrant Community Park and Conestoga Middle School) that include synthetic turf installations will go to bid this winter.

### **Benefits of Proposal**

By selecting an infill material staff will be able to move forward with the proposed synthetic turf field projects. It will provide clear direction for the design team to complete the construction documents and specifications, and will allow for adequate time to procure an infill product.

### **Potential Downside of Proposal**

Delaying the selection of an infill product may affect the completion of design and construction.

### **Action Requested**

Board of directors' direction on which synthetic turf field infill product the district will specify for future projects.



## MEMO

**DATE:** December 30, 2015  
**TO:** Doug Menke, General Manager  
**FROM:** Aisha Panas, Director of Park & Recreation Services

**RE:** **Athletic Facilities Functional Plan**

### Introduction

The Athletic Facilities Functional Plan (AFFP) provides a vision and set of tools to help staff prioritize and measure service levels of athletic facilities. At the January 12 board meeting, staff will present highlights of the draft plan and seek board input. Board approval of the document will be requested at the March 7 meeting. The draft AFFP is included in your packet and is posted on the district's website.

### Background

The district's first comprehensive plan provided a guide for future decisions and activities regarding how the district would acquire, develop, operate and maintain land, facilities and programs over a 20-year period. Subsequent updates to this plan occurred in 2006 and 2013 to recognize accomplishments and identify future needs based on changing in-district demographics and trends in providing park and recreation services.

The 2013 Comprehensive Plan Update included a directive for staff to create functional plans to guide their work. In addition to the AFFP, four other functional plans were developed:

- Natural Resources (adopted December 2014)
- Parks (adopted May 2015)
- Programs (adopted June 2015)
- Trails (adoption pending)

In fall 2014, an interdepartmental committee was formed to create and develop the AFFP. The plan also received review from various affiliated sports organizations and THPRD departmental staff (Recreation, Finance, Maintenance, and Design & Development).

The AFFP is a guide to help district staff meet service level demands (present and future) established in the 2013 Comprehensive Plan Update. It provides direction and guidance for facility development, service levels, Access for All programming, cost recovery and identifies methods to monitor success.

### Proposal Request

The AFFP covers the following topics:

1. Current conditions: Outlines existing facilities, locations and use
2. Future conditions: Outlines the process to determine athletic facility development and assignment in each quadrant by facility type, location, and size
3. Standards: Establishes design standards and amenities for facilities

4. Measuring success: Details the key indicators that determine effectiveness and cost recovery
5. Recommendations: Outlines specific action steps to be taken over the next five years

### **Benefits of Proposal**

The AFFP will provide guidance for staff on how to meet community demand, facility development and methods for monitoring success.

### **Action Requested**

No formal action is requested. Staff are seeking board of directors' review and input on the draft Athletic Facilities Functional Plan. Board approval of the final document will be requested at the March 7, 2016 regular board meeting.

# Tualatin Hills Park & Recreation District

## Athletic Facilities Functional Plan



**DATE**

**DRAFT December 15, 2015**

Tualatin Hills Park & Recreation District  
Athletic Facilities Functional Plan

**Board of Directors**

Larry Pelatt, President

Jerry Jones Jr., Secretary

John Griffiths, Secretary Pro-Tempor

Ali Kavarianian, Director

Bob Scott, Director

**THPRD Management Oversight**

Doug Menke, General Manager

Aisha Panas, Director of Park & Recreation Services

Keith Hobson, Director of Business & Facilities

**THPRD Project Team**

Scott Brucker, Superintendent of Sports

Katherine Stokke, Operations Analyst

Julie Rocha, Athletic Center Supervisor

April Hammel, Program Coordinator

Brian Leahy, Tennis Center Supervisor

Troy Schader, Athletic Facilities Supervisor

Matt Kilmartin, Park Planner

Lindsay Beckman, Leadership Team Assistant

**Consultant**

Mark Fulop and Fatima Oswald, Facilitation & Process, LLC

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Athletic Facility Profiles

Figure 18: Synthetic Turf Profile

Figure 19: Sand-Base Sports Field

Figure 20: Native Field with Sub-surface Drainage

Figure 21: Skinned Clay Infield Detail

Figure 22: Asphalt Court Section with Acrylic Surfacing

Figure 23: Asphalt Court Section

Figure 24: Sand Volleyball Court Section

Figure 25: Bocce Court Profile

Reference Documents

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## 1.0 Executive Summary

The purpose of this Athletic Facilities Functional Plan is to provide guidance for implementing athletic facility related goals identified in Tualatin Hills Park & Recreation District's (THPRD) 2013 Comprehensive Plan Update. Several goals identified how the district provides services. These goals set forth THPRD's approach to providing, developing, and maintaining services and athletic facilities for its patrons. The 2013 Comprehensive Plan Update identified the need for five functional plans: Parks, Programs, Natural Areas, Trails, and Athletic Facilities. The five plans are intended to work together in bringing services to the public in a coordinated fashion. As part of that coordinated effort, this plan will address the following areas:

1. Developing current inventory and use of district-owned and maintained athletic facilities
2. Projecting future use and demand
  - a. By sport, season, and location
3. Establishing design guidelines and service levels
  - a. By sport, season, and location
4. Developing an allocation model that:
  - a. Achieves maximum use of athletic facilities
  - b. Provides established service levels by sport, season, and location
  - c. Effectively communicates with the public and athletic facilities users

Through single and multiuse athletic facilities, THPRD engages a range of community members, community groups and other entities that use the THPRD athletic facilities. These groups include the general public, THPRD programs, groups and organizations such as the BSD and affiliated sports organizations. The athletic facilities are used for the following purposes: scheduled youth and adult sports programs, drop-in times/daily neighborhood activities, community events, family events, and concert and theater activities. Athletic facility reservations are determined through priority use – a tiered system with facility application fees and rental fees.

### **Current Conditions**

THPRD is meeting the needs of the community as measured by the expressed demand for facilities. The demand is being met with excess capacity in some areas and on certain types of facilities.

- Peak demand is fall (August through November) and spring (March through June),
- THPRD has excess capacity on baseball/softball fields in general, and
- THPRD has excess capacity on all fields in the non-peak summer (July through August) and winter (November through February) months.

For the purpose of this functional plan, athletic facilities are inventoried by type and quadrant. Facilities may be sited on THPRD property and include sports complexes, parks, and special use facilities. They may also be located on property owned by another entity and governed by an



Intergovernmental Agreement (IGA) such as with the Beaverton School District (BSD) or the Tualatin Valley Water District (TVWD). Provided next is a summary of THPRD athletic facilities.

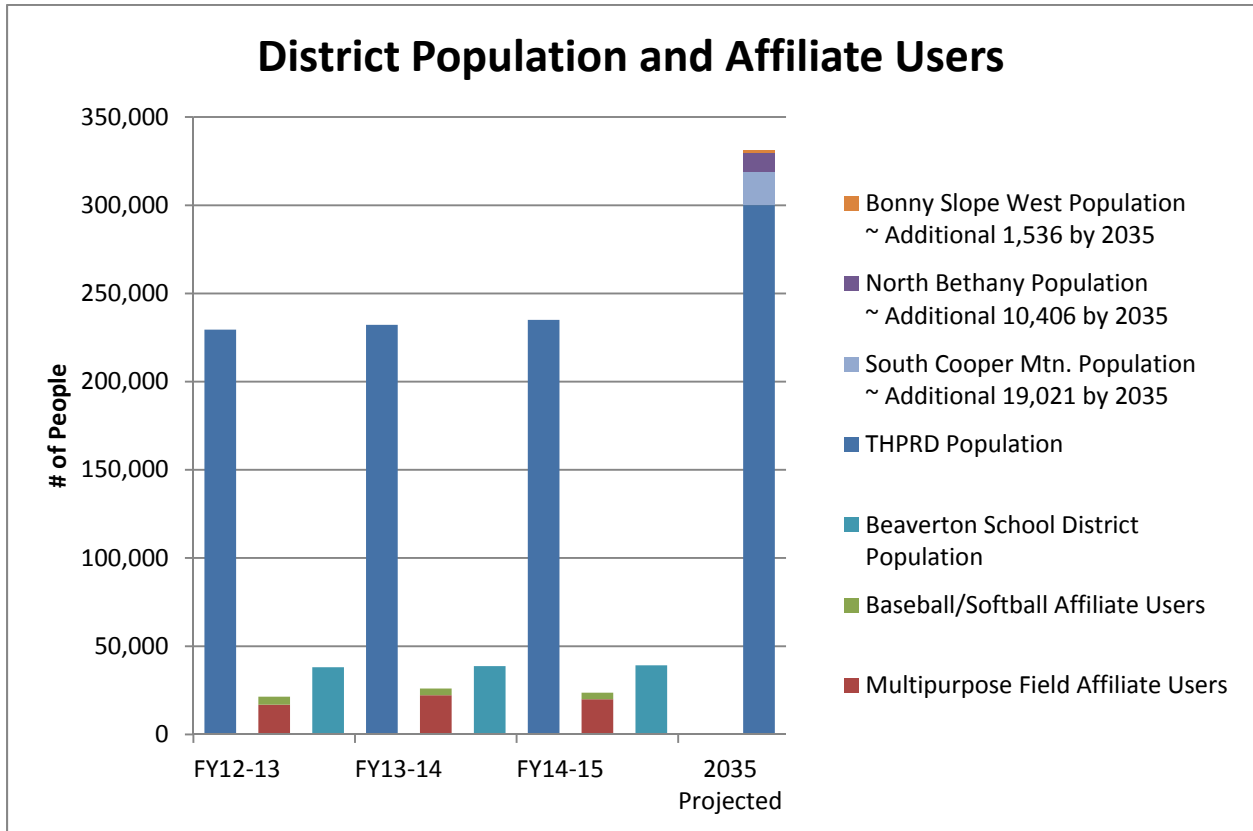
Athletic Facility Count by Quadrant

Athletic Facility Type	Quadrant	Number of Fields
<b>Multipurpose Fields</b>	NE	31
	NW	46
	SE	40
	SW	27
	<b>Total</b>	<b>144</b>
<b>Synthetic Turf Fields</b>	NE	1
	NW	5
	SE	3
	SW	1
	<b>Total</b>	<b>10</b>
<b>Baseball/Softball Fields</b>	NE	40
	NW	15
	SE	28
	SW	22
	<b>Total</b>	<b>105</b>
<b>Outdoor Tennis Courts</b>	NE	32
	NW	35
	SE	24
	SW	13
	<b>Total</b>	<b>104</b>
<b>Outdoor Basketball Courts</b>	NE	11
	NW	14
	SE	17
	SW	7
	<b>Total</b>	<b>49</b>
<b>Outdoor Pickleball Courts</b>	NE	1
	NW	
	SE	1
	SW	
	<b>Total</b>	<b>2</b>

Athletic Facility Type	Quadrant	Number of Fields
<b>Bocce</b>	NE	3
	NW	
	SE	
	SW	
	<b>Total</b>	<b>3</b>
<b>Skate Parks</b>	NE	
	NW	2
	SE	1
	SW	
	<b>Total</b>	<b>3</b>
<b>Sand Volleyball</b>	NE	2
	NW	
	SE	
	SW	
	<b>Total</b>	<b>2</b>
<b>Cricket Pitch</b>	NE	
	NW	1
	SE	
	SW	
	<b>Total</b>	<b>1</b>
<b>Disc Golf</b>	NE	
	NW	
	SE	1
	SW	
	<b>Total</b>	<b>1</b>
<b>Bicycle Track</b>	NE	
	NW	
	SE	1
	SW	
	<b>Total</b>	<b>1</b>

The current population of THPRD is 238,013 with 23,680 users for monitored or permitted athletic facilities; this use is predominately athletic fields. THPRD does not have use data for non-monitored or unpermitted athletic facilities such as disc golf, skate parks, tennis courts in parks, and basketball pads in parks.

**Population Trends**



The population of THPRD is growing at an estimated rate of 1.2% annually. The growth of users is consistent with the growth trends of existing population centers and shows that THPRD is meeting the needs of the current population centers with capacity to continue meeting their needs. However, as new population centers such as the South Cooper Mountain planning area, Bonny Slope planning area and the North Bethany planning area are developed, athletic facility demand will need to be met based on proximity to these new population centers.

As future demand and needs are identified, an integral part of the athletic facility planning and development process will be the Access for All initiative. Despite progress in social attitudes, people with disabilities continue to experience stigma and exclusion, as well as social and economic marginalization. The need for inclusive, accessible programs and facilities for children and adults with disabilities far outpaces available services.

Based on population center development trends, and meeting current needs, the following recommendations have been developed.

### **Recommendations: General Action Steps**

1. THPRD should continue to partner in development of and access to athletic facilities located in neighborhoods or near population centers when appropriate.

*Examples include but are not limited to:*

- a. Identified area of demand for facilities
  - b. Location or facility meets a defined need
  - c. Location or facility provides a new service
2. THPRD should continue to evaluate and track the use of all athletic facilities.  
*Examples include but are not limited to:*
    - a. Determine levels of use and identify efficiencies of assignment
    - b. Review assignment process to increase access for adults and non-traditional sports
    - c. Assist in identifying levels of demand or surplus capacity
    - d. Maintain the ratio of population to facility availability
    - e. Identify facilities that can be repurposed or moved to a lower level of service
  3. THPRD should track the relationship of facility use fees and resulting changes in demand or use to assist with projecting future needs.
    - a. Increase use of targeted facilities to assist with improving cost recovery
  4. THPRD should evaluate the permitted athletic facility assignment procedures.
    - a. Maximize use of synthetic turf fields
    - b. Maximize use of facilities with lights
    - c. Maximize use of athletic facility locations with multiple fields for efficiency
  5. THPRD should consider how every decision or plan related to athletic facilities addresses Access for All goals or advances Access for All priorities.
  6. THPRD should routinely check in with other community experts and partners to determine gaps in services.
    - a. Use this information to prioritize planning and the use of athletic facilities
    - b. Identify and evaluate opportunities to partner on athletic facilities and programs

### **Recommendations: Priority Action Steps**

7. THPRD should develop a system of collecting and tracking the use of tennis courts, basketball courts, and other special use facilities, in parks or at non-monitored facilities.
  - a. Define the demand for, and determine the appropriate locations for repurposing or redevelopment of existing facilities to expand services in a cost effective manner
8. THPRD should complete planning and construct the balance of the athletic facilities identified in the 2008 funding measure.
  - a. NW quadrant multipurpose grass youth athletic field, TBD
  - b. SW quadrant multipurpose grass youth athletic field, Living Hope Church
9. THPRD should increase athletic facility allocation for non-mainstream sports.

Cricket is currently assigned one day a week at one location. The sport is in demand among an identified underserved ethnic population.

  - a. Assure that the double wide synthetic turf field at the SW quadrant Community Park can accommodate cricket play
  - b. Review scheduling practices to provide time for cricket at the PCC Rock Creek Recreation Facility in the NW quadrant
10. THPRD should continue to monitor and track all local, regional and national sports and activity trends.
  - a. Identify underserved population needs related to athletic facilities
  - b. Identify non-mainstream sports facility demand
  - c. Identify trends that require advance planning to develop, repurpose or redevelop athletic facilities
  - d. Identify opportunities to increase use, or add new uses, of athletic facilities
11. THPRD should address growth in the North Bethany planning area. (NE quadrant)

The North Bethany planning area is growing at a faster rate than was previously anticipated. This planning area is estimated to see a population growth of 10,721 residents and 5,000 housing units in the next 20 years.

  - a. Identify and execute partnerships to provide two baseball and softball fields that provide 3,954 hours of available time and two youth multipurpose grass athletic fields that provide 3,658 hours of multipurpose athletic field capacity.
  - b. Develop full sized athletic field or fields on THPRD property that will yield 5,096 hours of multipurpose athletic field capacity.
  - c. Develop one youth multipurpose grass athletic field on THPRD property that will yield 1,829 hours of multipurpose athletic field capacity.

- d. Provide space in all new park developments for athletic facilities and amenities through the planning process. These include but are not limited to: tennis, volleyball, basketball and casual use.
- e. Consider assuming operations of the Springville K-8 multipurpose grass youth athletic field.

12. THPRD should address planned growth in the South Cooper Mountain planning area.  
(SW quadrant)

The South Cooper Mountain planning area is in the initial stages of development with an estimated population of 19,021, and between 2,900 and 3,530 housing units by 2035. Additionally, BSD is adjusting boundaries to shift the student population south to make room at schools in the NW quadrant. This provides a cost-effective partnering opportunity to co-develop athletic facilities.

- a. Identify and execute partnerships that will provide one youth baseball and softball field, 1,977 hours; one youth multipurpose grass athletic field, 1,829 hours; a full sized athletic field or fields that can provide 3,954 hours of multipurpose athletic field capacity; and a minimum of four tennis courts.
- b. Provide space in all new park developments for athletic facilities and amenities through the planning process. These include but are not limited to: tennis, volleyball, basketball, and casual use.

## 2.0 Introduction

This Athletic Facilities Functional Plan addresses how THPRD develops, prioritizes, maintains, and evaluates athletic facilities within the district. THPRD manages 259 playing fields, 110 tennis courts, 116 basketball half-courts, bocce, skate parks and special use facilities. THPRD owns athletic facilities as well as operates many athletic facilities owned by BSD or other entities. Some facilities are dedicated to single uses, while others are multiuse facilities used for various sports at different times of the year; this includes swimming pools and recreation centers. The purpose of this Athletic Facilities Functional Plan is to provide guidance for implementing athletic facility-related goals identified in THPRD's 2013 Strategic Plan and Comprehensive Plan Update. The functional plan will outline how THPRD:

- Assigns and utilizes district-owned and managed athletic facilities,
- Develops new or re-develops existing district-owned and managed athletic facilities, and
- Designs, constructs, and maintains district-owned and managed athletic facilities.

This plan is based on recent reports, technical data, and a wealth of experiential knowledge developed over decades of developing, maintaining, and promoting the use of athletic facilities across the greater Beaverton community.

## 3.0 Overview of the Functional Plan

Several goals identified in THPRD's 2013 Strategic Plan and Comprehensive Plan Update relate to how the district provides services. The need to develop functional plans in five key service delivery areas was identified to coordinate the efforts. The five functional plans are Parks, Programs, Natural Areas, Trails, and Athletic Facilities. The goals and functional plans set forth THPRD's approach to providing, developing, and maintaining services and athletic facilities for its patrons. To assist in meeting these goals, this plan will address the following areas:

1. Developing current inventory and use of district-owned and maintained athletic facilities
2. Projecting future use and demand
  - a. By sport, season, and location
3. Establishing design guidelines and service levels
  - a. By sport, season, and location
4. Refining an allocation model that:
  - a. Achieves maximum use of athletic facilities
  - b. Provides athletic facilities for underserved or emerging sports
  - c. Effectively communicates with the public and athletic facilities users

## 4.0 Athletic Facility Use

THPRD continually strives to meet the recreational needs of its diverse community. We do so in a customer-centered environment with the ultimate goal of supporting healthy lifestyles. Through single and multiuse athletic facilities, THPRD engages a range of community members, community groups and other entities that use THPRD athletic facilities. These groups include the general public, THPRD programs, groups and organizations such as the BSD and affiliated sports organizations. Athletic facilities are used for the following purposes: scheduled youth and adult sports programs, drop-in times/daily neighborhood activities, community events, family events, and concert and theater activities. Athletic facility reservations are determined through priority use – a tiered system with facility application fees and rental fees. (For additional details on priority use, reference section 19, page 39 of this document.)



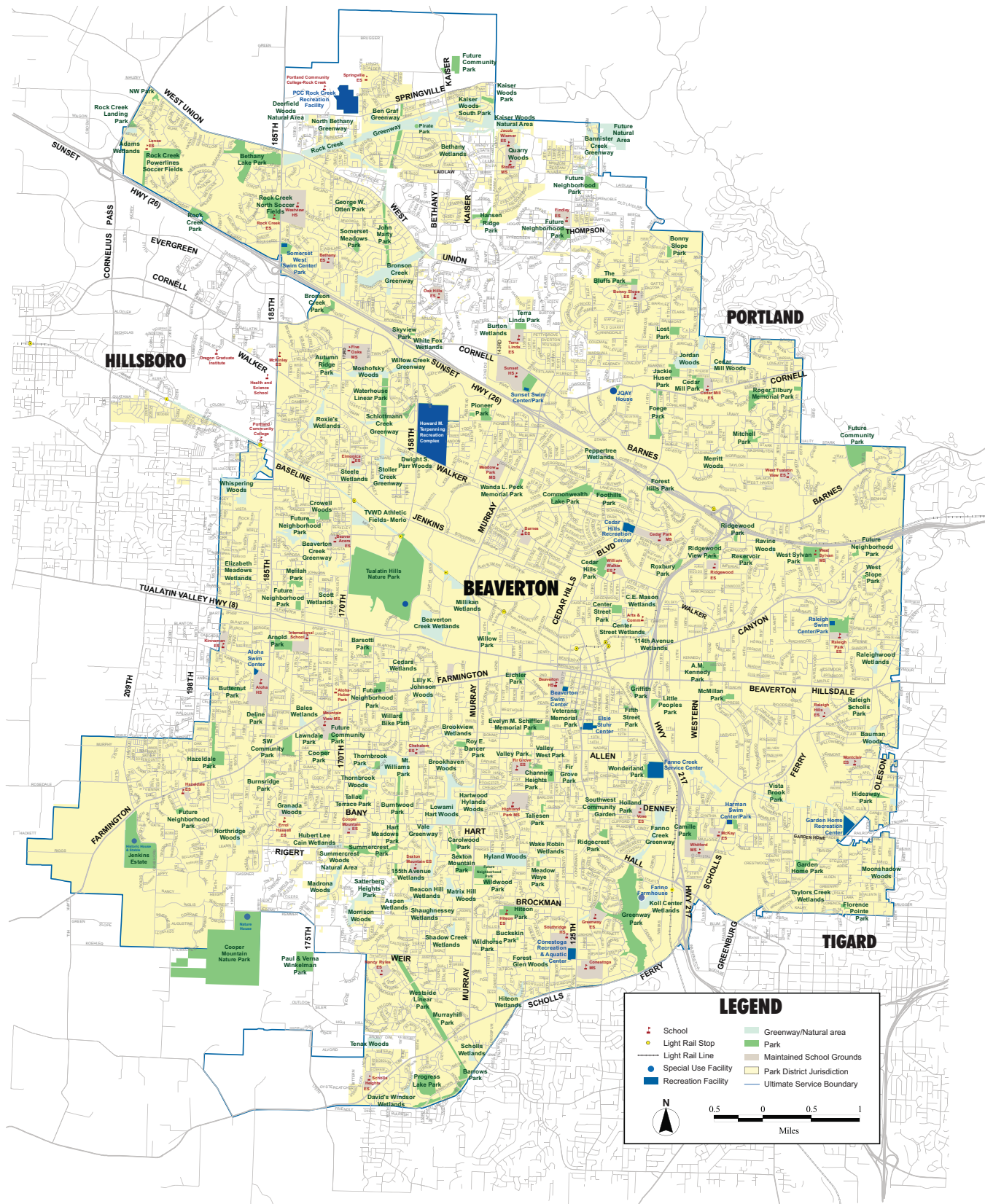
The following map of THPRD Parks, Recreation, Maintained School Grounds and Natural Areas (Figure 1) shows the scope of the district athletic facilities, parks, trails, natural areas and recreational facilities. By focusing on a balanced approach to maximizing services across our district, our goal is to ensure that THPRD achieves its mission to provide high quality parks and recreation facilities, programs, services, and natural areas that meet the needs of the diverse communities we serve.





# TUALATIN HILLS PARK & RECREATION DISTRICT

Parks, Recreation Facilities, Maintained School Grounds & Natural Areas



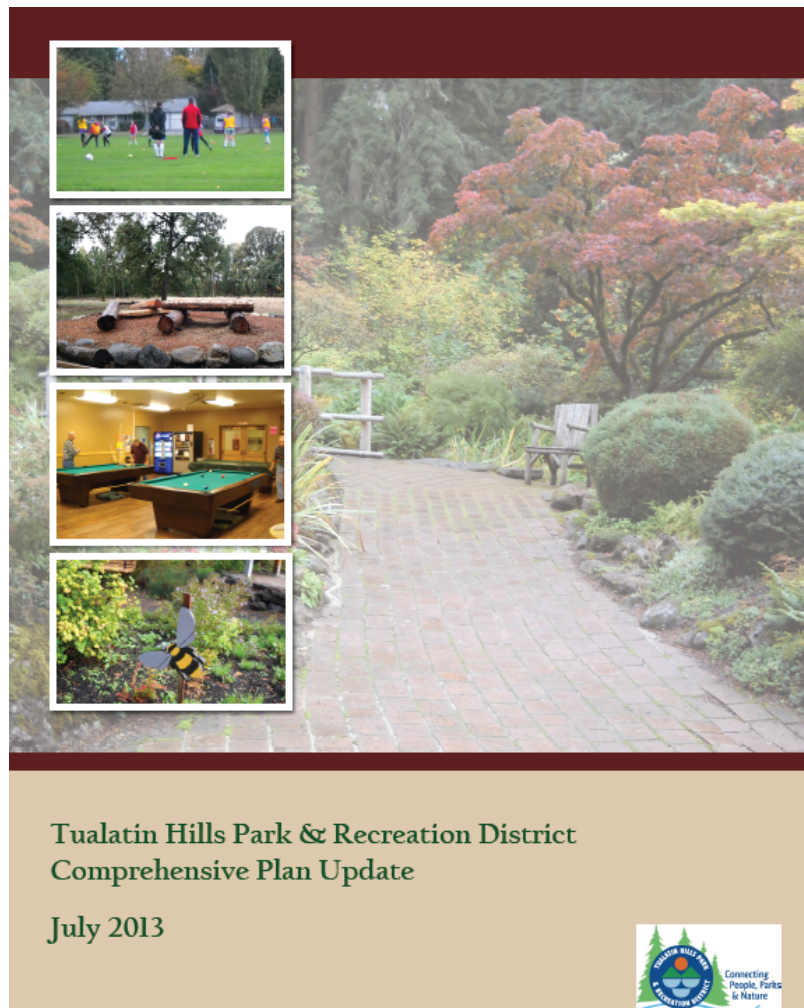


## 5.0 Comprehensive Plan Needs

The initial 2006 THPRD Comprehensive Plan was a guiding document that included goals, visions, and level of service recommendations to meet the parks and recreation needs of the district for five years. The 2013 THPRD Comprehensive Plan Update built upon that initial plan. The district has developed five functional plans (Parks, Programs, Natural Areas, Trails, and Athletic Facilities) to guide the implementation of the 2013 Comprehensive Plan Update and accomplish the goals set forth in it.

The 2013 plan update addresses athletic facilities with *Goal 2: Provide quality sports and recreation facilities and programs for park district residents and workers of all ages, cultural backgrounds, abilities, and income levels.*

The recommendation to accomplish Goal 2 is:  
*Conduct a field hour capacity analysis for peak times. Compare what is scheduled to what is actually used. ... Prioritize usage and convert high-use, district-owned fields into synthetic turf and/or lighted fields where an opportunity or demand exists. (Reference pages 75 and 82, Tualatin Hills Park & Recreation District Comprehensive Plan Update, July 2013)*



## 6.0 Athletic Facility Locations and Inventory

THPRD’s existing athletic facility types and locations were determined by the 2013 Comprehensive Plan Update. They were added to the inventory through public partnerships and opportunities for development. THPRD divides its service area into four quadrants (NE, NW, SE, and SW) and maintains athletic facilities in each.

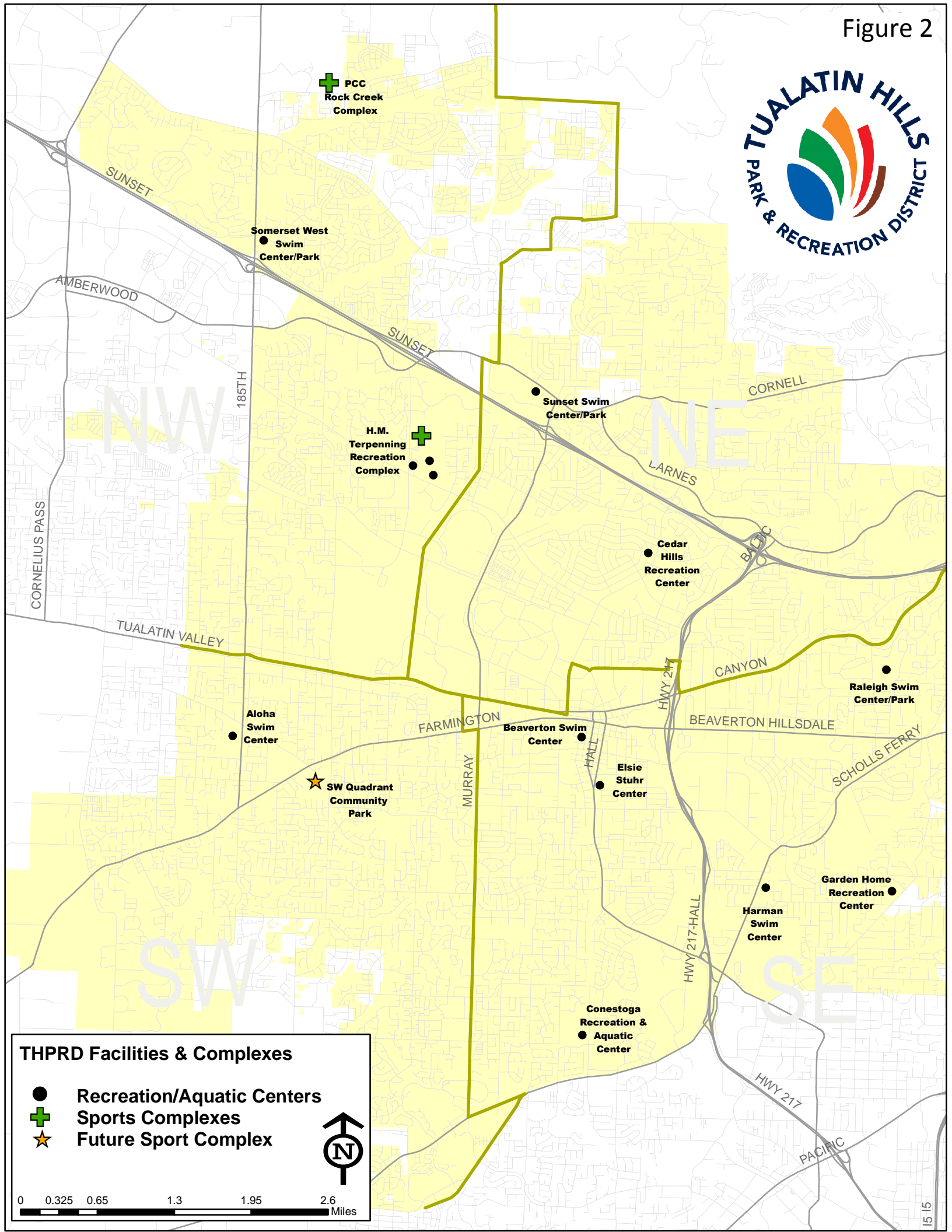
THPRD’s current inventory of athletic facilities is summarized in the table below and represented graphically on the following four maps that delineate facilities by type. The athletic facilities and sites table follows the series of facilities maps.

Athletic Facility Count by Quadrant

Athletic Facility Type	Quadrant	Count
Multipurpose Fields	NE	31
	NW	46
	SE	40
	SW	27
	<b>Total</b>	<b>144</b>
Synthetic Turf Fields	NE	1
	NW	5
	SE	3
	SW	1
	<b>Total</b>	<b>10</b>
Baseball/Softball Fields	NE	40
	NW	15
	SE	28
	SW	22
	<b>Total</b>	<b>105</b>
Outdoor Tennis Courts	NE	32
	NW	35
	SE	24
	SW	13
	<b>Total</b>	<b>104</b>
Outdoor Basketball Courts	NE	11
	NW	14
	SE	17
	SW	7
	<b>Total</b>	<b>49</b>
Outdoor Pickleball Courts	NE	1
	NW	
	SE	1
	SW	
	<b>Total</b>	<b>2</b>

Athletic Facility Type	Quadrant	Count
Bocce	NE	3
	NW	
	SE	
	SW	
	<b>Total</b>	<b>3</b>
Skate Parks	NE	
	NW	2
	SE	1
	SW	
	<b>Total</b>	<b>3</b>
Sand Volleyball	NE	2
	NW	
	SE	
	SW	
	<b>Total</b>	<b>2</b>
Cricket Pitch	NE	
	NW	1
	SE	
	SW	
	<b>Total</b>	<b>1</b>
Disc Golf	NE	
	NW	
	SE	1
	SW	
	<b>Total</b>	<b>1</b>
Bicycle Track	NE	
	NW	
	SE	1
	SW	
	<b>Total</b>	<b>1</b>

Figure 2



**+** PCC  
Rock Creek  
Complex

**●** Somerset West  
Swim  
Center/Park

**+** H.M.  
Terpenning  
Recreation  
Complex

**●** Sunset Swim  
Center/Park

**●** Cedar  
Hills  
Recreation  
Center

**●** Raleigh Swim  
Center/Park

**●** Aloha  
Swim  
Center

**●** Beaverton Swim  
Center

**●** Elsie  
Stuhr  
Center

**★** SW Quadrant  
Community  
Park

**●** Harman  
Swim  
Center

**●** Garden Home  
Recreation  
Center

**●** Conestoga  
Recreation &  
Aquatic  
Center

**THPRD Facilities & Complexes**

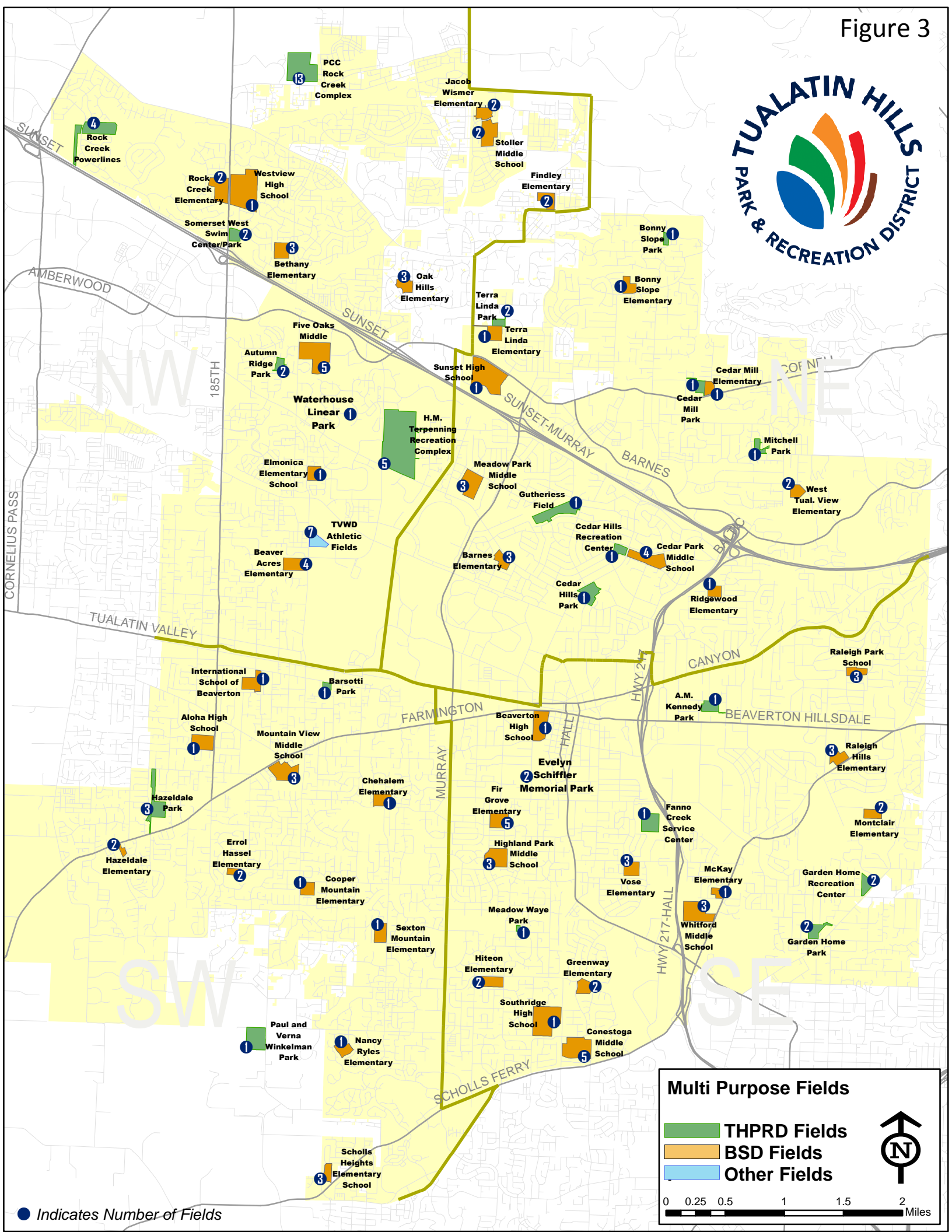
- Recreation/Aquatic Centers
- +** Sports Complexes
- ★** Future Sport Complex



0 0.325 0.65 1.3 1.95 2.6 Miles



Figure 3



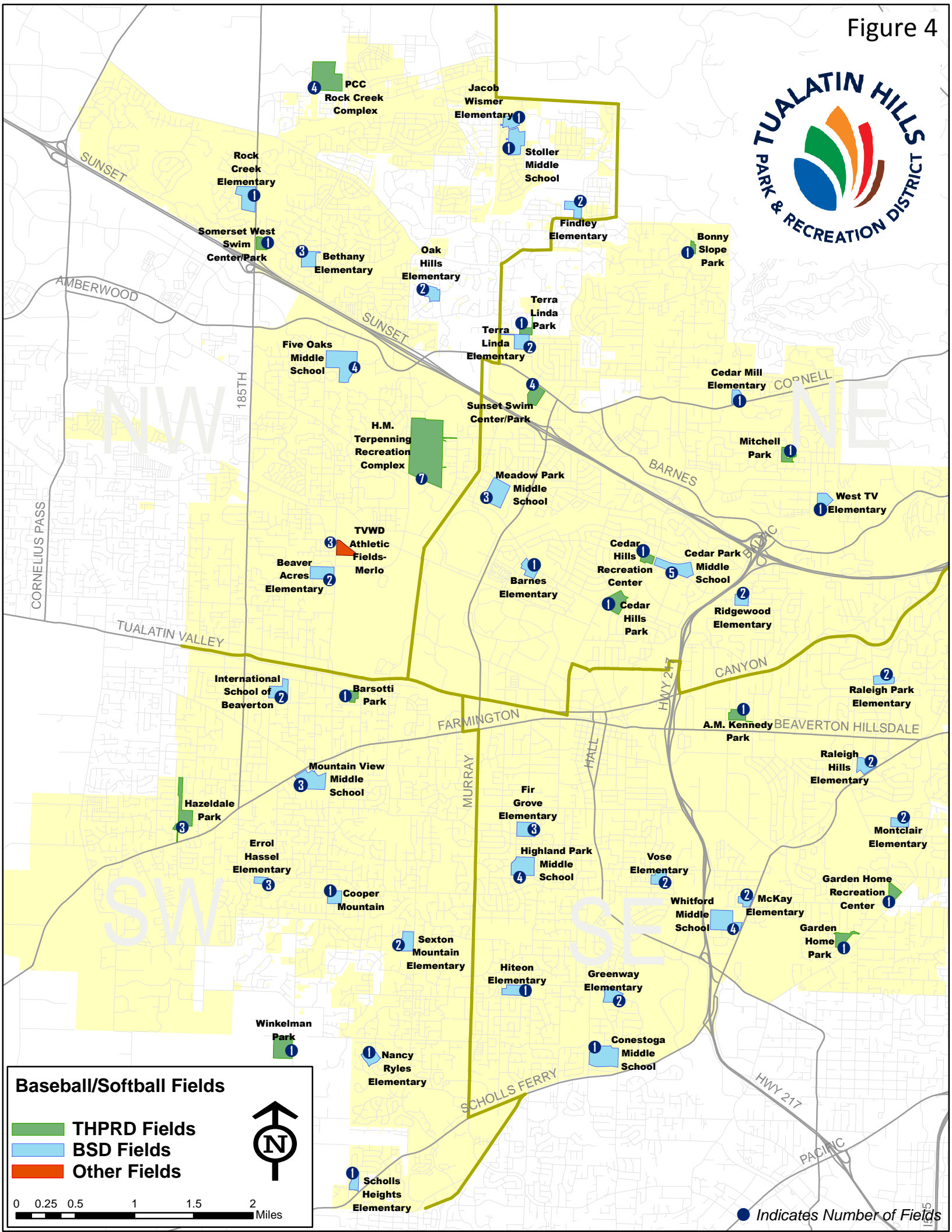
**Multi Purpose Fields**

- THPRD Fields
- BSD Fields
- Other Fields

0 0.25 0.5 1 1.5 2 Miles

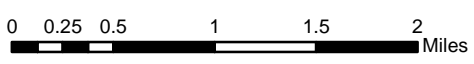
● Indicates Number of Fields

Figure 4



**Baseball/Softball Fields**

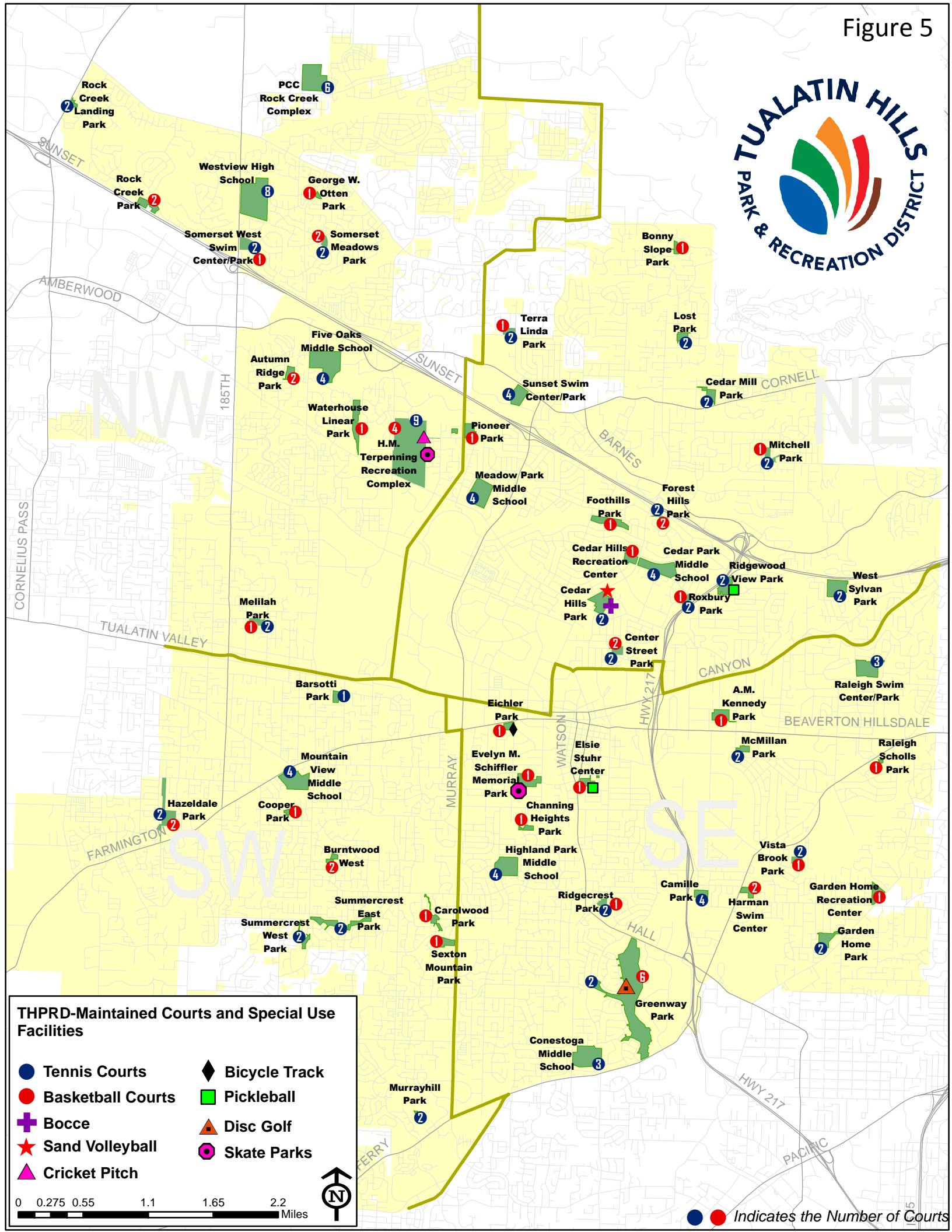
- THPRD Fields
- BSD Fields
- Other Fields



● Indicates Number of Fields



Figure 5



**THPRD-Maintained Courts and Special Use Facilities**

Tennis Courts	Bicycle Track
Basketball Courts	Pickleball
Bocce	Disc Golf
Sand Volleyball	Skate Parks
Cricket Pitch	

0 0.275 0.55 1.1 1.65 2.2 Miles

Indicates the Number of Courts

# THPRD Athletic Facilities and Sites

💡 - denotes lights  
 IR - Irrigation  
 QC - Quick Coupler  
 DF - Drinking Fountain

	Quadrant	Multipurpose Turf Fields	Multipurpose Grass Fields	Baseball & Softball Fields	Tennis Courts	Basketball Courts	Outdoor Pools	Amenities								
								Parking Lot Capacity	Restrooms			Concessions	Water			Other
									Perm.	Portable Seas.	Yr-Round		IR	QC	DF	
<b>Sports Complexes</b>																
Portland Community College (PCC) - Rock Creek	NW	2💡	11💡	4💡	6💡			240	2		1	1	X	X	X	Maintenance Yard
H.M. Terpenning Complex	NW	2💡	3💡	7💡	9💡	4		360	2	7	4	1	X	X	X	Cricket Pitch 2 Skate Parks
Mt. View Middle School *Future Site	SW		3	3												

<b>Parks</b>																
A.M. Kennedy Park	SE		1	1		1		On Street			1		X	X	X	
Autumn Ridge Park	NW		2			2				1			X	X	X	
Barsotti Park	SW		1	1	1 * youth court			15		1			X	X	X	
Bonny Slope Park	NE		1	1		1					1		X	X	X	
Burntwood Park	SW					2					1		X	X	X	
Camille Park	SE				4						1		X	X	X	
Carolwood Park	SW					1							X	X	X	
Cedar Hills Park	NE		1	1	2💡			30			1		X	X	X	2 Sand volleyball 3 Bocce
Cedar Hills Recreation Center	NE		1	1		1				1			X	X	?	
Cedar Mill Park	NE		1		2					1			X	X	X	
Center Street Park	NE				2	2							X	X	X	
Channing Heights Park	SE					1							X	X	X	
Cooper Park	SW					1							X	X	X	
Eichler Park	SE					1				1			X	X	?	Bicycle Track
Elsie Stuhr Center	SE					1							X	X	?	Pickle Ball
Evelyn Schiffler Memorial Park	SE		2			1					2		X	X	X	
Fanno Creek Service Center	SE	1💡											X	X	X	
Foothills Park	NE					1					1		X	?	?	
Forest Hills Park	NE				2	2							X	X	X	
Garden Home Park	SE		2	1	2						1		X	X	X	
Garden Home Recreation Center	SE		2	1		1				1			X	X	X	
George Otten Park	NW					1							X	X	X	
Greenway Park	SE				2	6					1		X	X	X	
Gutherless Field	NE		1										X	X	?	
Harman Swim Center/Park	SE					2							X	X	?	
Hazeldale / Rosa Park	SW		3	3	2	2				2			X	X	X	
Jackie Husen Park	NE										1		X	X	X	
Lost Park	NE				2									X	?	
McMillan Park	SE				2								X	X	X	

Table 1

# THPRD Athletic Facilities and Sites

💡 - denotes lights  
 IR - Irrigation  
 QC - Quick Coupler  
 DF - Drinking Fountain

	Quadrant	Multipupose Turf Fields	Multipurpose Grass Fields	Baseball & Softball Fields	Tennis Courts	Basketball Courts	Outdoor Pools	Amenities								
								Parking Lot Capacity	Restrooms			Concessions	Water			Other
									Perm.	Portable			IR	QC	DF	
										Seas.	Yr-Round					
Meadow Way Park	SE		1						1			X	X	X		
Melilah Park	NW				2	1						X	X	X		
Mitchell Park	NE		1	1	2	1			1			X	X	X		
Murrayhill Park	SW				2					1		X	X	?		
Pioneer Park	NE					1						X	X	X		
Raleigh Scholls Park	SE					1										
Raleigh Swim Center/Park	SE				3					1		X	X	X		
Ridgecrest Park	SE				2	1						X	X	X		
Ridgewood View Park	NE				3											
Rock Creek Landing Park	NW				2							X	X	X		
Rock Creek Park	NW					2							X	X		
Rock Creek Powerline Park	NW		4				65		4	1		X	X	X		
Roxbury Park	NE				2	1						X	X	X		
Sexton MT. Park	SW					1						X		X		
Somerset Meadows Park	NW		2		2	2			1			X	X	X		
Somerset West Swim Center	NW		2	1	2	1	15		1			X	X	X		
Summercrest Park East	SW				2											
Summercrest Park West	SW				2											
Sunset Swim Center/Park	NE			4💡	4		75		2			X	X	X		
Terra Linda Park	NE		2	1	2	1						X	X	X		
TVWD Athletic Fields	NW		7	3			50		3			X	X	X		
Vista Brook Park	SE				2	1				1		X	X	X		
Waterhouse Powerline Park			1			1			1			X	X			
West Sylvan School (PPS)	NE				2				1				X			
Winkelman Park	SW		1	1						1		X	X	X		

BSD Properties															
Elementary Schools															
Barnes	NE		3	1					1			X	X		
Beaver Acres	SW		4	2					1				X		
Bethany	NW		3	3					1						
Bonny Slope	NE		1						1			X	X		
Cedar Mill	NE		1	1					1			X	X	X	
Chehalem	SW		4	1					1				X		



Table 1

# THPRD Athletic Facilities and Sites

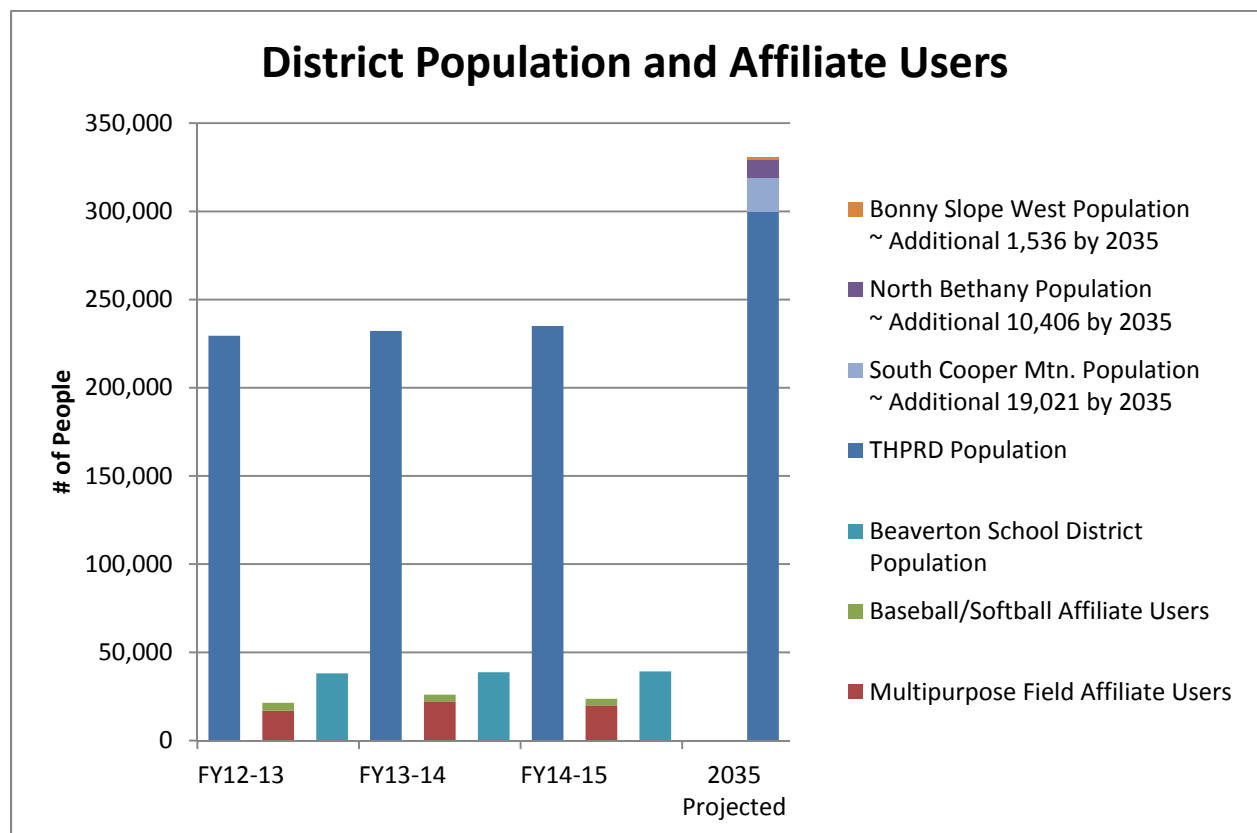
💡 - denotes lights  
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	Quadrant	Multipurpose Turf Fields	Multipurpose Grass Fields	Baseball & Softball Fields	Tennis Courts	Basketball Courts	Outdoor Pools	Amenities							
								Parking Lot Capacity	Restrooms		Concessions	Water			Other
									Perm.	Portable Seas.		Yr-Round	IR	QC	
Cooper Mountain	SW		1	1						1		X	X		
Elmonica	NW		1	1								X	X		
Errol Hassell	SW		2	3						1			X		
Findley	NE		2	2						1					
Fir Grove	SE		5	3						1		X	X		
Greenway	SE		2	2						1		X	X		
Hazeldale	SW		2	1						1					
Hiteon	SE		2	1						1		X	X		
Jacob Wismer	NE		2	1						1		X	X		
McKay	SE		1	2						1					
Montclair	SE		2	2						1					
Nancy Ryles	SW		1	1						1		X	X		
Oak Hills	NW		3	2						1			X		
Raleigh Hills (K-8)	SE		3	2						1			X		
Raleigh Park	SE		3	2							1		X		
Ridgewood	NE		1	2						1		X	X		
Rock Creek	NW		2	1						1		X	X		
Scholls Heights	SW		3	1						1		X	X		
Sexton Mountain	SW		1	2						1		X	X	X	
Terra Linda	NE		1	2						1			X		
Vose	SE		3	2						1					
West Tualatin View	NE		2	1						1					
William Walker	NE			1											
<b>Middle Schools</b>															
Cedar Park	NE		4	5	4					2			X	X	
Conestoga	SE		5	1	3					2			X	X	
Five Oaks	NW		5	4	4					2			X	X	
Highland Park	SE		3	4	4					2			X	X	
ISB (Option School)	SW		1	2💡						1			X	X	X
Meadow Park	NE		3	3	4					2			X	X	
Stoller	NE		3	1							1		X	X	
Whitford	SE		3	4						2			X		
<b>High Schools</b>															
Aloha	SW	1💡									1				
Beaverton	SE	1💡									1				
Southridge	SE	1💡									1				
Sunset	NE	1💡									1				
Westview	NW	1💡			8						1				

## 7.0 Capacity, Use, and Demand

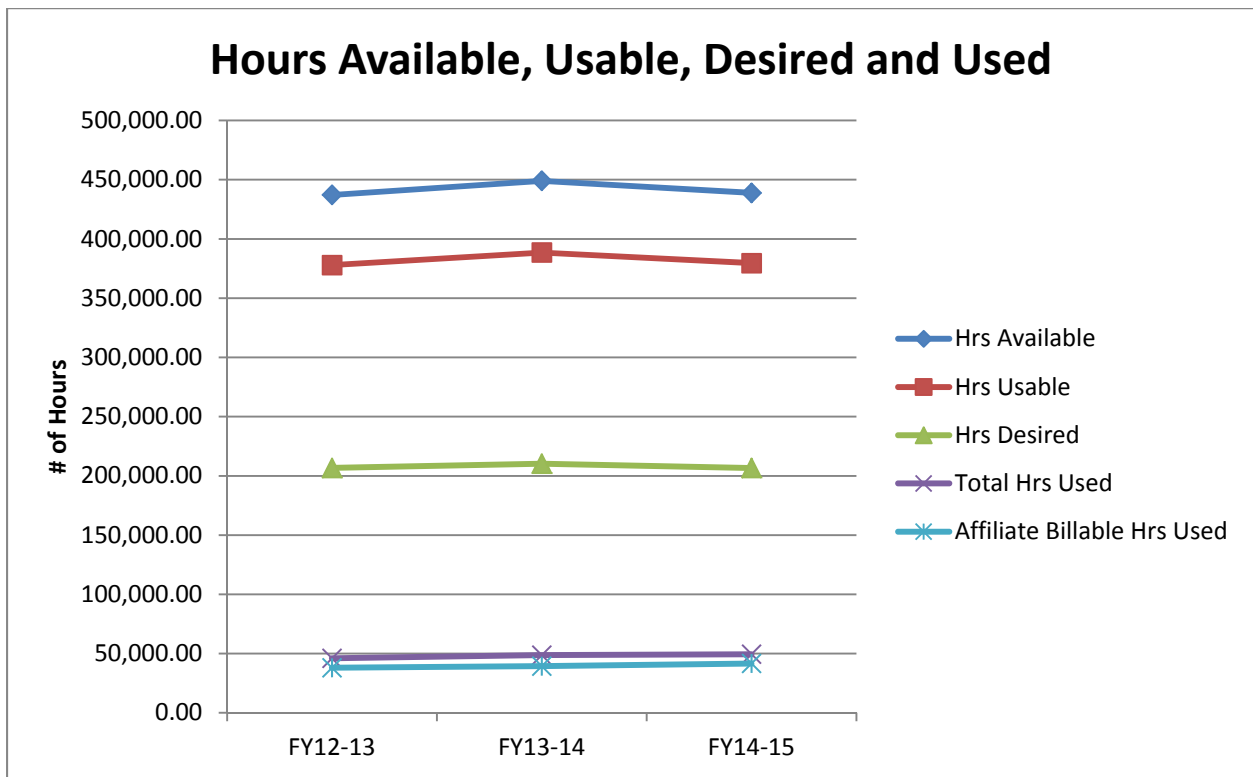
The population of THPRD is growing at an estimated rate of 1.2% annually. The population of THPRD was 238,013 in 2015. Projections show a population growth of 12.6% over the next 20 years to 300,021. The largest growth areas are projected to be in the North Bethany planning area (10,721 residents by 2035) and South Cooper Mountain planning area (19,021 residents by 2035). The student population of the BSD is increasing at a rate of 1.2% annually, equivalent to the increases seen in the THPRD population growth. The BSD student population was 40,725 in 2015. Projections show a population growth of 6.5% over the next 10 years to an estimated population of 43,361.

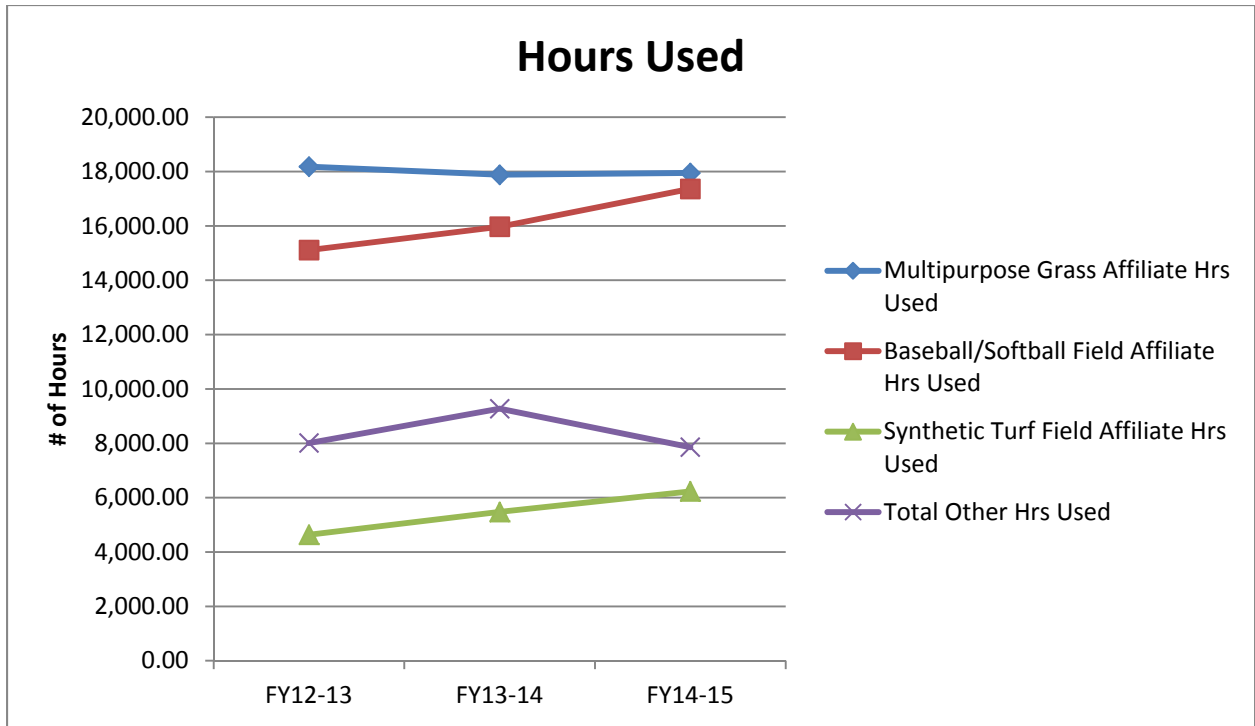
The graph below details the past three years of THPRD monitored athletic facility use, the THPRD population and the BSD population. It is important to note that the tournament and rentals use are not considered drivers for the development of athletic facilities. These uses contribute to cost recovery goals and are only allocated use after THPRD priority programs have been allocated time.



THPRD is currently meeting demand, as measured through the following, with existing facilities:

1. Number of hours available.
2. Number of usable hours. Excludes: hours while school is in session, non-permitted school field hours, unusable field condition hours, winter and summer closures of grass fields, BSD no-use hours, rainout hours, and field rest & recovery hours.
3. Number of hours considered desired by affiliate programs (M-F after 5:00pm and Saturdays).
4. Number of hours used. Includes: billable affiliate hours, tournament hours, THPRD internal program hours, contract hours, rainout hours, and rental hours.





In 2015, THPRD owned, operated, or maintained 425 athletic facilities – 259 of which are monitored or permitted – for a combined total of 438,854 hours of available time. THPRD allocated and scheduled use of 49,398.5 hours of athletic facility time to 23,680 users of monitored facilities.



The following table shows the utilization of athletic facilities by THPRD affiliated organizations, for the past three fiscal years, by field type and quadrant, based on hours used and total number of users by sport.

### Affiliate Users and Affiliate Billable Hours Used by Sport

Sport	Quadrant	FY12-13		FY13-14		FY14-15	
		# of Affiliate Users	Affiliate Billable Hrs Used	# of Affiliate Users	Affiliate Billable Hrs Used	# of Affiliate Users	Affiliate Billable Hrs Used
Baseball/Softball	NE		2,474.00		2,688.50		2,840.00
	NW		6,294.50		6,073.70		6,942.75
	SE		2,822.00		2,912.50		3,920.50
	SW		3,521.50		4,296.00		3,660.50
	<b>Total</b>	<b>4,544</b>	<b>15,112.00</b>	<b>3,815</b>	<b>15,970.70</b>	<b>3,709</b>	<b>17,363.75</b>
Soccer	NE		3,186.50		3,230.00		3,188.00
	NW		7,037.00		7,376.25		8,467.25
	SE		3,440.50		3,433.50		3,679.00
	SW		2,933.75		2,297.00		1,746.00
	<b>Total</b>	<b>14,196</b>	<b>16,597.75</b>	<b>19,696</b>	<b>16,336.75</b>	<b>17,107</b>	<b>17,080.25</b>
Football	NE		164.00		196.00		325.00
	NW		798.50		1,030.00		1,081.25
	SE		885.00		965.00		607.00
	SW		732.00		644.50		538.50
	<b>Total</b>	<b>1,056</b>	<b>2,579.50</b>	<b>926</b>	<b>2,835.50</b>	<b>911</b>	<b>2,551.75</b>
Lacrosse	NE		104.75		237.50		340.00
	NW		1,640.50		2,048.75		2,034.25
	SE		1,299.75		1,122.00		1,317.75
	SW		592.00		775.50		853.00
	<b>Total</b>	<b>1,573</b>	<b>3,637.00</b>	<b>1,569</b>	<b>4,183.75</b>	<b>1,953</b>	<b>4,545.00</b>

The number of users participating in affiliated sports programs that utilize THPRD permitted athletic fields increased 10.8% between 2012 and 2015. In 2015 the affiliated organizations used 41,540.75 hours of athletic field time. Lacrosse and soccer have gained in popularity while football, and baseball/softball have slightly decreased in participation.



## 8.0 Future Conditions

Future conditions, by type of facility, will be determined by referencing the 2013 Comprehensive Plan Update, Parks and Program Functional Plans, attendance, hours requested, and usable hours. Our ability to meet future demand will be measured by monitoring the following:

1. Number of hours available.
2. Number of usable hours. Excludes: hours while school is in session, non-permitted school field hours, unusable field condition hours, winter and summer closures of grass fields, BSD no-use hours, rainout hours, and field rest & recovery hours.
3. Number of hours used. Includes: billable affiliate hours, tournament hours, THPRD internal program hours, contract hours, rainout hours and rental hours.

The surplus or deficit of hours in a facility or quadrant will guide the development of an athletic facility, repurposing or redevelopment of a facility to meet demand, or a review of assignment of facilities to balance use.

In addition to use-generated demand, we will also monitor local, regional and national trends in sport participation, trends in local population including projected growth areas, and changes in demand or use. Our sources will include, among others, BSD attendance projections and census and growth projections.

As future demand and needs are identified, an integral part of the athletic facility planning and development process will be the Access for All initiative. Access for All is a THPRD initiative intended to address gaps in services and programming for underserved populations. Despite progress in social attitudes, people with disabilities continue to experience stigma and exclusion, as well as social and economic marginalization. The need for inclusive, accessible programs and facilities for children and adults with disabilities far outpaces available services.

THPRD provides inclusion services and specialized recreation programs. The vision statement for Inclusion Services and Specialized Recreation is:

*“Tualatin Hills Park & Recreation District promotes the power of choice to enhance the quality of life for individuals of all abilities. We do this by providing diverse, accessible recreation in an environment that promotes dignity, success, and fun.”*

Population shifts have profound ramifications for the district. To successfully meet our mission, we will need to address changes in several areas:

- **Programming:** Provide affordable access to programs and athletic facilities that target the interests of our multicultural and underserved residents.
- **Engagement:** To be certain THPRD hears the opinions and values of all cultures in our service area – THPRD will market programs to specific audiences, and encourage all

populations to serve on advisory committees, and to volunteer in planning and implementing programs and special events.

- **Communication:** Determine the most effective means to communicate and market our services to all cultures.

All aspects of diversity are important when effectively programming recreational activities and athletic facilities in our community. The vision statement for our diversity program is:

*“We provide all individuals the opportunity to play, learn, and explore, and all employees and volunteers the opportunity to further the districts mission. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the districts diverse population.”*

It is important that financial barriers are removed or minimized when working to address culture, equity and diversity. To assist with this effort THPRD has a scholarship program that provides need based assistance to residents using THPRD programs and facilities.

## **9.0 Community Input on Facility Needs and Use**

Input and diversified involvement is important to the decision making process for the development of new, and repurposing of existing, athletic facilities. Property owner(s) (e.g., BSD, THPRD, etc.), community partners, users/residents, and staff, are all involved. This group considers the following in the decision making process: impacts to other user groups, future needs for the facility, budgetary impacts, and current inventory and existing conditions of each facility. As a reference for public involvement, THPRD has established Community Outreach Procedures, Operating Procedure 4.01.01.

THPRD has established a clear and consistent procedure for informing the general public, neighborhood residents, and stakeholder groups in advance of various types and levels of district activities. Activities could include general maintenance work, master planning, natural resource work, and all types of site and facility construction projects. In general, public process involves the following principles:

- a) The district’s Parks Functional Plan addresses public involvement and, where appropriate, should be considered whenever new athletic facilities are being implemented.
- b) The Community Outreach Procedure provides community outreach requirements for maintenance, planning, natural resource, and improvement projects. It defines project levels, decision making authority, criteria, community outreach requirements, and project examples.
- c) The Community Outreach Procedure is comprised of 5 levels. Key components addressed in each level include:
  - Is community outreach required?
  - Is notification signage required?
  - Is written notification required?

- Is a neighborhood meeting required?
- Decision making authority

Public input received during public outreach is integral to the district’s planning and design process. Among other important factors, public input helps inform and guide the design of athletic facilities to ensure that stakeholder needs and preferences are being met.

## **10.0 Meeting Future Athletic Facility Needs Cost-Effectively**

THPRD will look for the most cost-effective methods to meet its future athletic facility needs. A key strategy for meeting the need for athletic fields is to determine whether to develop or install synthetic turf fields vs. natural grass athletic fields based on the following factors:

1. Annual maintenance cost comparisons of full-size synthetic vs. natural grass (based on 2015 dollars)
  - a. Full size synthetic turf field = \$4,000-6,000
  - b. Natural grass (native soil) non-irrigated field = \$2,000-4,000
  - c. Natural grass (native soil) baseball/softball field = \$12,000-16,000
  - d. Natural grass (native soil) irrigated field = \$8,000-12,000
  - e. Natural grass (sand-base) field = \$16,000-20,000
2. Replacement costs (expected lifespan of 10 years)
  - a. Full size synthetic turf field = \$500,000-700,000
3. Development costs as determined through the planning process. These will be affected by project or site-specific conditions (including governing body sanctioning requirements) as determined by the design team.
4. Hours of use comparison
  - a. Synthetic turf fields do not require an annual rest & recovery period and they allow for all-weather play, which results in approximately 900 additional hours of usage annually per field over natural grass (native soil and/or sand-base) fields.

## **11.0 Future Athletic Facilities Through Land Acquisitions**

THPRD will procure land/space for athletic facilities through land acquisitions, and shared use IGAs based on need.

As with land acquisitions for new parks (refer to Parks Functional Plan, Section 4.1.1), minimum expectations for land acquisitions for athletic fields and courts generally relate to acquiring sites that are suitable for development and include the following:

1. Developable area of sufficient size for the specific field, court type, or facility, and supporting amenities and access ways.
2. Relatively flat.
3. A location that is accessible and responsive to the needs of the intended user groups.
4. A location that is accessible and conducive to the operation and maintenance practices of the district.



5. Where appropriate, consider recommendations and standards identified in the Parks Functional Plan for athletic fields and courts.
6. Where appropriate, consider recommendations and standards identified in the Natural Resources Functional Plan when natural resources are present.
7. Where appropriate, consider recommendations and standards identified in the Trails Functional Plan where trails occur or are planned.

## **12.0 Partnerships and Shared Use Intergovernmental Agreements**

THPRD will enter into partnerships and shared use IGAs based on need and efficient use of resources. An IGA is conducted between two governing bodies to share the use of facilities or resources for the betterment of both parties and the community. In developing and implementing IGAs, THPRD follows District Compiled Policies (DCP) (refer to Chapter 5 – Public Contracting & Agreements, 5.17 Intergovernmental Agreements). Examples of IGAs that have cost-effectively improved access to athletic facilities for the community are the shared use of fields and gyms with BSD and a land use agreement with TVWD for athletic field development.

## **13.0 New and Repurposed Facilities**

THPRD occasionally experiences loss of athletic facilities due to cancellation of use agreements, school expansion, land redevelopment, lack of use, or changes in regional and local sports and population trends. To address athletic facility loss in the most cost-effective way, THPRD may develop new facilities and/or redevelop or repurpose existing facilities. To find the best options, THPRD considers current facility use, impacts resulting from the loss of space, user demand and need, and future growth.

Before developing new facilities or redeveloping or repurposing existing facilities, THPRD considers what services, programs, and facilities already exist in the service area; these programs and services may be private or public. Before investing public dollars, THPRD will determine if the program has an unmet need, the facility already exists and has no additional capacity, and if THPRD can cost-effectively operate the program or facility within cost recovery practices. Annual athletic facility utilization is tracked to assist with determining the best course of action, including lowering the level of service provided, or removing a facility from inventory.

Figure 6 on the following page represents the application of THPRD's planning and decision making process around facility development to meet population changes and growing demand. Represented is an aerial view of the Howard M. Terpenning Complex as it stood in 1990 and 2011. Since the original construction began in 1976, much has changed:

- In 1992 an air structure was added over the eastern outdoor tennis courts to increase availability with a second air structure added in 2006 for an increased capacity of 8 covered courts.
- In 1996 two additional multipurpose sand-base fields, one adult softball field, a roller hockey rink and additional parking were added.

- In 1997 a grass field was repurposed to add a 60,000 sq. ft. Athletic Center.
- In 1999 a skate park was added, and in 2001 and 2005 two grass multipurpose fields were repurposed to synthetic turf fields for added capacity.
- In 2008 an additional skate park was added.

Figure 6 Howard M. Terpenning Complex



*HMT aerial view circa 1990*



*HMT aerial view circa 2011*

## 14.0 Facility Design, Layout Guidelines, and Materials

The spatial layout of an athletic facility on the land in terms of size and orientation is determined through the planning process. The layout standards may be adjusted to adhere to project or site-specific conditions (including governing bodies' sanctioning requirements) as determined by the design team. In addition to the spatial needs of the specific type of athletic facility, safety buffers, and safe integration of the facility use with the park or location must also be considered. The following series of twelve figures presents a general plan schematic for each field type that could be developed or repurposed.

See Appendices for specific diagrams.

THPRD Baseball/Softball Field (Figure 7)  
THPRD Soccer Field (Figure 8)  
THPRD Lacrosse Field (Figure 9)  
THPRD Football Field (Figure 10)  
THPRD Rugby Field (Figure 11)  
THPRD Tennis Court (Figure 12)

THPRD Pickleball Court (Figure 13)  
THPRD Basketball Court (Figure 14)  
THPRD Volleyball Court (Figure 15)  
THPRD Bocce Court (Figure 16)  
THPRD Cricket Pitch (Figure 17)

In addition to design considerations, the planning process will also determine the type of profile (i.e., the vertical section of a field or court system as related to the depth and materials). The profile standards shown may be modified to adhere to project or site-specific conditions as determined by the design team. The following figures represent profiles for the typical standard details for each type of field/court.

See Appendices for specific diagrams.

Synthetic Turf Profile (Figure 18)  
Sand-base Sports Field Profile (Figure 19)  
Native Field Profile with Sub-Surface Drainage (Figure 20)  
Skinned Clay Infield Profile (Figure 21)  
Asphalt Court Profile with Acrylic Surfacing (Figure 22)  
Asphalt Court Profile (Figure 23)  
Sand Volleyball Court Profile (Figure 24)  
Bocce Court Profile (Figure 25)

## 15.0 Lighting

Field and court lighting is included for certain athletic facilities to increase the amount of usable time. The facility must be able to accommodate the additional play (increase in hours of use, proximity to homes) and be a cost-effective alternative to a new facility development. Ongoing costs associated with light use, maintenance and replacement are considered. Planning for lighting of athletic facilities will follow the established Community Outreach Procedures (refer

to Operating Procedure 4.01.01) for community input and feedback prior to final plans being developed. Lighting, when incorporated, will meet current jurisdictional code requirements. Lighting may include traditional lighting, LED lighting, automated systems, and/or other viable, cost-effective options.

## **16.0 Athletic Facility Amenities and Optional Structures**

Amenities and optional structures (i.e., the furnishings and other elements provided in direct support of the athletic facility being developed) are determined through the planning process. The layout standards may be adjusted to adhere to project or site-specific conditions as determined by the design team. THPRD will consider recommendations and standards identified in the Parks Functional Plan for amenities. Facility amenities should take into consideration use of color schemes that promote easy visibility and/or contrast from adjacent park features. The following series of photos (1-5) represent the standard furnishings used in THPRD athletic fields, and photos 6-9 depict optional structures in support of athletic facilities.

1. Bleachers
2. Player benches
3. Trash/Recycling receptacles
4. Drinking fountains
5. Signage: Refer to the THPRD Signage Master Plan for additional details
6. Restrooms – permanent and portable
7. Concessions
8. Dugouts
9. Storage

Kiosks: Refer to the THPRD Signage Master Plan for additional details



# Standard Furnishings



Bleachers



Player Benches



Trash Receptacles



Recycling Receptacles



Drinking Fountain



Kiosk

# Standard Furnishings

**These athletic facilities  
are maintained by the  
Tualatin Hills Park  
& Recreation District**



**Athletic Center  
503/629-6330**

**Synthetic Turf  
Field 2**

**Field Rules**  
**FIELD USE PERMIT REQUIRED.**  
Call 503/629-6330 to obtain permit.

**The following are prohibited inside  
the fenced area:**

- Metal cleats
- Littering
- Gum and candy
- Tobacco products (including chewing tobacco)
- Alcohol
- Sunflower seeds or shelled peanuts
- Golfing
- Batting practice
- Animals
- Chairs or canopies
- Liquids other than water

**Park Patrol 971/246-0169**  
Violators subject to exclusion and/or fine.



Signage

**Field Use  
By Permit Only**


**UNAUTHORIZED USERS WILL  
BE ASKED TO LEAVE.**

Permits will be checked and verified.  
To obtain a valid field use permit, call:  
Tualatin Hills Athletic Center  
503/629-6330

**USO DEL CAMPO SOLO  
CON PERMISO**

Si 10 usa sin autorizacion se le pedira  
que se retire. Lost permisos seran  
chequeados y verificados.

Violators subject to exclusion and/or fine.





# Standard Structures



Restrooms



Portable Enclosure



Portable Enclosure



Concessions



Dugouts



Storage

## **17.0 Department Involvement, Design, and Review**

All facility designs involve a design team, which is an advisory group consisting of representatives from each internal stakeholder department, and consultants. These teams are created for the purpose of informing the design process. Review of design drawings and specifications typically takes place during the design development and construction documentation phases. Comments are incorporated into the design documents before and after the community input process (refer to section 9.0, page 29 of this plan for more details).

## **18.0 Athletic Facility Assignment Priorities, Tiered System**

Prior to 2007 THPRD assigned athletic facilities to affiliated organizations based on historical requests and use. The affiliated organizations requested facilities and were not charged use fees or required to record or substantiate use. This allocation model created an inefficient use of facilities resulting in an artificial demand and perceived deficiency of athletic facility capacity. In 2007 THPRD developed and implemented an allocation process that based the requests for facilities on need, specifically the number of hours necessary for the sport or organization to offer the program. All allocations are based on hours requested, available and usable, measured by hours used and billed. This system of allocation has created efficient use of facilities and a resulting surplus of hours during non-peak seasons on some athletic fields.

Athletic facilities are assigned by facility type with priority based on THPRD's five (5) tiered system, unless superseded by an IGA (see section 3). These tiers, in order of priority, are:

1. THPRD program use.
2. Affiliates: Provide a service that THPRD would provide if they did not exist. Must be non-profit and community-based, focused on serving in-district needs and constituents.
3. Partners/Associates: Provide a service of community benefit. THPRD would not provide the activity or benefit if they did not exist. Must be non-profit and community-based, focused on serving in-district needs and constituents. Affiliates operate and exist as a result of Partners/Associates support, licensing or sanctioning.
4. Renters: Exclusive use of space. Must be for non-profit use, or proceeds must be donated to a charitable foundation/organization. For-profit enterprises are not eligible.
5. Commercial: Exclusive use of space. The district reserves the right to refuse use to a business or individual.

In 2012 THPRD developed and implemented an affiliate policy to administer and guide the recognition of organizations within the tiers (refer to DCP 7.16 for details). The responsible party for the assignment of all athletic facilities is the representative submitting the request and signing the agreement. (Refer to DCP 6.01 and facility use agreement form for additional details on fees and charges.)



## 19.0 Maintenance Standards

THPRD has established maintenance standards for operations and practices, as outlined in the Maintenance Standards Manual. This manual includes details related to specific maintenance activities and should be referenced for the most current information relating to maintenance standards.

The athletic facilities maintenance department uses a zone management structure to provide safe athletic facilities based on programming needs, standards of quality, and the efficient use of available resources. Maintenance staff generally follow a schedule and/or route, but there is variability in the frequency, duration, and type of tasks to accommodate differences in seasonality, public use, or asset performance. Typical responsibilities of the athletic facilities maintenance staff may include:

- General Services:
  - Athletic field mowing
  - Turf maintenance (e.g., aeration, over seeding, fertilization, sand topdressing)
  - Daily game/field preparation
  - Trash removal
  - Athletic court blowing/debris removal
  - Safety inspections and reports
  - Pesticide application
  - Irrigation system maintenance
  - Install/remove soccer goals
- On-Demand Services:
  - Graffiti removal
  - Vandalism repair
  - Snow/ice removal
  - Safety response
- Other Services:
  - Special event support
  - In-house construction projects
  - Capital project management

# Maintenance Standards





# Finished

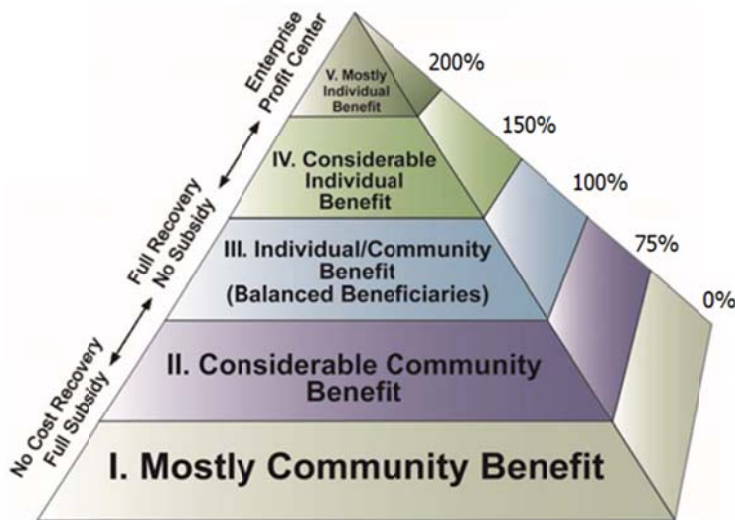


## 20.0 Funding

A goal of THPRD is to create a balanced cost recovery model that identifies and establishes financial accountability and sustainability goals, while equally supporting the core values, vision, and mission of the district and the community it serves. As community needs grow and evolve, the district will continue to approach the allocation of taxpayer funds thoughtfully and responsibly in an effort to maintain the quality standards established for our programs and services.

By focusing on community benefit, we have established a cost recovery and pricing model that meets our core values as stewards of the public dollar and as a quality service provider.

The Cost Recovery Pyramid Methodology is used to sort categories of service and determine cost recovery targets. The pyramid details cost recovery and subsidy goals corresponding with the benefit received by the community as a whole. The percentages on the right denote the level of expected cost-recovery for that tier of the pyramid.



Ongoing operational costs of athletic facilities that are free, unmonitored, and open for public use are covered in the taxes assessed by the district. These facilities are considered Tier I on the pyramid and can include tennis and basketball courts in the parks, skate parks, the disc golf course, and unreserved athletic fields.

Ongoing operational costs (including maintenance and scheduling) of athletic facilities that are reserved for individual use or group use (reservations) and designated athletic fields (reserved for use) are offset through rental fees or field use fees. These athletic facilities are considered Tier III or Tier IV and include sports complexes, synthetic turf fields, and monitored facilities.

Fees are set in accordance with cost recovery targets and are adjusted annually to match inflation or changes to levels of service.

Facility funding methods include:

1. General Fund Capital
2. System Development Charges
3. Grants
4. Donations
5. General Obligation Bonds
6. Revenue Bonds

The district's capital improvement program (CIP) is a combination of deferred maintenance capital projects (athletic facility replacement or repair) and system development charges (SDC) development projects (new athletic facilities or increasing capacity of existing facilities). Additionally, the list takes into account the priority recommendations outlined for this functional plan. Projects in the CIP are then funded through the district's budgeting process with either general funds or SDC funds. Grants and donations may also be solicited to help fund projects identified in the CIP in an effort to maximize district resources.

As stated above, the two primary funding streams available to deliver projects in the CIP are:

#### General Fund Capital

The district's primary funding source is property tax revenues. These revenues go into the district's general fund and are then allocated for capital projects and maintenance operations on an annual basis. These funds are typically prioritized toward capital replacements.

#### System Development Charges

The district's secondary source of funding for improvements comes from its SDC fund. Since 1997 the district has collected fees on new residential and commercial development occurring within its service area. These fees can only be used for new development or improvements to existing facilities that expand capacity necessitated by new development. SDC funds cannot be used for capital replacement or maintenance purposes.

In lieu of paying SDC fees at the time of development, developers may enter into a memorandum of understanding (MOU) to construct athletic facility improvements in the amount of estimated SDC fees that would normally be charged. The MOU outlines specific improvements to be constructed for which credit will be issued. The MOU also includes language to ensure that such improvements meet district design standards and guidelines.

#### Grants

Multiple grant opportunities exist to fund athletic facility improvements, in part or wholly. Grant sources include private foundations, such as the United States Tennis Association, and public agencies, such as the Oregon Parks and Recreation Department. Grants can be used to

acquire land, fund an entire park development and/or just a portion of a facility, such as a field upgrade, amenities, or a sports court. Grants can also be used for new facility development or, enhancement of existing facilities. The district will typically use SDC funds as a local match in order to leverage grant funds.

### Donations

In certain instances, athletic facility improvements are donated to the district or provided to the district. This could include land, materials, products, and/or labor for the construction or installation of athletic facilities. In most instances, this occurs in conjunction with improvement projects of other public agencies, such as the Beaverton School District, Tualatin Valley Water District, or City of Beaverton. In some instances, facility improvements can come from private development or community groups seeking improvements to facilities in their neighborhoods.

### General Obligation or Revenue Bond Funding

Bond funds can be used for a variety of projects based on how the bond is crafted, including land acquisition, new park development, redevelopment of existing parks, capital replacements, or a combination of these items. Bond funds can be short-term or long-term, and can be used for specific projects or many different projects. General Obligation bonds are approved by voters during a general or special election, and are supported by a dedicated property tax. Revenue bonds are approved by the Board and are full-faith and credit bonds supported by the district's general fund.

## **21.0 Measuring Our Results**

THPRD will monitor the success of our athletic facilities by establishing our desired outcomes, tracking the relevant data on a regular basis, and using the data to measure our results. The THPRD Board of Directors has set annual goals related to the efficiency of our operations (based on both staff time and cost recovery), the efficiency of our use (based on hours), and our level of sustainability (based on utilities consumption).

THPRD will track staff hours allocated to athletic facilities for programming and maintenance, budgeted expenses and revenue, actual costs and revenue (including utility costs), utility units consumed, and the following categories of hours:

1. Number of hours available.
2. Number of usable hours. Excludes: hours while school is in session, non-permitted school field hours, unusable field condition hours, winter and summer closures of grass fields, BSD no-use hours, rainout hours, and field rest & recovery hours.
3. Number of hours used. Includes: billable affiliate hours, tournament hours, THPRD internal program hours, contract hours, rain out hours and rental hours.

Based on this data, we will calculate the following measurements:

1. Staff time per hour used
2. Staff time per acre or square foot

3. Maintenance cost per hour used
4. Maintenance cost per acre or square foot
5. Revenue per hour used
6. Revenue per acre or square foot
7. Cost recovery percentage based on budget
8. Cost recovery percentage based on actuals
9. Percentage of hours used vs. hours allocated
10. Percentage of hours billable vs. hours used
11. Year-over-year trends in hours used
12. Utilities units consumed per acre or square foot



## 22.0 Recommendations: 2015-2020

This Athletic Facilities Functional Plan addresses athletic facilities owned, operated or permitted by THPRD. The plan covers athletic facilities that are not within the confines of a recreation center, they are monitored and non-monitored facilities that are located outdoors. For purposes of these recommendations athletic facilities are viewed in two categories, permitted athletic fields and non-permitted athletic facilities.

- a) Permitted athletic fields can be sports complexes, a specific use location, or an athletic field at a school or in a park. *Examples include but are not limited to: HMT recreation complex, Sunset Park, Powerlines sports fields and Nancy Ryles Elementary School.*
- b) Non-permitted athletic facilities can be part of a sports complex, can be a specific use location, or can be at a school or in a park. *Examples include but are not limited to: tennis courts, bocce court, skate parks, basketball pads, volleyball courts, etc.*

In FY 2014-15 THPRD permitted the use of 259 athletic fields that were utilized for the purpose of offering THPRD programs, community based sports programs (affiliates), tournaments and rentals.

- a) THPRD is meeting the needs of the community as measured by expressed demand for facilities being met with excess capacity in some areas and on certain types of facilities.
- b) Peak demand is fall (August through November) and spring (March through June).
- c) THPRD has excess capacity on baseball/softball fields in general.
- d) THPRD has excess capacity on all fields in the non-peak summer (July through August) and winter (November through February) months.

The 2008 bond measure provided additional capacity for athletic facilities, specifically athletic fields. To date construction has been completed and facilities have been opened which are included in this plans inventories.

**Completed projects, 2008 Bond measure.**

Site	Quadrant	Use	Status
AM Kennedy Park Redevelopment	NE	Multipurpose	Completed
Cedar Mill Park Redevelopment	NE	Soccer/Football/Lacrosse	Completed
Meadow Way Park	SE	Soccer/Football/Lacrosse	Completed
Barsotti Park	SW	Multipurpose	Completed
Winkelman Park	SW	Baseball/Softball	Completed
Cedar Mill Elementary School	NE	Baseball/Softball	Completed

Included in the 2008 bond were park developments and park re-developments. Through the public process new athletic facilities added include:

Schiffler Park Redevelopment	SE	Skate Spot and (1) Basketball pad	Completed
Barsotti Park	SW	Youth Tennis Court	Completed

Additional athletic facilities provided in the 2008 bond are in final planning stages, or under construction. These additional facilities will increase capacity in three quadrants, addressing current needs as identified in the 2008 bond planning.

Cedar Hills Park Redevelopment	NE	Multipurpose synthetic turf	Sand Volleyball Court
SW Quadrant Community Park	SW	Two multipurpose synthetic turf fields, 90 foot baseball field, Champions Too field (synthetic turf)	
Conestoga Middle School	SE	Multipurpose synthetic turf	N/A

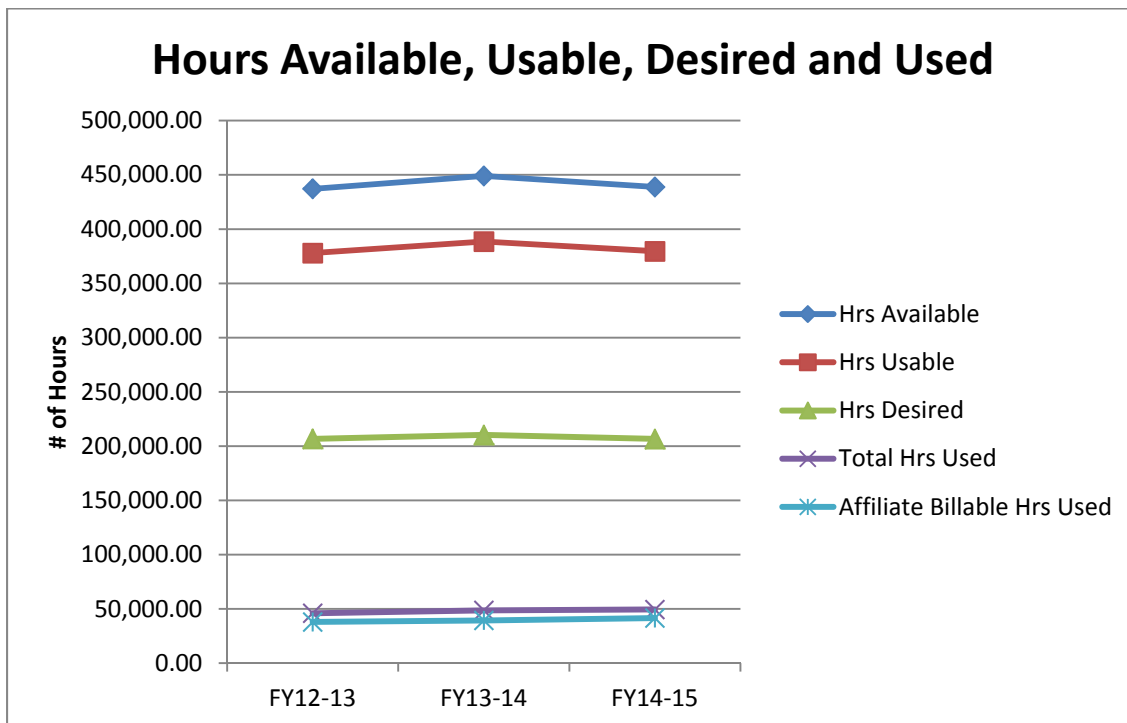
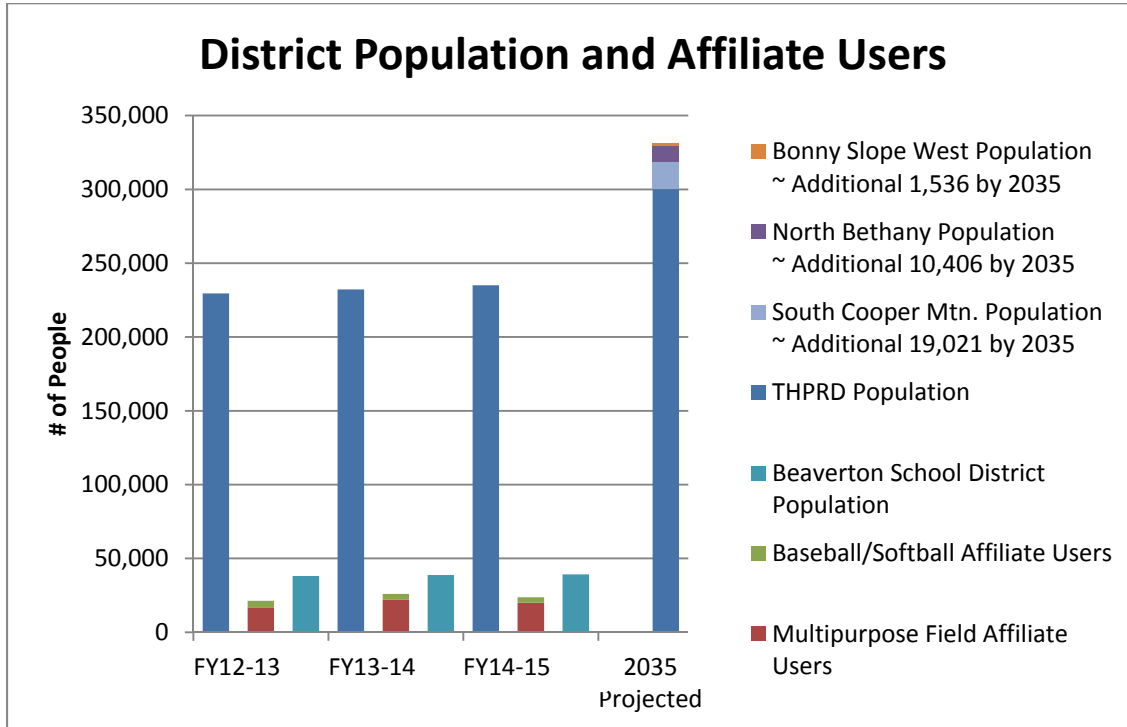
Significant factors and considerations influencing these recommendations include:

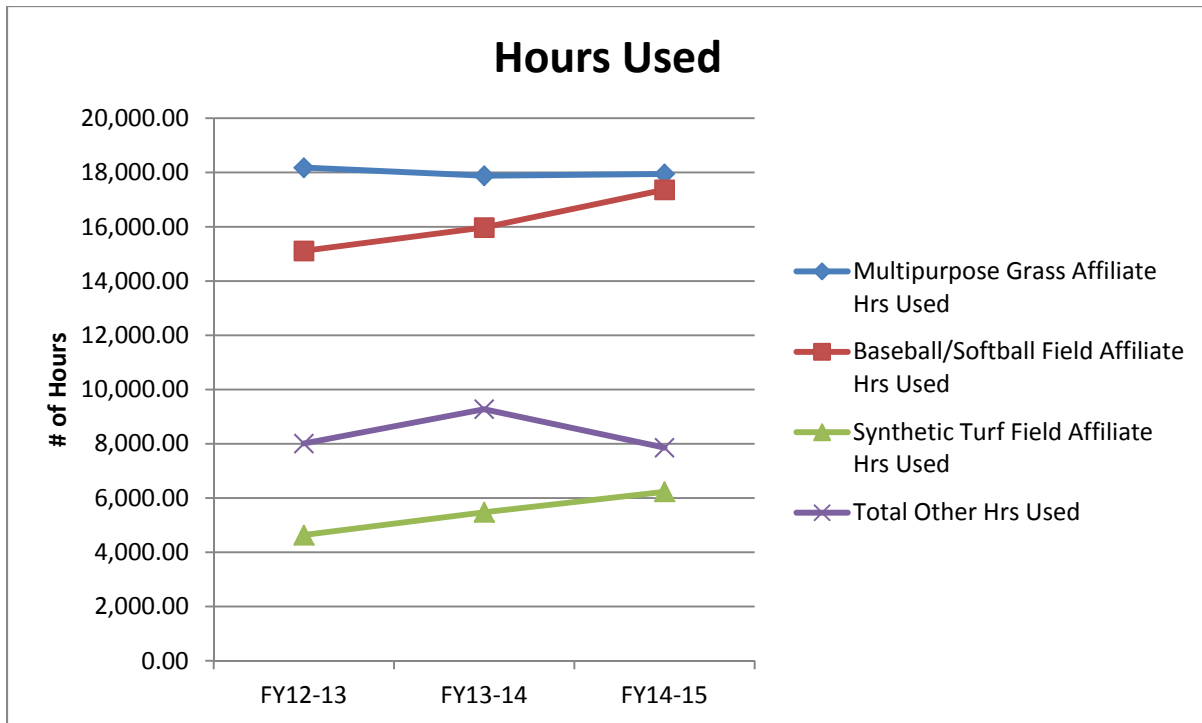
**Use trends:**

Overall the number of affiliate users has increased 10.8% over the past three years while the overall population of THPRD continues to grow at a rate of 1.2% annually. While THPRD has sufficient capacity on existing permitted facilities, the location of the facilities in proximity to new and developing population centers is challenging. The largest growth areas are projected to be in the North Bethany planning area (10,721 residents projected by 2035) and South Cooper Mountain planning area (19,021 residents projected by 2035) both of which are not



currently being serviced. The student population of the BSD is increasing at a rate of 1.2% annually, equivalent to the increases seen in the THPRD population growth. In 2015 the BSD student population was 40,725. Projections show a population growth of 6.5% over the next 10 years to an estimated population of 43,361.





### Affiliate Users and Affiliate Billable Hours Used by Sport

Sport	Quadrant	FY12-13		FY13-14		FY14-15	
		# of Affiliate Users	Affiliate Billable Hrs Used	# of Affiliate Users	Affiliate Billable Hrs Used	# of Affiliate Users	Affiliate Billable Hrs Used
Baseball/Softball	NE		2,474.00		2,688.50		2,840.00
	NW		6,294.50		6,073.70		6,942.75
	SE		2,822.00		2,912.50		3,920.50
	SW		3,521.50		4,296.00		3,660.50
	<b>Total</b>	<b>4,544</b>	<b>15,112.00</b>	<b>3,815</b>	<b>15,970.70</b>	<b>3,709</b>	<b>17,363.75</b>
Soccer	NE		3,186.50		3,230.00		3,188.00
	NW		7,037.00		7,376.25		8,467.25
	SE		3,440.50		3,433.50		3,679.00
	SW		2,933.75		2,297.00		1,746.00
	<b>Total</b>	<b>14,196</b>	<b>16,597.75</b>	<b>19,696</b>	<b>16,336.75</b>	<b>17,107</b>	<b>17,080.25</b>
Football	NE		164.00		196.00		325.00
	NW		798.50		1,030.00		1,081.25
	SE		885.00		965.00		607.00
	SW		732.00		644.50		538.50
	<b>Total</b>	<b>1,056</b>	<b>2,579.50</b>	<b>926</b>	<b>2,835.50</b>	<b>911</b>	<b>2,551.75</b>
Lacrosse	NE		104.75		237.50		340.00
	NW		1,640.50		2,048.75		2,034.25
	SE		1,299.75		1,122.00		1,317.75
	SW		592.00		775.50		853.00
	<b>Total</b>	<b>1,573</b>	<b>3,637.00</b>	<b>1,569</b>	<b>4,183.75</b>	<b>1,953</b>	<b>4,545.00</b>

## **Access**

The location of facilities and proximity to population centers is important to consider as part of these recommendations. Access including vehicular transportation, bike routes, walkability, community demand, and community support are all related to the specific location of an athletic facility recommendation. Barriers such as Highway 26, Highway 217, Farmington Road, Murray Road, and Scholls Ferry Road influence travel time not only to gain access to an athletic facility but also walkability.

## **Access for All Initiative**

Because of an increase in population and shifting demographics, this plan embraces the vision set forth for diversity at THPRD; this statement is:

“We provide all individuals the opportunity to play, learn, and explore, and all employees and volunteers the opportunity to further the district's mission. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population.”

To advance diversity in our offerings, we strive to provide access for all, which means we look for opportunities to include:

1. Children and adults with physical and developmental disabilities
2. People in low income situations
3. People who experience barriers due to language and culture
4. People who struggle with mobility and transportation
5. Senior citizens or other groups that may face barriers to full participation

“Tualatin Hills Park & Recreation District promotes the power of choice to enhance the quality of life for individuals of all abilities. We do this by providing diverse, accessible recreation in an environment that promotes dignity, success, and fun.”

## **Cost Recovery**

THPRD instituted a field use fee in 2007 as an early step to establishing cost recovery. Ongoing operational costs of athletic facilities that are free, unmonitored and open for public use are covered in the taxes assessed by the district. These facilities are considered Tier I by the cost recovery pyramid methodology and can include tennis and basketball courts in the parks, skate parks, the disc golf course, and unreserved athletic fields.

Ongoing operational costs (including maintenance and scheduling) of athletic facilities that are reserved for individual or group use (reservations), and designated athletic fields (reserved for use), are offset through rental fees or field use fees. These athletic facilities are considered Tier III or Tier IV by the cost recovery pyramid methodology and include sports complexes, synthetic turf fields, and monitored facilities. Fees are set in accordance with cost recovery targets and are adjusted annually to match inflation, changes to levels of service or changes in demand.

Based on population center development trends, and meeting current needs with excess capacity in existing population centers, the following recommendations have been developed.

**Recommendations: General Action Steps**

1. THPRD should continue to partner in the development of and access to athletic facilities located in neighborhoods or near population centers when appropriate.

*Examples include but are not limited to:*

- a. Identified area of demand for facilities
  - b. Location or facility meets a defined need
  - c. Location or facility provides a new service
2. THPRD should continue to evaluate and track the use of all athletic facilities.

*Examples include but are not limited to:*

- a. Determine levels of use and identify efficiencies of assignment
  - b. Review assignment process to increase access for adults and non-traditional sports
  - c. Assist in identifying levels of demand or surplus capacity
  - d. Maintain the ratio of population to facility availability
  - e. Identify facilities that can be repurposed or moved to a lower level of service
3. THPRD should track the relationship of facility use fees and resulting changes in demand or use to assist with projecting future needs.

- a. Increase use of targeted facilities to assist with improving cost recovery
4. THPRD should evaluate the permitted athletic facility assignment procedures.
    - a. Maximize use of synthetic turf fields
    - b. Maximize use of facilities with lights
    - c. Maximize use of athletic facility locations with multiple fields for efficiency
  5. THPRD should consider how every decision or plan related to athletic facilities addresses Access for All goals or advances Access for All priorities.
  6. THPRD should routinely check in with other community experts and partners to determine gaps in services.
    - a. Use this information to prioritize planning and the use of athletic facilities
    - b. Identify and evaluate opportunities to partner on athletic facilities and programs

**Recommendations: Priority Action Steps**

7. THPRD should develop a system of collecting and tracking the use of tennis courts, basketball courts, and other special use facilities, in parks or at non-monitored facilities.
  - a. Define the demand for, and determine the appropriate locations for repurposing or redevelopment of existing facilities to expand services in a cost effective manner

8. THPRD should complete planning and construct the balance of the athletic facilities identified in the 2008 funding measure.

- a. NW quadrant multipurpose grass youth athletic field, TBD
- b. SW quadrant multipurpose grass youth athletic field, Living Hope Church

9. THPRD should increase athletic facility allocation for non-mainstream sports.

Cricket is currently assigned one day a week at one location. The sport is in demand among an identified underserved ethnic population.

- a. Assure that the double wide synthetic turf field at the SW quadrant Community Park can accommodate cricket play
- b. Review scheduling practices to provide time for cricket at the PCC Rock Creek Recreation Facility in the NW quadrant

10. THPRD should continue to monitor and track all local, regional and national sports and activity trends.

- a. Identify underserved population needs related to athletic facilities
- b. Identify non-mainstream sports facility demand
- c. Identify trends that require advance planning to develop, repurpose or redevelop athletic facilities
- d. Identify opportunities to increase use, or add new uses, of athletic facilities

11. THPRD should address growth in the North Bethany planning area. (NE quadrant)

The North Bethany planning area is growing at a faster rate than was previously anticipated. This planning area is estimated to see a population growth of 10,721 residents and 5,000 housing units in the next 20 years.

- a. Identify and execute partnerships to provide two baseball and softball fields that provide 3,954 hours of available time and two youth multipurpose grass athletic fields that provide 3,658 hours of multipurpose athletic field capacity.
- b. Develop full sized athletic field or fields on THPRD property that will yield 5,096 hours of multipurpose athletic field capacity.
- c. Develop one youth multipurpose grass athletic field on THPRD property that will yield 1,829 hours of multipurpose athletic field capacity.
- d. Provide space in all new park developments for athletic facilities and amenities through the planning process. These include but are not limited to: tennis, volleyball, basketball and casual use.
- e. Consider assuming operations of the Springville K-8 multipurpose grass youth athletic field.

12. THPRD should address planned growth in the South Cooper Mountain planning area. (SW quadrant)

The South Cooper Mountain planning area is in the initial stages of development with an estimated population of 19,021 and between 2,900 and 3,530 housing units by 2035.

Additionally, BSD is adjusting boundaries to shift the student population south to make room at schools in the NW quadrant. This provides a cost-effective partnering opportunity to co-develop athletic facilities.

- a. Identify and execute partnerships that will provide one youth baseball and softball field, 1,977 hours; one youth multipurpose grass athletic field, 1,829 hours; a full-sized athletic field or fields that can provide 3,954 hours of multipurpose athletic field capacity; and a minimum of four tennis courts.
- b. Provide space in all new park developments for athletic facilities and amenities through the planning process. These include but are not limited to: tennis, volleyball, basketball, and casual use.

## Glossary

**Affiliate:** An organization that provides a service that THPRD would provide if they did not exist. Must be non-profit and community based, focused on serving in-district needs and constituents.

**Assignment:** The process of reserving a space for use by a designated group. Synonymous with a rental.

**District Complied Policy (DCP):** Policy adopted by the board of directors to provide operational guidance and governance.

**Rainout:** The declaration of a field that is not in playable shape due to weather conditions.

**Rest & recovery:** The designated period of time a field is closed to use for repair or damage prevention.

**System Development Charge (SDC):** Fees that the district collects on new residential and commercial development occurring within its service area. These fees can only be used for new park development or improvements to existing facilities to expand capacity necessitated by new development. SDC funds cannot be used for capital replacement or maintenance purposes.



## **Appendices**

### Layout Guidelines

- Figure 7: Baseball/Softball Dimensions
- Figure 8: Soccer Field Dimensions
- Figure 9: Lacrosse Field Dimensions
- Figure 10: Football Field Dimensions
- Figure 11: Rugby Field Dimensions
- Figure 12: Tennis Court Dimensions
- Figure 13: Pickleball Court Dimensions
- Figure 14: Basketball Court Dimensions
- Figure 15: Sand Volleyball Court Dimensions
- Figure 16: Bocce Court Dimensions
- Figure 17: Cricket Pitch Dimensions

### Athletic Facility Profiles

- Figure 18: Synthetic Turf Profile
- Figure 19: Sand Base Sports Field
- Figure 20: Native Field with Sub-surface Drainage
- Figure 21: Skinned Clay Infield Detail
- Figure 22: Asphalt Court Sections with Acrylic Surfacing
- Figure 23: Asphalt Court Section
- Figure 24: Sand Volleyball Court Section
- Figure 25: Bocce Court Profile

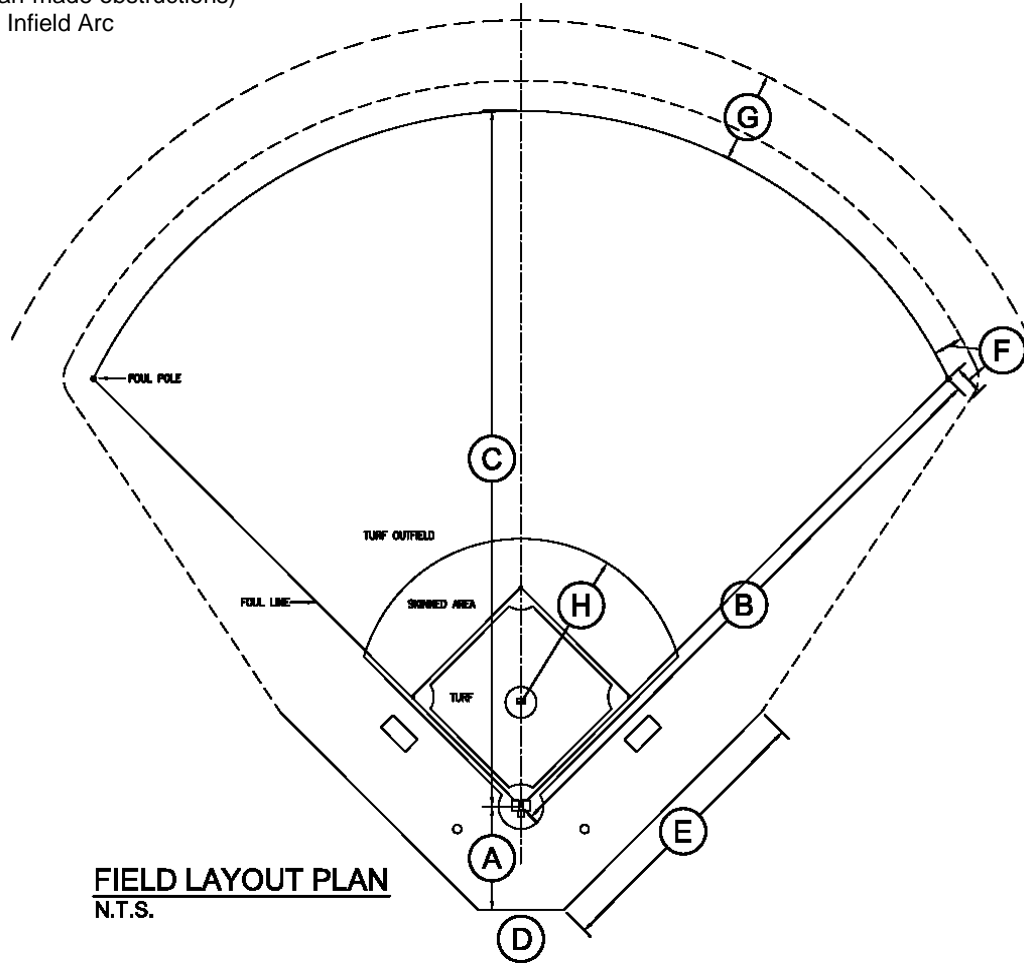
# Baseball/Softball Field Dimensions

Figure 7



**Key for THPRD baseball standards:**

- A. Home base to Backstop
- B. Distance of Foul line
- C. Distance to Center Field
- D. Height of Backstop (see specs for backstop height and width)
- E. Distance of Fence Wings
- F. Distance of Safety Zone from end of base/foul line (No obstructions)
  - a. Towards outfield
  - b. Towards fence wings
- G. Safety Buffer (No man-made obstructions)
- H. Distance to Skinned Infield Arc



**Baseball/Softball Fields**

		A	B	C	D	E	F	G	H
Field Type	User Group	Home Base to Backstop	Foul Line	Center Field	Backstop Height	Wing Fence	Run Out	Safety Buffer	Infield Arc
60' baseline	5-12yr old	15'-25'	200'	200'	16' or 30'	100'	15'	50'	55'
70' baseline	10-14yr old	15'-30'	200'	250'	16' or 30'	100'	15'	50'	65'
80' baseline	13-14yr old	25'-40'	250'	300'	30'	110'	15'	50'	80'
90' baseline	13-18yr old	25'-60'	320'	400'	30'	120'	15'	50'	95'

**Typical Field Programming: Season**

Spring / Summer

**Program**

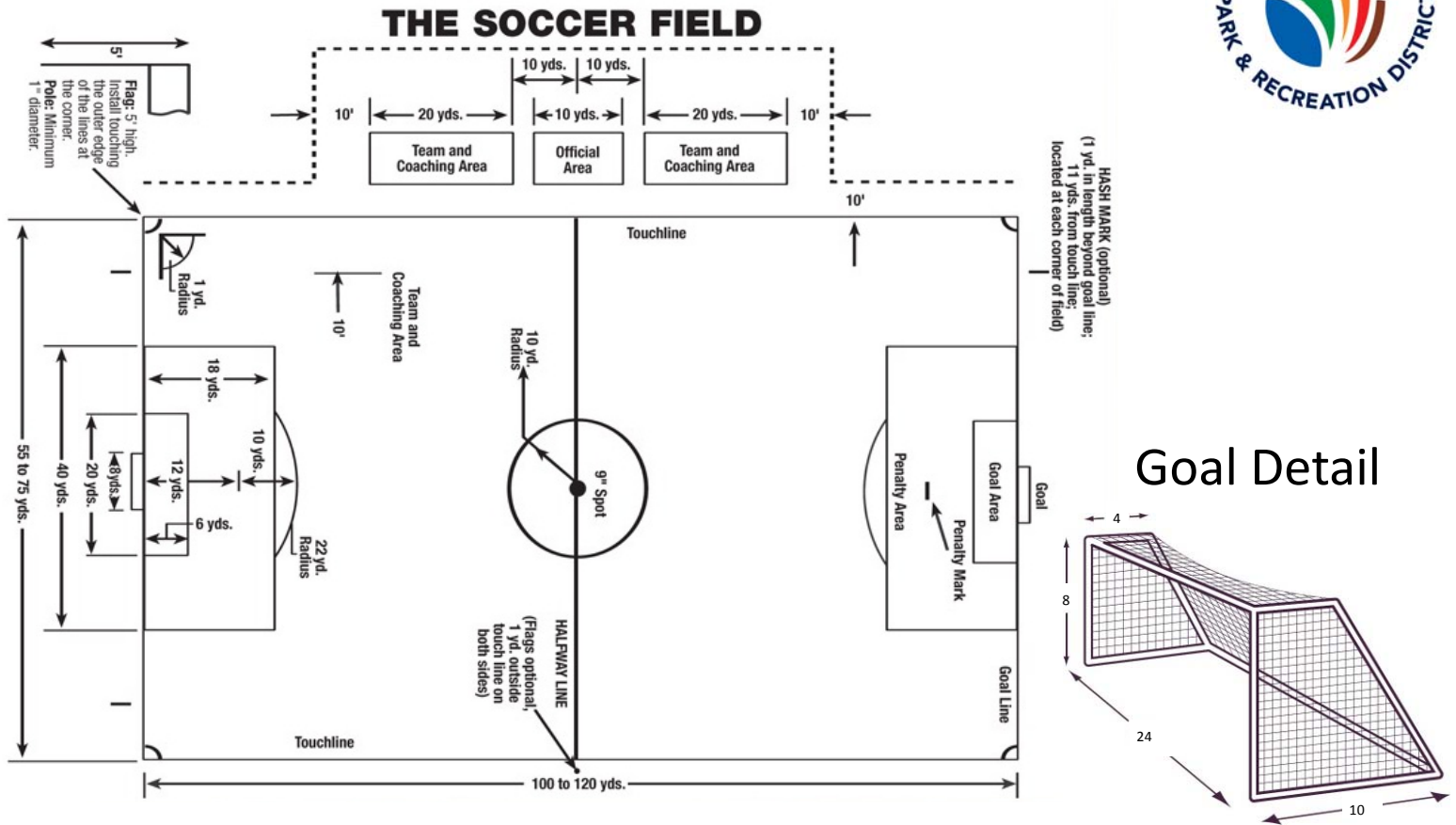
Baseball / Softball

**Notes:**

- 1) 60'/70' field backstop heights may vary based on site conditions.
- 2) Irrigation/drainage system boxes and vaults shall be located outside the field of play whenever possible. This includes the 15' run out zone. If boxes or vaults are located within these areas, they must be buried a minimum of 4" below grade.
- 3) No man made structures shall be designed or constructed within the Safety Buffer. Examples include play areas, shelters, site furnishings and other hard surfaces.

# Soccer Field Dimensions

Figure 8



## Soccer Fields

Field Type	User Group	Minimum Field Size	Optimum Field Size	Side Lines	End Line Run Out	Optimum w/ Run Outs
U8		75' x 105'	75 x 105	6'	10'	87' x 125'
U9/10		105' x 150'	135' x 180'	6'	10'	147' x 200'
U11		135' x 210'	165' x 240'	6'	10'	177' x 260'
U12		150' x 270'	180' x 300'	6'	10'	192' x 320'
U14		180' X 285'	210' X 330'	6'	10'	222' x 350'
Full Size		180' x 300'	225' X 360'	6'	10'	237' x 380'

### Typical Field Programming:

#### Season

Fall  
Winter  
Spring / Summer

#### Program

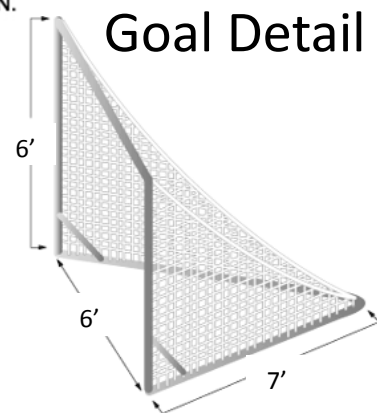
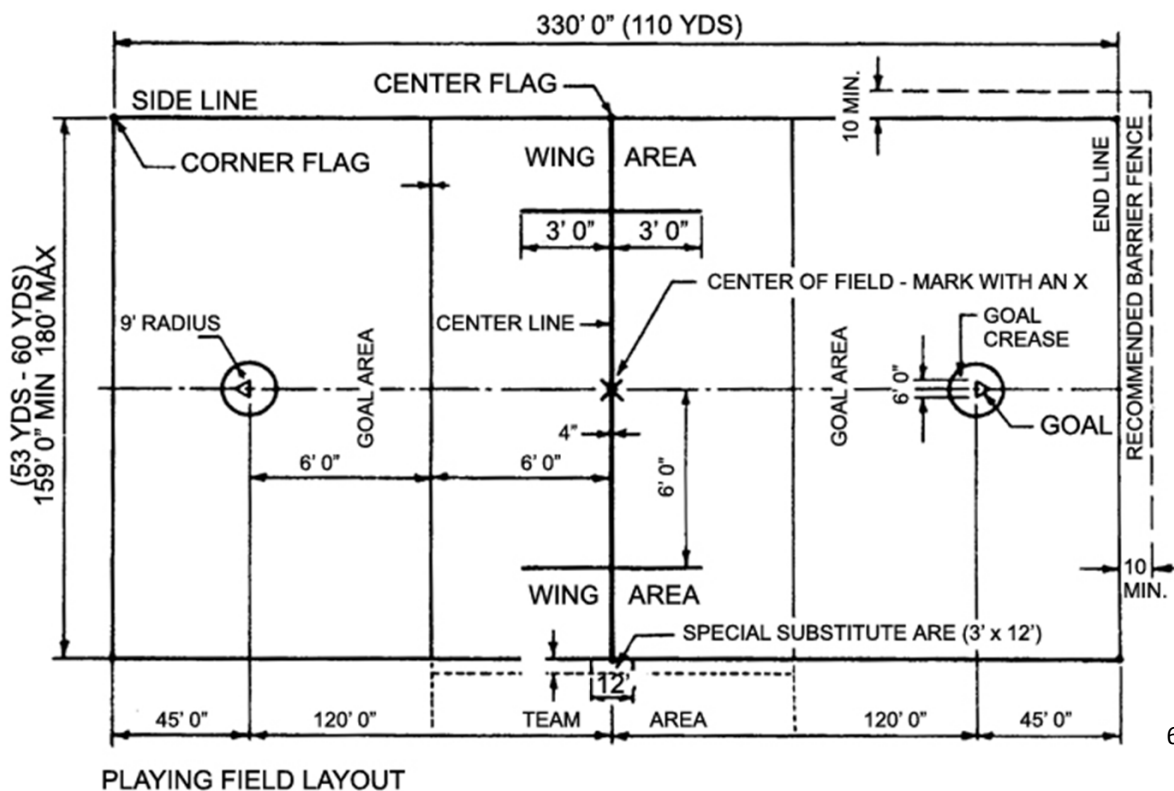
Football / Soccer  
Lacrosse / Rugby  
Lacrosse / Soccer

### Notes:

- 1) Provide a minimum 12' buffer between double fields. Increase distance whenever possible to accommodate teams.
- 2) Irrigation/drainage system boxes and vaults shall be located outside the field of play whenever possible. This includes side line and end line run out zone. If boxes or vaults are located within these areas, they must be buried a minimum of 4" below grade.
- 3) PCC Rock Creek double field is 510' x 390' w/ 15' side lines and run outs with a 30' buffer between fields.

As a general rule a playing field shall have a minimum safety zone of 6' at side lines and 10' at end lines. Minimum standards may vary depending on site conditions. Synthetic field fencing shall consider adequate space for safety, field uses, spectators, teams and maintenance access.

# Lacrosse Field Dimensions



## Lacrosse Fields

Field Type	User Group	Minimum Field Size	Optimum Field Size	Side Lines	End Line Run Out	Optimum w/ Run Outs
Small	Boys		150' x 225'	18'	15'	186' x 255'
Preferred	Boys		180' x 330'	18'	15'	216' x 360'
Preferred	Girls	180' x 330'	195' x 360'	13' (4M)	6.5' (2M)	221' x 373'

### Typical Field Programming:

#### Season

Winter  
Spring / Summer

#### Program

Lacrosse / Rugby  
Lacrosse / Soccer

### Notes:

- 1) Provide a minimum 12' buffer between double fields. Increase distance whenever possible to accommodate teams.
- 2) Both boys and girls lacrosse prefer 15' clear end line run-outs. A full size soccer field can accommodate a girls preferred size if portable soccer goals are pushed back off the field.
- 3) Field design shall include side line space of 18' for spectators and 30' for coaches, table area and teams.
- 4) Irrigation/drainage system boxes and vaults shall be located outside the field of play whenever possible. This includes side line and end line run out zone. If boxes or vaults are located within these areas, they must be buried a minimum of 4" below grade.

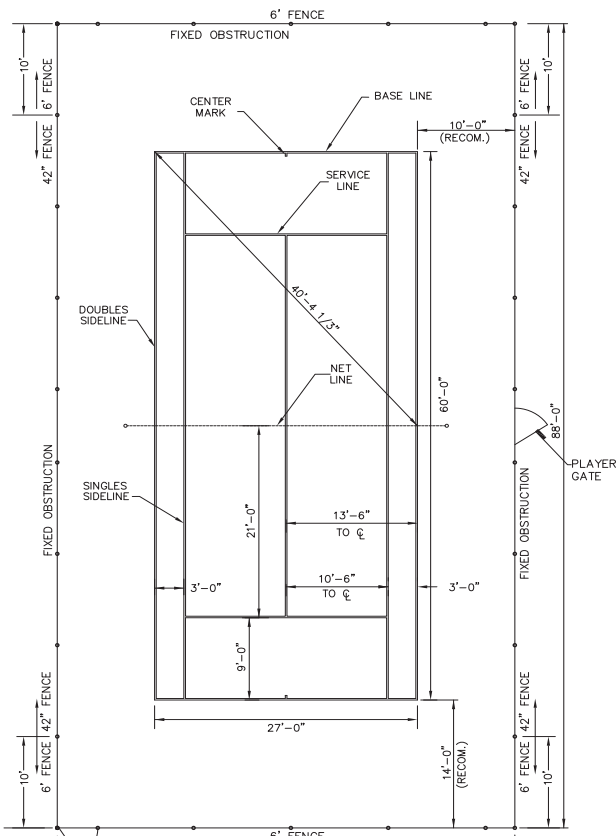
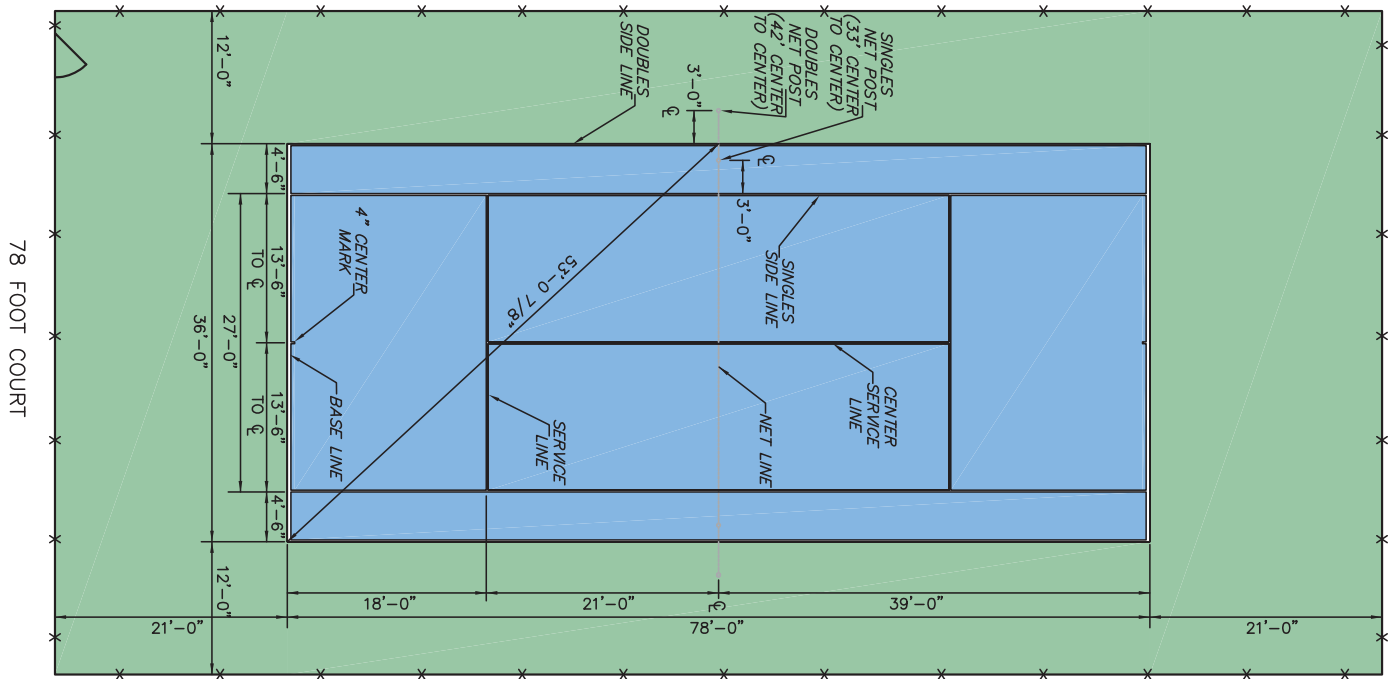
As a general rule a playing field shall have a minimum safety zone of 6' at side lines and 10' at end lines. Synthetic field fencing shall consider adequate space for safety, field uses, spectators, teams and maintenance access.



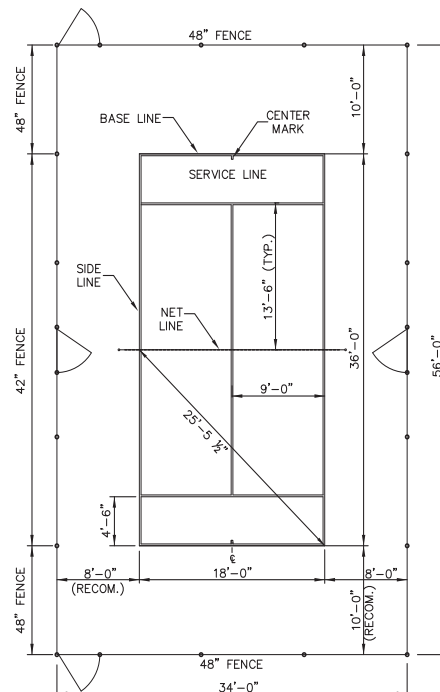




# Tennis Court Dimensions



1  
T-2 60 FOOT QUICKSTART COURT LINE LAYOUT  
NOT TO SCALE

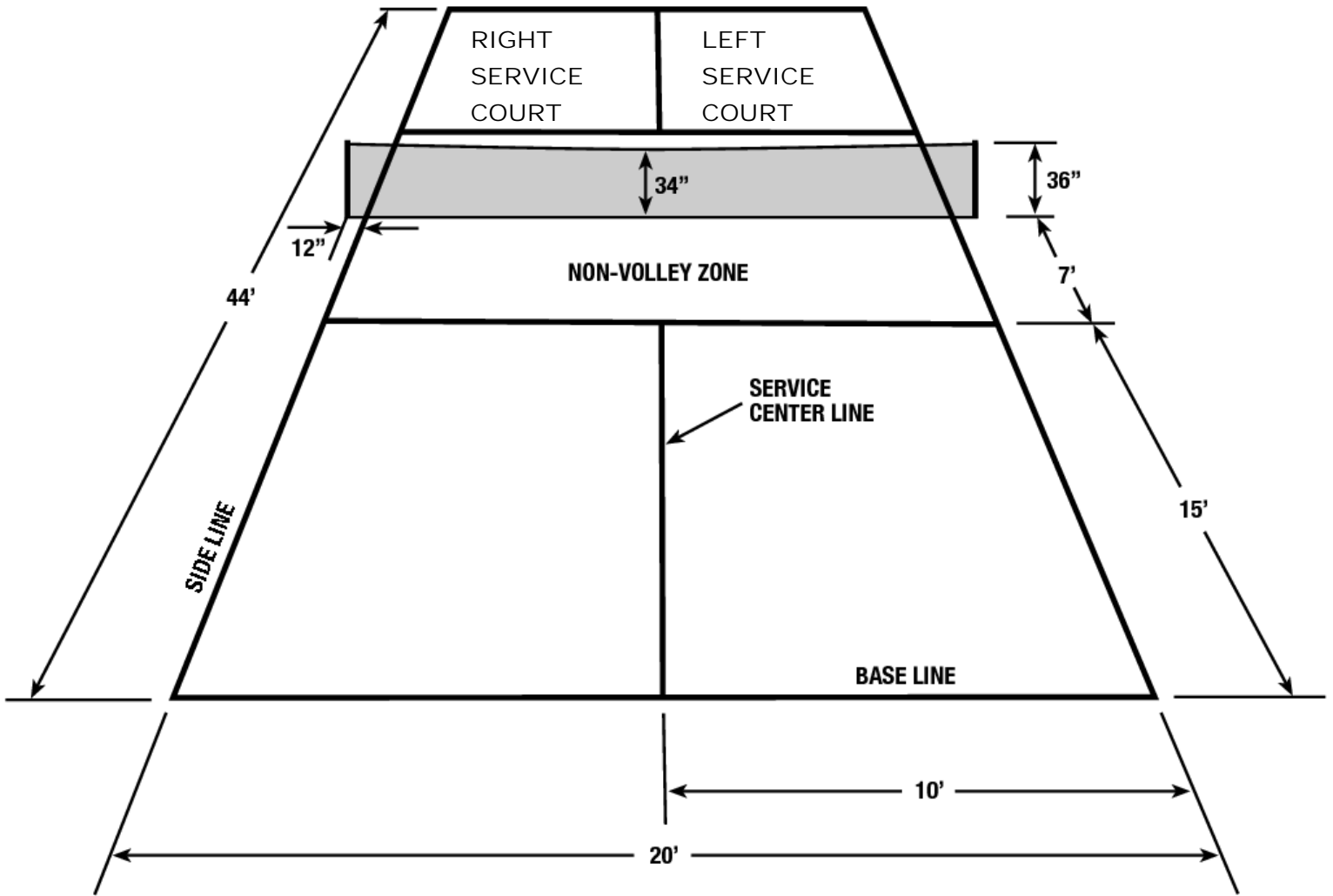


1  
T-1 36 FOOT QUICKSTART COURT LINE LAYOUT  
NOT TO SCALE

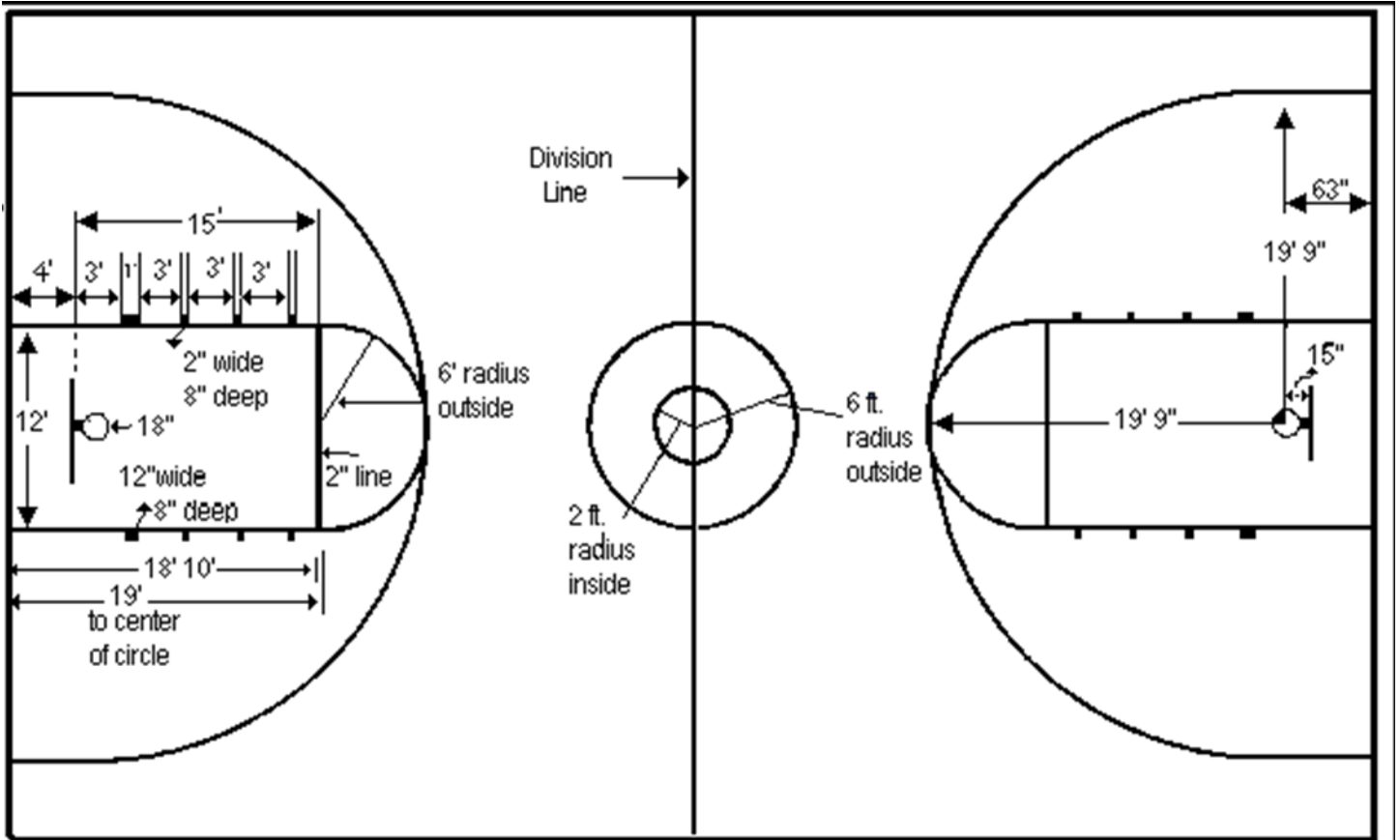


Figure 13

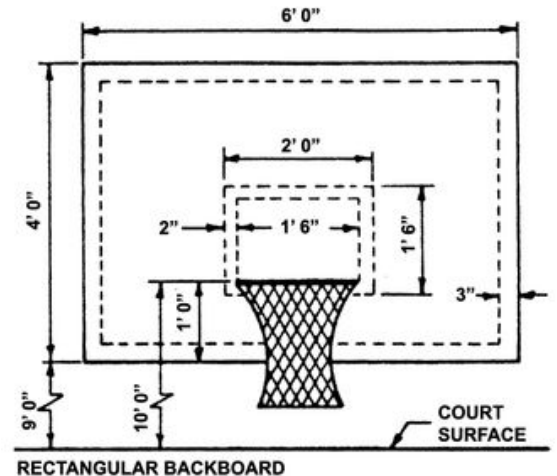
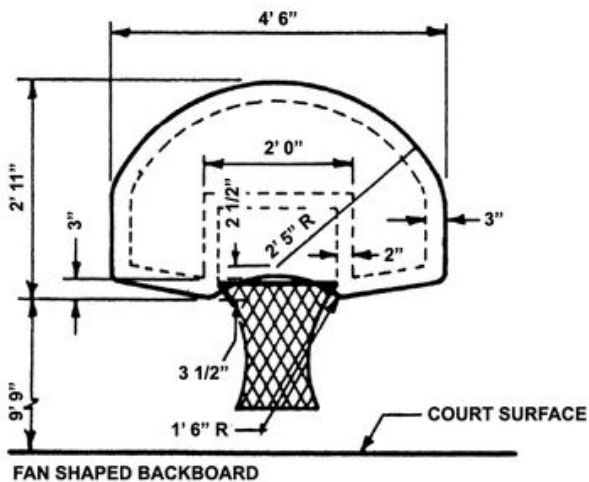
# Pickle Ball Court Dimensions



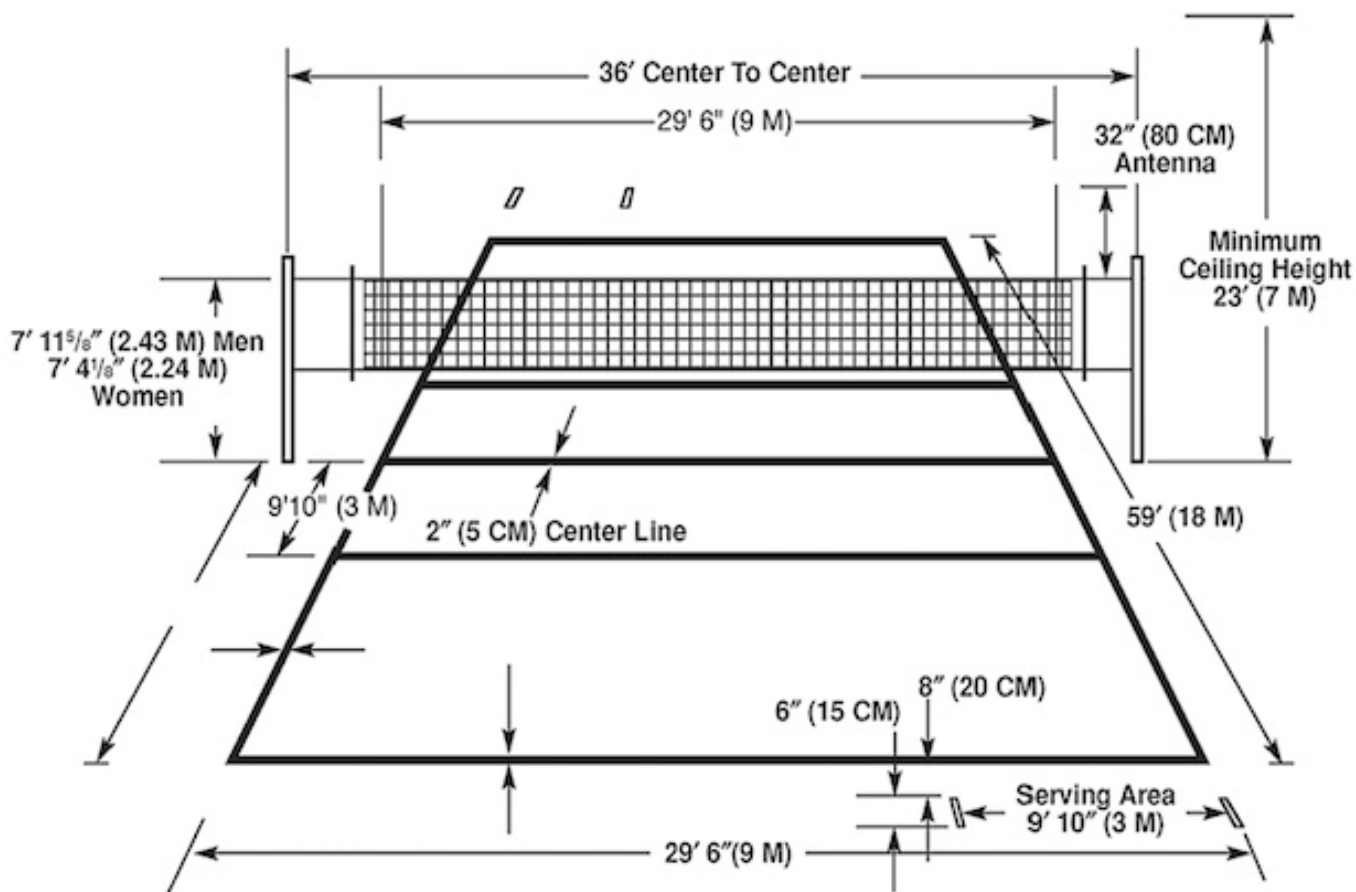
# Basketball Court Dimensions



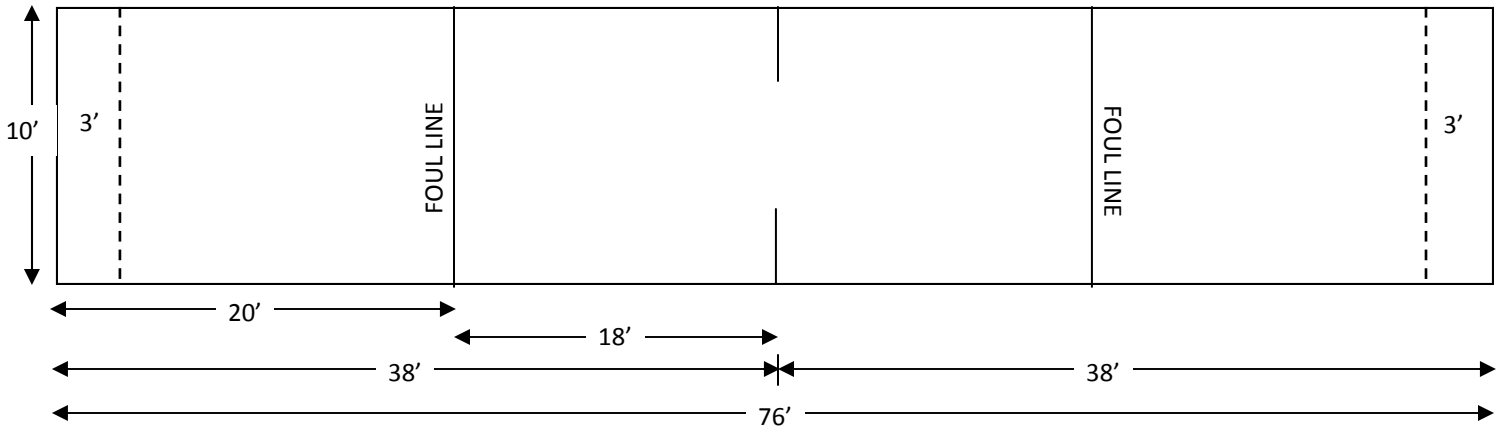
## Net Detail



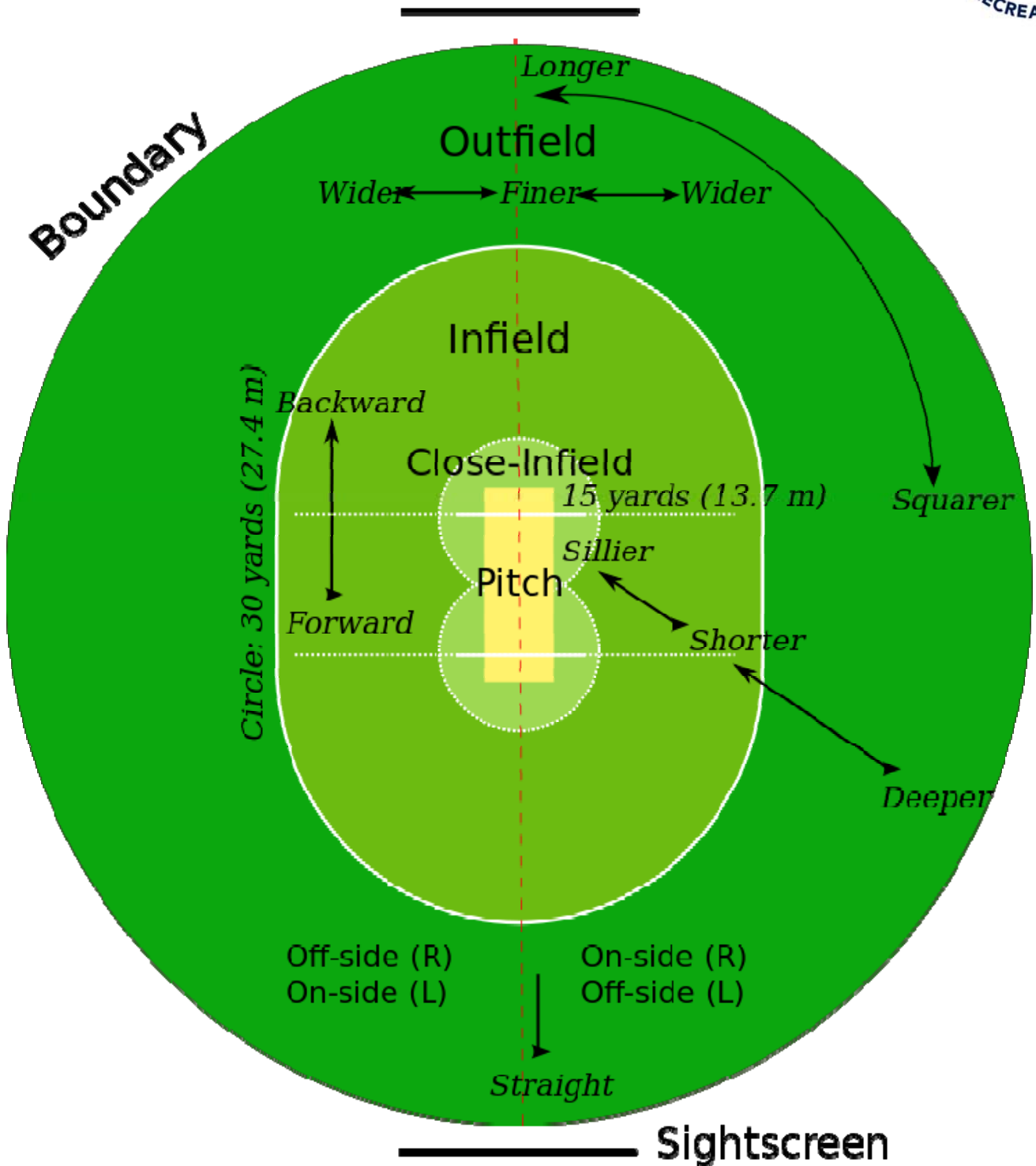
# Sand Volleyball Court Dimensions

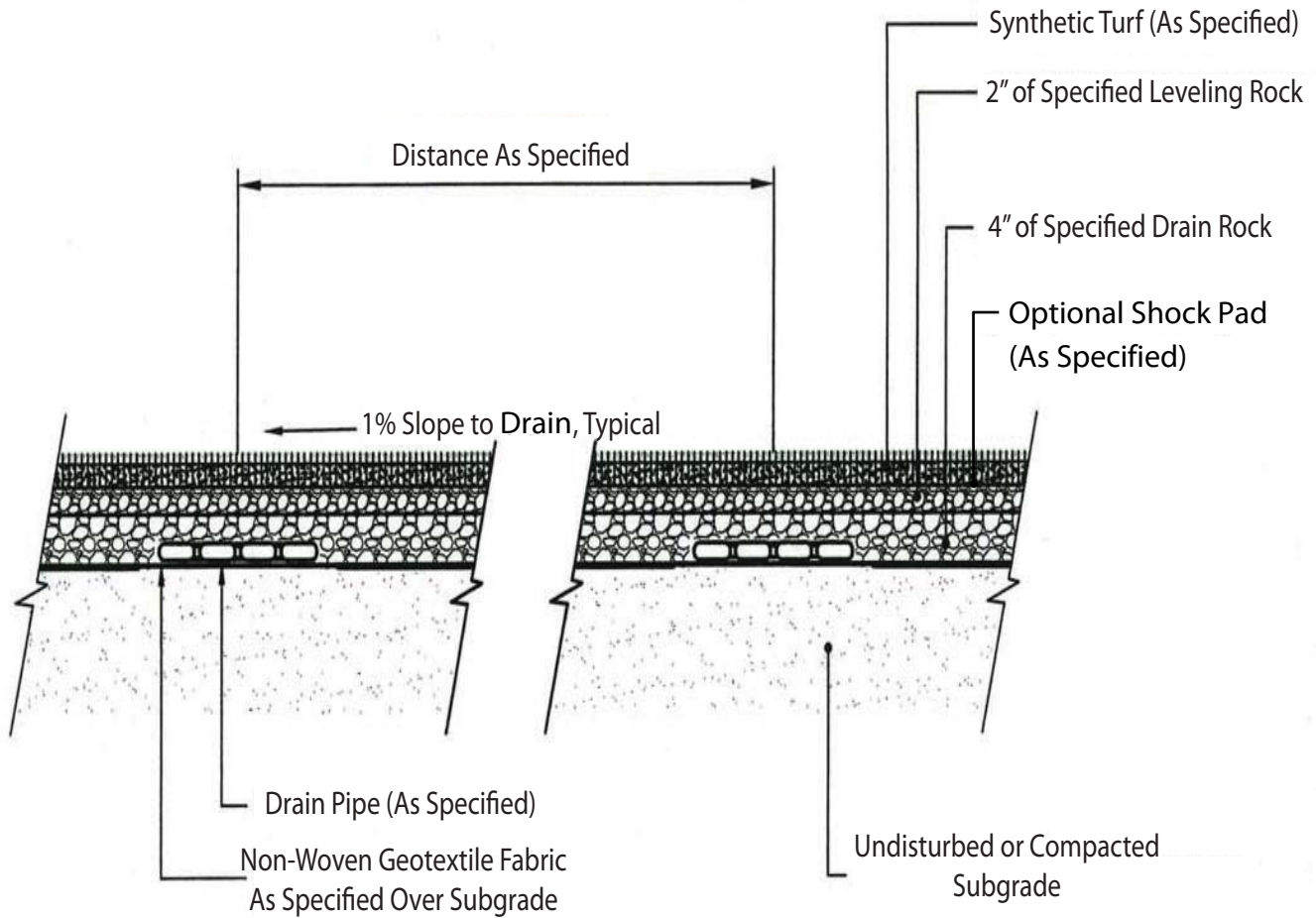


# Bocce Court Dimensions



# Cricket Pitch Dimensions

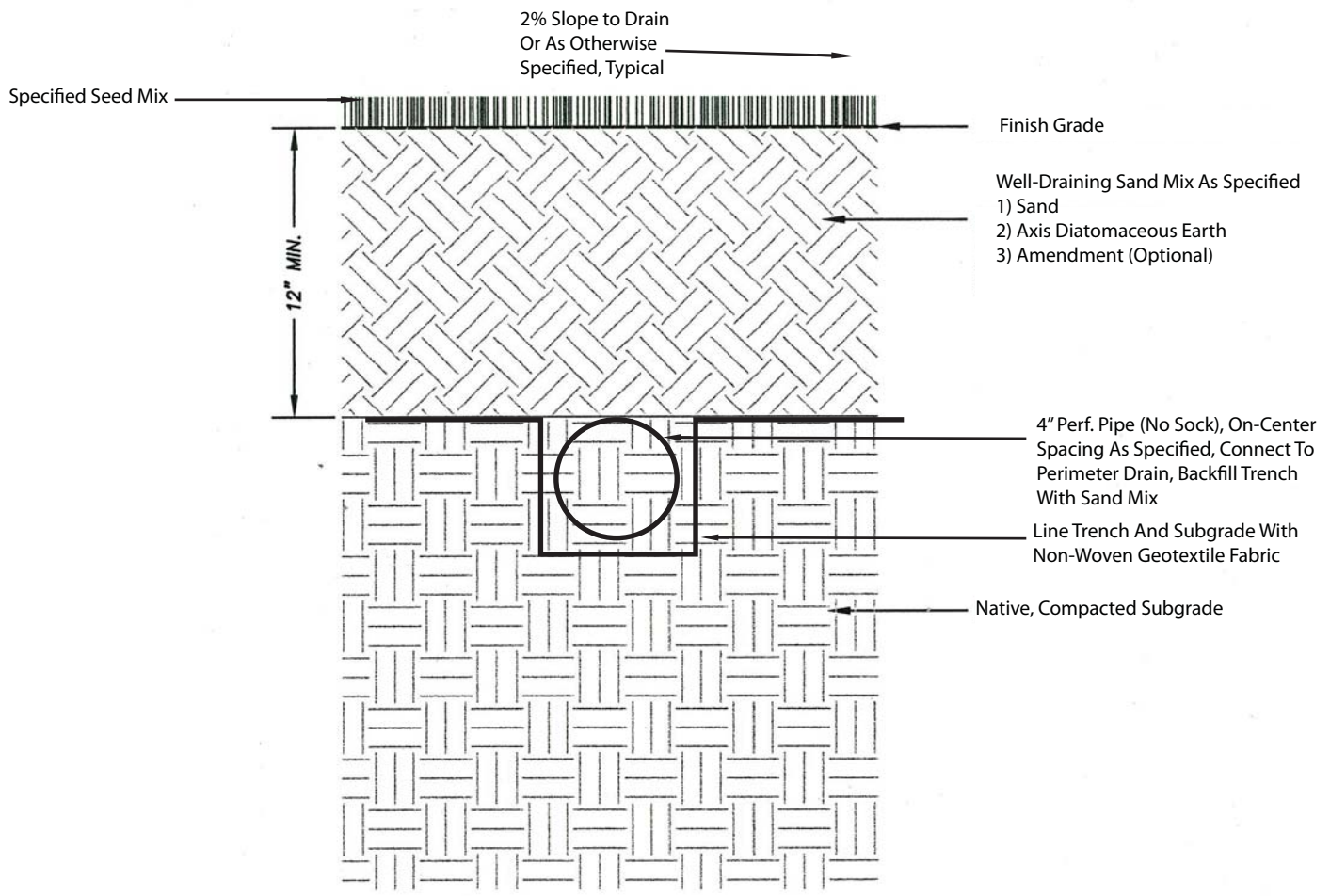




## Synthetic Turf Profile

Not to Scale

Note: Current jurisdictional rules require the treatment of storm water that flows through a synthetic turf system prior to being released into a public storm sewer or surface drainage system. Please refer to current jurisdictional code requirements

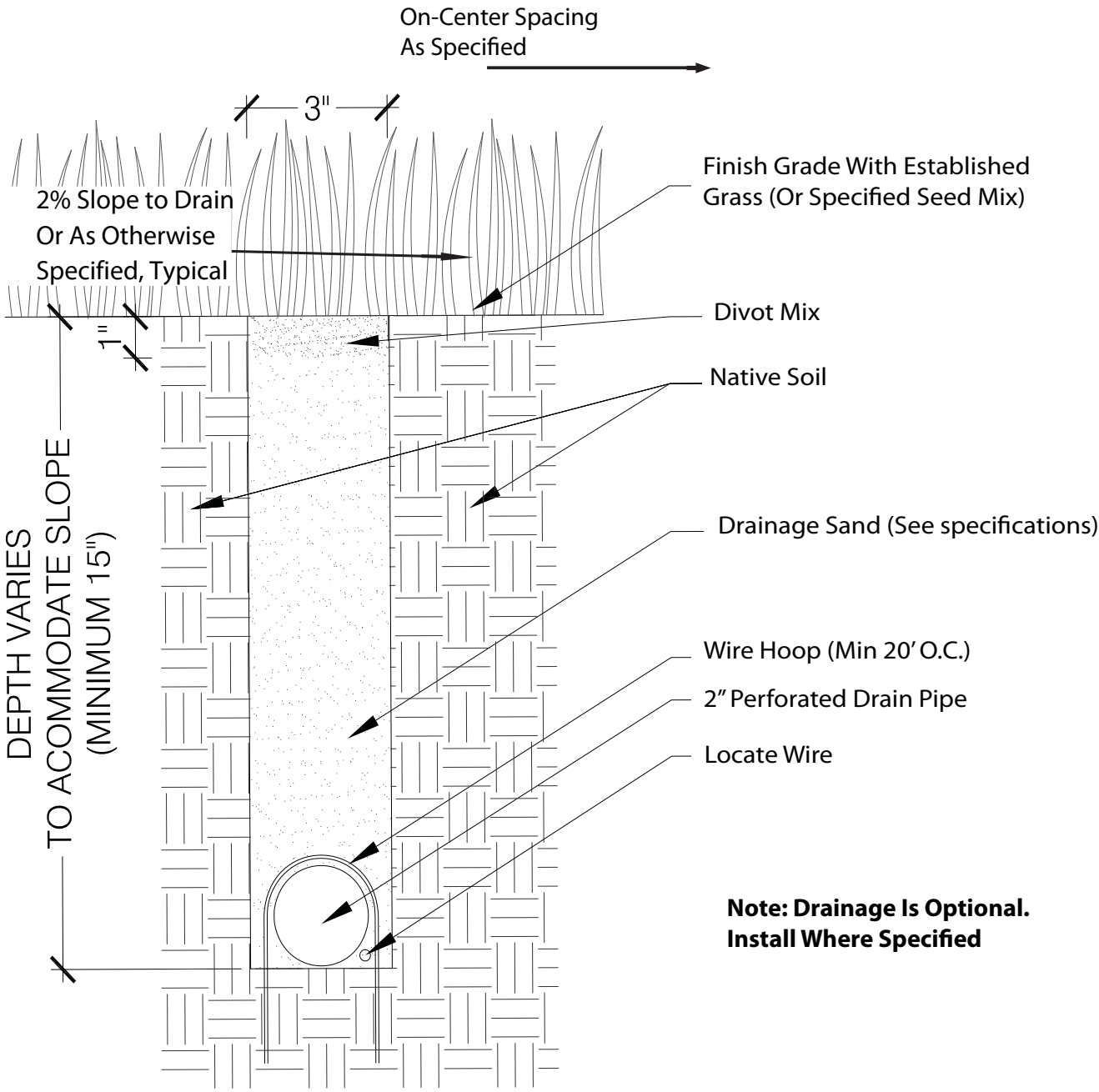


### Sand-Base Sports Field

Not to Scale

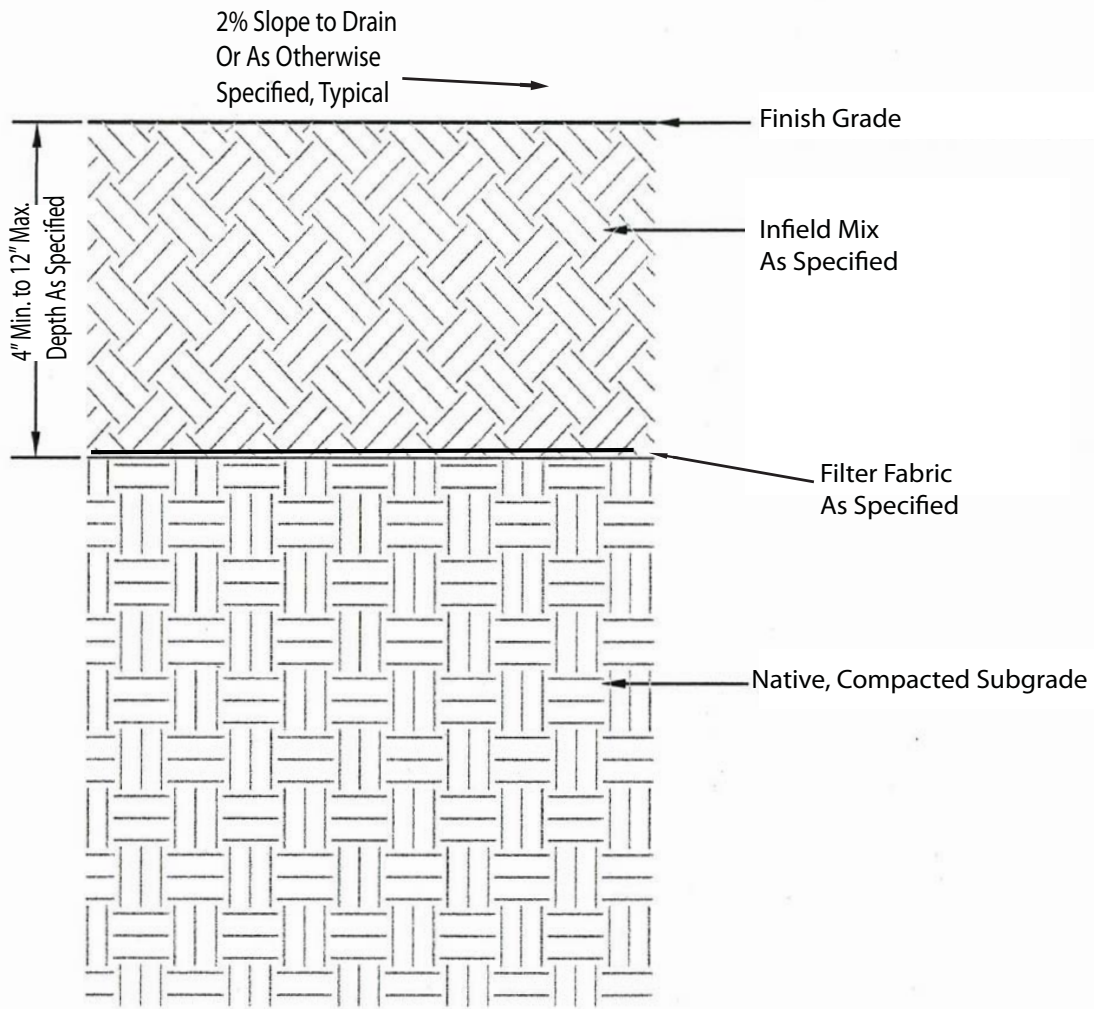
Note: During the design of all sand-based and native soil grass fields a 2% slope to drain should be provided for improved playing surface drainage.





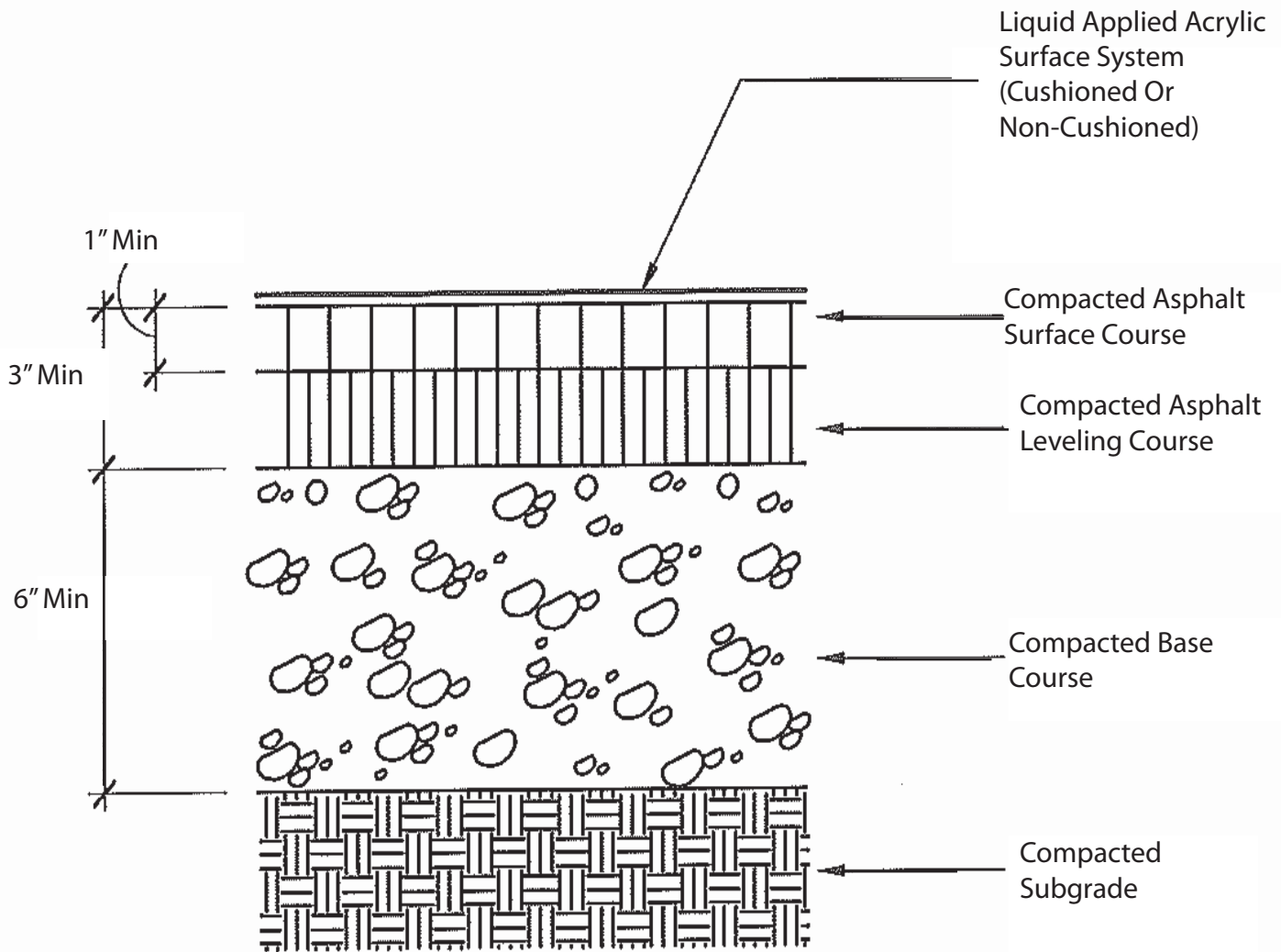
Native Field With Sub-Surface Drainage  
Not to Scale

Note: During the design of all sand-based and native soil grass fields a 2% slope to drain should be provided for improved playing surface drainage.

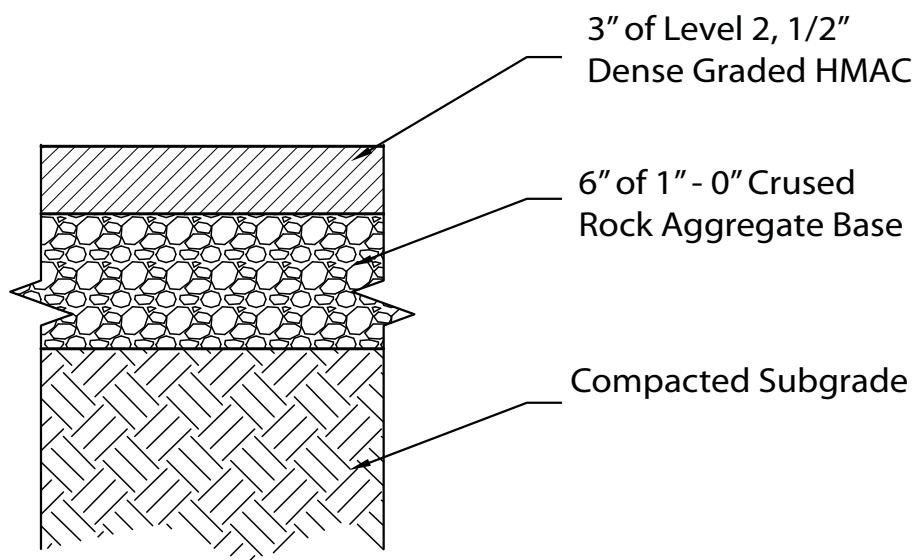


### Skinned Clay Infield Detail

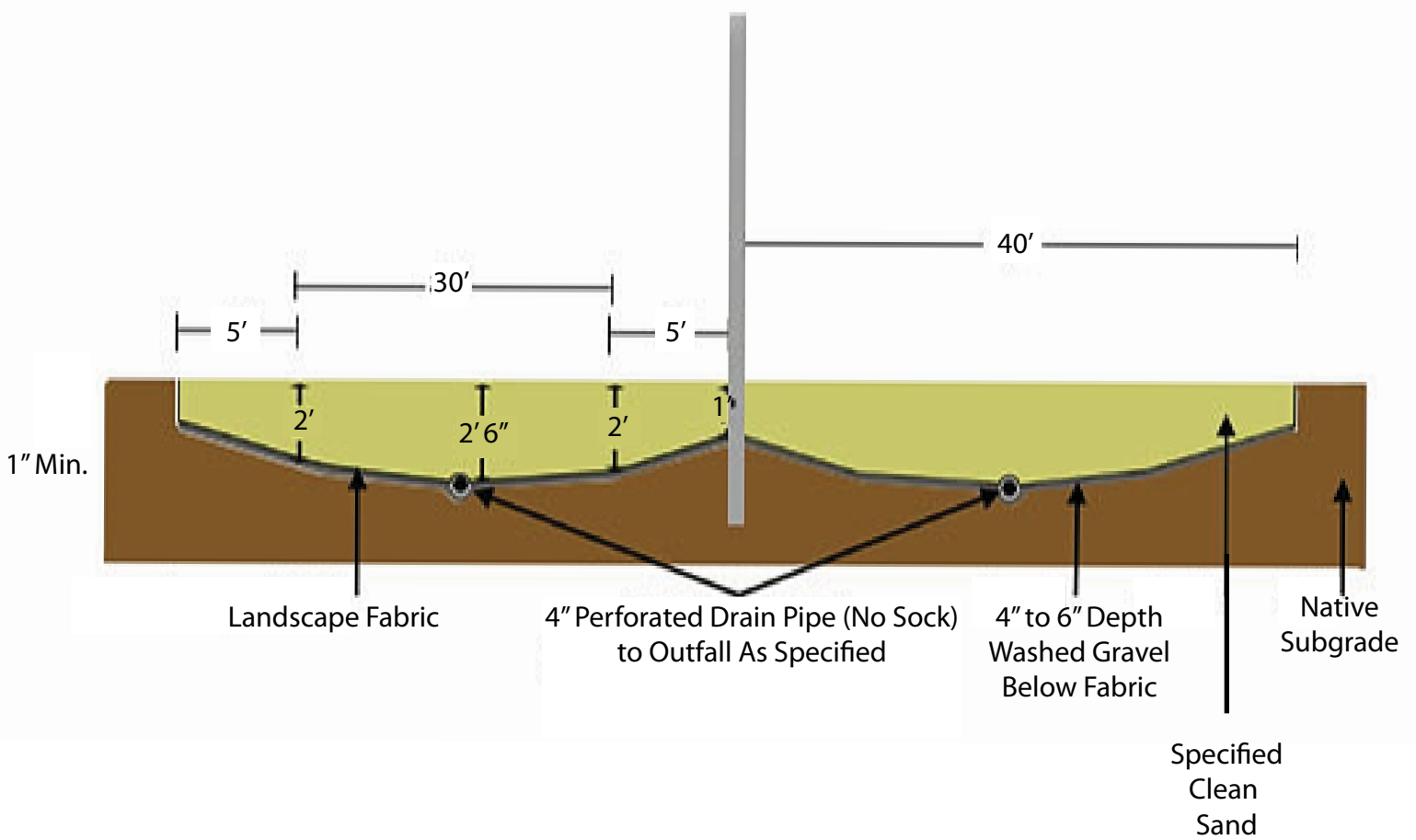
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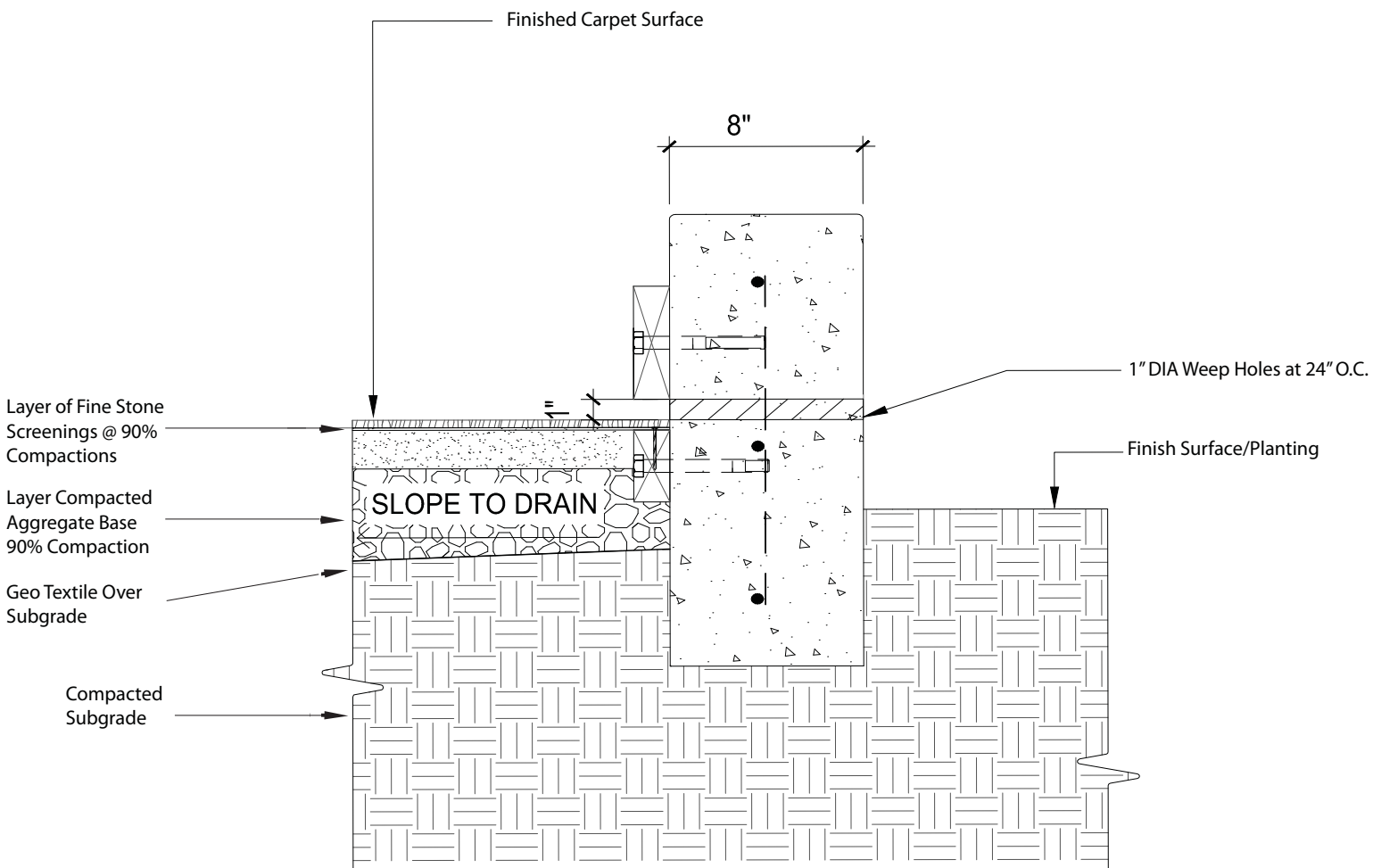
Asphalt Court Sections with Acrylic Surfacing



**Asphalt Court Section**  
Not to Scale



Sand Volleyball Court Section  
Not to Scale



# Bocce Court Profile

Not To Scale

## **Reference Documents**

Tualatin Hills Park and Recreation District Comprehensive Plan, 2006

Tualatin Hills Park and Recreation District Comprehensive Plan Update, July 2013

MIG Athletic Field report, executive summary 2004

Tualatin Hills Park and Recreation District Maintenance Standards Manual

Tualatin Hills Park and Recreation District Signage Master Plan

Tualatin Hills Park and Recreation District Parks Functional Plan

Tualatin Hills Park and Recreation District Programs Functional Plan





## MEMO

**DATE:** December 28, 2015  
**TO:** The Board of Directors  
**FROM:** Doug Menke, General Manager

**RE:** **General Manager's Report for January 12, 2015**

### **THPRD/BSD Parent Reunification Plan**

As an extension of its 51-year partnership with the Beaverton School District, THPRD's Security Operations Department has helped develop a parent reunification plan to be used if necessary. Under the plan, if an emergency takes place requiring evacuation of a BSD site, students would be transported via bus to the HMT Complex, where they would later be reunited with their parents. THPRD and all of its partners in the plan – including local law enforcement – certainly hope the plan never has to be activated, but all agree the community is better off if it is prepared for the possibility and has a process to cope with it.

### **District's Unemployment Insurance Fund Contribution Reduced**

The district received notice from the State of Oregon Employment Department that THPRD's rate of payment into the unemployment insurance fund will decrease from 0.4% to 0.1% for wages paid, beginning July 1. As an employer with the lowest possible rating (0.1%), THPRD will receive a \$60,000 refund, the excess amount paid to the fund. The excess amount is the portion of the account balance that exceeds the minimum amount needed to receive the lowest rate.

### **FY 2016/17 Budget Process**

The fiscal year 2016/17 budget kick-off meeting was December 16. Staff are working on building budgets that follow sustainable financial practices. Please note that budget committee meetings for development of the 2016/17 Budget and adoption by the board of directors are scheduled as follows:

- **Midyear Budget Review** - Monday, February 22, 2016, 7 pm at the HMT Recreation Complex, Dryland Meeting Room.
- **Budget Committee Work Session** - Monday, April 18, 2016, 6 pm at the Elsie Stuhr Center, Manzanita Room.
- **Budget Committee Meeting** - Monday, May 16, 2016, 6:30 pm at the HMT Recreation Complex, Dryland Meeting Room.
- **Adoption of Fiscal Year 2016-17 Budget at the Board of Directors Meeting** - Monday, June 20, 2016, 7 pm at the HMT Recreation Complex, Dryland Meeting Room.

### **Board of Directors Meeting Schedule**

The following dates are proposed for the board of directors and budget committee's meeting schedule over the next few months:

- February Regular Board Meeting – Monday, February 1
- Mid-Year Budget Review Meeting – Monday, February 22
- March Regular Board Meeting – Monday, March 7
- April Regular Board Meeting – Monday, April 11



## MEMO

**DATE:** January 5, 2016  
**TO:** The Board of Directors  
**FROM:** Doug Menke, General Manager  
**RE:** Resolution Appointing Budget Committee Members

### Introduction

Staff requests board of directors' appointment of two budget committee members.

### Background

There are two open positions on the district's budget committee due to the expiration of one committee members' term (Stephen Pearson) and the resignation of another committee member (Greg Cody). The positions are three-year terms. Notice of the vacancies was published and applications to serve on the committee were accepted from November 5-20. Three applications were received (attached).

At the request of President Pelatt, a scoring matrix was distributed to the board members in order to assist with the discussion regarding the applicants. The completed scoring matrix will be provided to the board in advance of the January 12, 2016 board meeting.

### Proposal Request

Staff requests board discussion regarding the three applicants and appointment of two of the applicants to the budget committee, each for a three-year term, expiring on June 30, 2018.

### Action Requested

Board of directors approval of Resolution 2016-02 appointing (insert name) and (insert name) to the budget committee, each for a term of three years.

**RESOLUTION 2016-02  
TUALATIN HILLS PARK & RECREATION DISTRICT, OREGON**

**A RESOLUTION APPOINTING  
BUDGET COMMITTEE MEMBERS**

**WHEREAS**, the Tualatin Hills Park & Recreation District Board of Directors must appoint committee members by resolution; and

**WHEREAS**, the committee members shall be appointed by the Board for three-year terms; and

**WHEREAS**, the selected committee members have demonstrated their interest and knowledge in the Committee's area of responsibility. Now, therefore

**THE TUALATIN HILLS PARK & RECREATION DISTRICT RESOLVES AS FOLLOWS:**

The Board of Directors approves the appointment of

\_\_\_\_\_ and \_\_\_\_\_

to the Budget Committee.

Duly passed by the Board of Directors of the Tualatin Hills Park & Recreation District this 12<sup>th</sup> day of January 2016.

\_\_\_\_\_  
Larry Pelatt, Board President

\_\_\_\_\_  
Jerry Jones Jr., Board Secretary

ATTEST:

\_\_\_\_\_  
Jessica Collins  
Recording Secretary



Administration Office  
503/645-6433  
Fax 503/629-6301

## Tualatin Hills Park & Recreation District Budget Committee Application

**Name: Miles Glowacki**

**Date: 11/17/2015**

*Please note you must reside within the Park District's boundaries to serve on the Committee.*

1. Please explain your interest in serving on the Budget Committee:  
THPRD has a reputation of excellent facilities, programs and parks as a result of careful budget planning. Through my public service on the budget committee I would continue the work of the district, bringing my perspective to the budget planning process to ensure that THPRD maintains the investment of the community.

2. How long have you lived in the community?  
I have lived in the community for 10 years.

3. Have you served on other volunteer committees? Yes  No   
If yes, please explain where, when, and what your responsibilities were:  
I served as the Chair of THPRD's Parks Advisory Committee for four years. I worked with staff to develop agendas, run the meetings, and move the Committee's recommendations forward to the Board of Directors.

4. Have you or your family participated in any District activities?  
If yes, please describe where, when and what those activities were:  
My family is active park and trail users. My children have been enrolled in various park classes and events. My son spent two years at the Nature Park Preschool. We use the swimming facilities, gym centers and outdoor sports facilities on a regular basis.

5. If employed, what is your occupation?  
I am an Outreach Specialist with the City of Beaverton. Our work includes community outreach, event planning, volunteer recruitment and training, and communications.

6. Please describe any work experience or areas of expertise that you feel would benefit the Budget Committee:  
I work directly with the community in a variety of roles, from event planning to land use. In conjunction with the Program Manager I develop our annual budget and oversee accounts payable in excess of \$300,000.

Please return completed application and background check consent form by November 20, 2015 to:

Mail: Attn: Jessica Collins, Executive Assistant  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006  
Fax: 503-629-6303  
Email: [jcollins@thprd.org](mailto:jcollins@thprd.org)

Tualatin Hills Park & Recreation District, 15707 SW Walker Road, Beaverton, Oregon 97006 [www.thprd.org](http://www.thprd.org)



Administration Office  
503/645-6433  
Fax 503/629-6301

## Tualatin Hills Park & Recreation District Budget Committee Application

<b>Name:</b> Stephen Pearson	<b>Date:</b> Nov 6, 2015
<b>Address:</b> [REDACTED]	
<b>Phone:</b> [REDACTED]	<b>(w):</b>
<b>Email:</b> [REDACTED]	

*Please note you must reside within the Park District's boundaries to serve on the Committee.*

1. Please explain your interest in serving on the Budget Committee:

I have a strong interest in parks and open spaces as well as effective and efficient use of agency funds to serve its disparate needs in the community. I have worked for Portland Parks as their senior capital budget analyst as well as for Multnomah County as their senior facilities capital analyst. I have been a member of the THPRD budget committee for almost 3 years, and am currently on the THPRD Bond Citizen Oversight Committee and the THPRD parks advisory committee. The bond program has been managed effectively and I want to help make the overall program funding as good as possible.

2. How long have you lived in the community? 24 years in THPRD district, 36 years in Portland area.

3. Have you served on other volunteer committees? Yes [ x ] No [ ]

If yes, please explain where, when, and what your responsibilities were:

THPRD citizen bond committee 2010-present

THPRD budget committee 2013-present

THPRD Parks advisory committee-2014-present

Tualatin Valley Water District budget committee (and Board member)-assisted in 2 year budget review and 50 year plan.

Habitat for Humanity-member of committee choosing building partners-2012-present

Lan Su Garden-docent and garden host- 2006-present

Cascade Prime Timers-Treasurer, board member, finance chair

Bike Bunch-membership chair

4. Have you or your family participated in any District activities? yes

If yes, please describe where, when and what those activities were:

Birding and walks at Nature Park

THPRD bond committee report active participant 2010-present

5. If employed, what is your occupation? Retired from Portland Parks & Recreation

6. Please describe any work experience or areas of expertise that you feel would benefit the Budget Committee:

15 years public budget experience

Responded to internal audits of various projects

Performed audits on public agencies for State of Oregon Health Division

Please return completed application and background check consent form by November 20, 2015 to:

Mail: Attn: Jessica Collins, Executive Assistant  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006

Fax: 503-629-6303

Email: jcollins@thprd.org



Administration Office  
503/645-6433  
Fax 503/629-6301

**Tualatin Hills Park & Recreation District  
Budget Committee Application**

Name: Holly VanHouten Date: 11/20/15

Please note you must reside within the Park District's boundaries to serve on the Committee.

1. Please explain your interest in serving on the Budget Committee:  
*I am interested in getting more involved in the community and have a background in parks + recre*
2. How long have you lived in the community? *I grew up in Oregon, moved to Washington County in May 2014.*
3. Have you served on other volunteer committees? Yes [ ] No   
If yes, please explain where, when, and what your responsibilities were:  
*Not with THPRD. I was recently appointed to Metro's Trail Grant Review Committee.*
4. Have you or your family participated in any District activities? *yes.*  
If yes, please describe where, when and what those activities were:  
*I have taken recreation classes at Cedar Hills Rec Cen my daughter has taken classes at Cedar Hills, Beaverton Swim Center, Thru after school and is*
5. If employed, what is your occupation?  
*Self employed - grant writing, meeting facilitation and nonprofit consulting currently. Part of the inclusion program.*
6. Please describe any work experience or areas of expertise that you feel would benefit the Budget Committee:  
*I was an Outdoor Recreation Planner with the National Park Service 1993-2002, then ran the Bay Area Ridge Trail Council 2002-2006.*

Please return completed application and background check consent form by November 20, 2015 to:

Mail: Attn: Jessica Collins, Executive Assistant  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006  
Fax: 503-629-6303  
Email: jcollins@thprd.org



## Management Report to the Board January 12, 2016

### Communications & Outreach

*Bob Wayt, Director of Communications & Outreach*

1. Employees and patrons donated more than 2,000 pounds of food to the Oregon Food Bank's Washington County Division, a highlight of the park district's annual holiday giving drive. It was an increase of several hundred pounds compared to the prior-year total. The giving drive also benefited nine Beaverton-area families in need that were selected with the help of the Beaverton School District. Family members received toys, clothing, gift cards, and other items.
2. THPRD staff again hosted a table at the City of Beaverton's annual holiday open house and tree lighting ceremony. This year's event was on December 4. Hundreds of community members visited the table to pick up THPRD printed information and ask questions. Staff set up a large photo display showcasing the park district's 60<sup>th</sup> anniversary as well as current programs and facilities.
3. Now that the Parks Bond Citizen Oversight Committee has completed its sixth annual report on THPRD's bond measure implementation, the text-only version has been posted to the district website. Work has begun on a graphics-added version similar to what was done with the first five annual reports. The publication will be delivered to community leaders, [www.thprd.org](http://www.thprd.org), THPRD centers, Beaverton-area libraries and other locations.

### Community Partnerships

*Geoff Roach, Director of Community Partnerships*

1. Overview: The project team has secured 75% of the Access for All capital revenues to be invested in park features and resources for people with disabilities (inclusive of revenues to support fundraising costs). An additional \$200,000 will be raised to support program and equipment costs. The project team aims to secure a minimum of 85% of Access for All capital fundraising by the time the construction contract bid award is made for the park in early 2016. Developments for November and December 2015 include:
  - A. Foundations
    - i. New developments include receiving an Aloha Costco gift of \$6,400 and finalizing the receipt of the \$20,000 grant award from the Standard.
    - ii. Application submittal schedule for emerging foundations is understood.
    - iii. Strategic cultivation of priority foundations is proceeding.
  - B. Individual donor prospects
    - i. Calls and meetings with donor prospects continue.
    - ii. New donor, THPF board of trustee and Champions Council prospects are identified and cultivation is underway.

### Aquatics

*Sharon Hoffmeister, Superintendent of Aquatic Program Services*

1. The Aquatics Department ran three Lifeguard Training classes over winter break. Each of these classes was full. This is an important step in staff recruitment for the spring and summer seasons.
2. Staff are working on updating existing internal training programs for beginning instructors in Learn to Swim, water fitness, Specialized Aquatics and the Healing Waters program. These updates will enhance the current training received by staff by adding new or updated manuals and including



instructional videos. Release of the updated training materials will occur throughout the late winter through spring.

3. Planning is underway for the Make a Splash free swim lessons for June 20-24. This past June during our first year of the program, we were able to offer one week of free swimming lessons at two facilities for a total of 102 children. We will be adding two more facilities this year and hope to double the number of children we are able to serve.

### **Maintenance**

*Jon Campbell, Superintendent of Maintenance Operations*

1. Maintenance staff have kept busy with recent storms, responding to several emergencies throughout the district. Staff have done an excellent job keeping drainage culverts clear and responding to numerous trees that have required a substantial amount of cleanup in our parks. Due to the record rainfall, staff have placed "High Water" signs along numerous locations throughout the district which include parks, pathways and boardwalks that have experienced flooding.
2. Construction on the Harman Swim Center Renovation Project has started. The swim center will have a fresh new look when it reopens on February 6. Projects that will be performed during the closure include resurfacing the pool tank, applying a non-skid epoxy to the locker room floors and pool deck, rebuilding the pool gutters, replacing the carpet in the lobby, rebuilding the front desk, and retiling the shower walls in the locker rooms.
3. On inclement weather days, the Parks and Athletic Facilities maintenance staff will report to a facility to provide support for maintenance staff at the facilities. The additional support will be used to get the buildings safe and ready to open for our patrons. Additional support may include snow or ice removal, helping with interior cleaning or projects that require extra support.

### **Natural Resources & Trails Management**

*Bruce Barbarasch, Superintendent of Natural Resources & Trails Management*

1. Planting Season. Approximately 12,000 native trees and shrubs will be installed over the next two months in natural areas district-wide.
2. Nature Play Study. Staff have been conducting an evaluation of patron activities and usage patterns in the district's five nature play areas. A majority of users are under the age of eight. Across all ages, there are equal numbers of boys and girls.
3. Service Learning. In early December, approximately 230 students, teachers and chaperones from Ridgewood Elementary planted native ferns, removed invasive ivy, and learned about nature at Ridgewood View Park. A Rachel Carson Middle School student has been actively involved in planning and setting up opportunities for his classmates to mentor and lead the projects, which has been a win-win for staff and students alike.
4. Volunteer Summary. This fall, volunteers contributed more than 2,300 hours of service to the park district. They engaged in habitat restoration, maintained demonstration gardens, and did projects to earn Eagle Scout awards.
5. Walker Road Widening. Staff from multiple departments met with Clean Water Services, Washington County, and City of Beaverton staff to discuss road widening on the south side of the HMT Complex and ways that we could cooperate to improve water quality and flood management.
6. Nature Center Registration. Due to the addition of new programs and strong numbers of children for day-off camps, overall the Nature Center is on track to have our highest fall registration attendance in history.

### **Planning, Design & Development**

*Steve Gulgren, Superintendent of Design & Development  
Jeannine Rustad, Superintendent of Planning*

1. The third and final land acquisition at Polygon's Timberland Development was finalized on December 18. This acquisition, which includes nearly 10 acres of park and trail improvements, is the final piece of a lengthy 11-year project collaboration with Polygon and brings to a close the Timberland Park & Trails SDC Project. Initial planning and collaboration for this project began in 2004, and a SDC agreement between THPRD and Polygon was implemented in September 2009. In total, THPRD has acquired nearly 20 acres of park and trail improvements at Timberland through this SDC project, which will now provide a variety of high-quality recreational opportunities for district patrons. Park and trail assets resulting from this project include the Cedar Mill Creek Greenway, Cedar Mill Creek Overlook Park, Sue Conger Boardwalk & Overlook, Timberland Park, and portions of the Cedar Mill Creek Trail.
2. The Beaverton City Council will hold a hearing on recreational marijuana on January 6. Proposed amendments to the Beaverton Development Code will allow the sale of recreational marijuana in the same zones where medical marijuana dispensaries are allowed. Sales of marijuana will only be limited within 1,000 feet of a school.

### **Programs & Special Activities**

*Lisa Novak, Superintendent of Programs & Special Activities*

1. MIG, the consulting firm that is conducting THPRD's ADA Access Audit & Transition Plan, has completed the audit reports of parks, paved trails and facilities. Staff will be meeting with MIG on January 26 to prioritize ADA projects.
2. January 4-16 is Active Aging Week at the Stuhr Center where patrons will get the opportunity to attend a free fitness class.
3. Volunteer Services & Special Events staff are busy processing volunteer applications and conducting background checks for volunteer coaches for winter sports.

### **Recreation**

*Eric Owens, Superintendent of Recreation*

1. Conestoga Recreation & Aquatic Center's Winter Wonderland was held on December 18. There was an obstacle course, swimming, a movie, gym activities, arts & crafts and, of course, Santa Claus! This year, approximately 275 attended, compared to 250 in 2014. Revenue increased by 27% over the previous year, from \$826 in 2014 to \$1,050 in 2015.
2. Cedar Hills Recreation Center's Giving Tree was again, very successful. Working with a counselor at William Walker Elementary School, the center received the names of two families that were in need. Our community came through providing gifts and gift cards for 17 people.
3. Garden Home Recreation Center's 31<sup>st</sup> Annual Holiday Bazaar was held on December 5. This year, attendance increased by 10% over the previous year. Approximately 1,700 shoppers were in attendance and over 300 people took part in the pancake breakfast.

### **Security Operations**

*Mike Janin, Superintendent of Security Operations*

1. Maintenance has reorganized their inclement weather response teams for after-hour callouts regarding trees down, flooding and any issues at facilities that cannot wait until the next day. Park Patrol is the first line of defense for notification in this process as we keep a watch on parks and streams that could flood and also receive phone calls from patrons if trees should fall.

## **Sports**

*Scott Brucker, Superintendent of Sports*

### 1. Program participation

- The Tennis Center offered 11 “mini tournaments” for the Winter Break from December 21 through December 29. The events were targeted to lesson and league participants.
- The Tennis Center offered a free Cardio Tennis Workshop on December 21; 18 participants registered. A cardio tennis program will be offered winter term 2016.
- Middle School and 5<sup>th</sup> grade basketball games will begin January 9.

2. Affiliate Users: Staff have begun redefining the purpose of meeting with the affiliated sports organizations. Moving forward the meetings with affiliated sports groups will continue to include operational updates, but be more focused on engagement. The purpose of this shift is to have a dialogue on how youth sports are offered and how we can work together to improve programs and facility use.

## **Business Services**

*Heidi Starks, Deputy Chief Administrative Officer*  
*Nancy Hartman Noye, Human Resources Manager*  
*Mark Hokkanen, Risk & Contract Manager*  
*Seth Reeser, Operations Analysis Manager*  
*Phil Young, Information Services Manager*

1. Winter class registration began on Saturday, December 12, with both the phone-in registration and web registration beginning at 8 am. Staff responded to 557 phone calls on Saturday, with 16% of the day's invoices, 12% of the revenue and 14% of the classes being processed by phone-in operators. Our website performed very well, processing over 2,950 invoices on Saturday. During the first 15 minutes of registration, the website processed 43% of the invoices for the day. Also in the first 15 minutes, 133 classes reached their maximum enrollment; in total, 356 classes reached their maximum enrollment on opening day. Since the introduction of online registration in 2006, staff have seen an increasing number of patrons using the online registration system, and Winter 2016 registration was a continuation of this trend. Historically, the phone lines were busy on opening day until noon, but now with many patrons using online registration, busy signals and hold time appear to no longer be a concern.
2. Continued implementation of cost recovery principles for THPRD services is currently underway for Summer 2016 term. Aquatics classes, field fees, and rentals now reflect the direct cost of providing services based on the tier of service. As part of the transition, a cap of 15% and a floor of 0% will be applied to THPRD fees.
3. THPRD's aggregate property & liability insurance premiums for 2016 increased \$7,069 (2.8%) from \$251,414 to \$258,483, and is partially due to an increase of more than \$2 million in exposure. This increase in premium comes after several years of declining premiums, with a high of \$277,014 in 2013. The five-year (2011-2014) aggregate loss ratio for liability and property is 56%, qualifying THPRD to receive \$41,732 in longevity credits over the next two years.

# January

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
					<b>1</b> HOLIDAY	<b>2</b>
<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b> Newcomers Welcome @ Stuhr Center	<b>7</b>	<b>8</b>	<b>9</b>
<b>10</b>	<b>11</b>	<b>12</b> Board Meeting 7pm @ Dryland/HMT	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>
<b>17</b>	<b>18</b> HOLIDAY WipeOut! @ Aloha Swim Center	<b>19</b> Advisory Committee Kick-off Meeting 6pm @ Fanno Creek Service Center	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>
<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b> Teen Swim & Dive-in Movie @ Tualatin Hills Aquatic Center
<b>31</b>						

2016

# February

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	<b>1</b> Board Meeting 7pm @ Dryland/HMT	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>
<b>14</b>	<b>15</b>  <b>HOLIDAY</b>  WipeOut! @ Aloha Swim Center	<b>16</b>	<b>17</b>	<b>18</b>  Parks Bond Citizen Oversight Committee Meeting 6pm @ Dryland/HMT	<b>19</b>	<b>20</b>
<b>21</b>	<b>22</b> Budget Committee Meeting 7pm @ Dryland/HMT	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>
<b>28</b>	<b>29</b>					

2016

# March

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>6</b>	<b>7</b> Board Meeting 7pm @ Dryland/HMT	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b> Teen Glow-in-the-Dark Dodgeball & Big Wheel Races @ Garden Home Rec Center	<b>12</b>
<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>
<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>
<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>		

2016

**Tualatin Hills Park and Recreation District**  
**Monthly Capital Project Report**  
**Estimated Cost vs. Budget**  
**Through 11/30/2015**

Description	Project Budget				Project Expenditures		Estimated Total Costs				Est. Cost (Over) Under Budget		
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>GENERAL FUND</b>													
<b>CAPITAL OUTLAY DIVISION</b>													
<u>CARRY FORWARD PROJECTS</u>													
JQAY House Renovation	100,000	1,800	-	100,000	1,800	87,371	-	1,800	Budget	89,171	1,800	10,829	-
Challenge Grant Competitive Fund	50,000	50,000	-	50,000	50,000	-	1,177	48,823	Budget	50,000	50,000	-	-
Signage Master Plan	25,000	25,000	-	25,000	25,000	-	15,728	16,056	Award	31,784	31,784	(6,784)	(6,784)
Aquatic Center Dive Tower Louvers	9,500	9,500	-	9,500	9,500	-	-	9,500	Budget	9,500	9,500	-	-
Jenkins Lead Abatement (Main House)	9,000	9,000	9,000	18,000	18,000	-	-	18,000	Budget	18,000	18,000	-	-
HMT Tennis Center Roof	868,000	868,000	320,000	1,188,000	1,188,000	10,888	1,099,991	58,683	Award	1,169,562	1,158,674	18,438	29,326
Conestoga Middle School Synthetic Turf Field	650,000	650,000	-	650,000	650,000	-	-	650,000	Budget	650,000	650,000	-	-
Hydro-jetter & Camera	11,340	11,340	6,292	17,632	17,632	-	-	17,632	Budget	17,632	17,632	-	-
McMillan Park Playground	87,468	87,468	88,500	175,968	175,968	83,969	7,148	34,851	Budget	125,968	41,999	50,000	133,969
McMillan Park ADA curb, ramp and picnic table	20,300	20,300	-	20,300	20,300	2,436	-	17,864	Budget	20,300	17,864	-	2,436
Commonwealth Lake Ped Path Relocation	78,968	78,968	60,000	138,968	138,968	78,968	39,456	30,149	Award	148,573	69,605	(9,605)	69,363
Pedestrian Path Construction (6 sites)	172,707	172,707	100,879	273,586	273,586	-	83,824	189,762	Budget	273,586	273,586	-	-
Rock Creek Greenway Sidewalk and Ramp Replacement	9,500	9,500	-	9,500	9,500	-	-	9,500	Budget	9,500	9,500	-	-
Greenway Park Bridge Replacement	40,000	40,000	145,000	185,000	185,000	43,319	101,785	16,155	Award	161,259	117,940	23,741	67,060
Aq Ctr Roof, tank, deck, gutter, tile and equipment	1,442,774	1,432,488	397,306	1,840,080	1,829,794	79,359	432	1,829,362	Budget	1,909,153	1,829,794	(69,073)	-
<b>TOTAL CARRYOVER PROJECTS</b>	<b>3,574,557</b>	<b>3,466,071</b>	<b>1,126,977</b>	<b>4,701,534</b>	<b>4,593,048</b>	<b>386,310</b>	<b>1,349,541</b>	<b>2,948,137</b>		<b>4,683,988</b>	<b>4,297,678</b>	<b>17,546</b>	<b>295,370</b>
<u>ATHLETIC FACILITY REPLACEMENT</u>													
Synthetic Turf Field - Sunset High School			200,000	200,000	200,000	-	-	200,000	Award	200,000	200,000	-	-
Tennis Court Resurfacing (2)			60,000	60,000	60,000	-	49,999	-	Complete	49,999	49,999	10,001	10,001
Tennis Court Resurfacing - HMT Tennis Center			44,000	44,000	44,000	-	-	44,000	Budget	44,000	44,000	-	-
Skate Ramp Rebuild - HMT Skate Park			30,800	30,800	30,800	-	-	30,800	Budget	30,800	30,800	-	-
<b>TOTAL ATHLETIC FACILITY REPLACEMENT</b>			<b>334,800</b>	<b>334,800</b>	<b>334,800</b>	<b>-</b>	<b>49,999</b>	<b>274,800</b>		<b>324,799</b>	<b>324,799</b>	<b>10,001</b>	<b>10,001</b>
<u>ATHLETIC FACILITY IMPROVEMENT</u>													
Push-button activated lights - PCC tennis courts			3,300	3,300	3,300	-	-	3,300	Budget	3,300	3,300	-	-
<b>TOTAL ATHLETIC FACILITY IMPROVEMENT</b>			<b>3,300</b>	<b>3,300</b>	<b>3,300</b>	<b>-</b>	<b>-</b>	<b>3,300</b>	<b>Budget</b>	<b>3,300</b>	<b>3,300</b>	<b>-</b>	<b>-</b>
<u>PARK AND TRAIL REPLACEMENTS</u>													
Trash Cans in Parks			5,000	5,000	5,000	-	220	4,780	Budget	5,000	5,000	-	-
Dog Bag Dispensers			10,000	10,000	10,000	-	9,800	-	Complete	9,800	9,800	200	200
Bridge/Boardwalk Repairs (4)			15,500	15,500	15,500	-	2,868	12,632	Budget	15,500	15,500	-	-
Concrete Curbing (1 site)			4,500	4,500	4,500	-	4,500	-	Complete	4,500	4,500	-	-
Sidewalk Repair & Replacement (3 sites)			39,070	39,070	39,070	-	29,792	9,278	Budget	39,070	39,070	-	-
Irrigation & Drainage System Repairs			10,000	10,000	10,000	-	1,546	8,454	Budget	10,000	10,000	-	-
Parking Lots (2 sites)			236,480	236,480	236,480	-	31,584	204,896	Budget	236,480	236,480	-	-
Pedestrian Pathways (3 sites)			59,710	59,710	59,710	-	28,565	31,145	Budget	59,710	59,710	-	-
Play Equipment (2 sites)			17,500	17,500	17,500	-	5,201	12,299	Budget	17,500	17,500	-	-
Tables & Benches			4,800	4,800	4,800	-	3,393	1,407	Budget	4,800	4,800	-	-
Fencing & Lumber - HSC Community Garden			16,500	16,500	16,500	-	2,625	13,875	Budget	16,500	16,500	-	-
<b>TOTAL PARK AND TRAIL REPLACEMENTS</b>			<b>419,060</b>	<b>419,060</b>	<b>419,060</b>	<b>-</b>	<b>120,094</b>	<b>298,766</b>		<b>418,860</b>	<b>418,860</b>	<b>200</b>	<b>200</b>
<u>PARK AND TRAIL IMPROVEMENTS</u>													
Memorial Benches			8,000	8,000	8,000	-	833	7,167	Budget	8,000	8,000	-	-
ODOT Grant-Westside Trail#18 easement			80,000	80,000	80,000	-	21,323	58,677	Budget	80,000	80,000	-	-
Solar Powered Trash Compactors			13,600	13,600	13,600	-	13,563	-	Complete	13,563	13,563	37	37
McMillan Park Playground Grant			25,000	25,000	25,000	-	-	50,000	Award	50,000	50,000	(25,000)	(25,000)
LWCF grant match - undesignated project			100,000	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
LWCF small grant match - undesignated project			75,000	75,000	75,000	-	-	75,000	Budget	75,000	75,000	-	-
RTP grant match - undesignated project			100,000	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
<b>TOTAL PARK AND TRAIL IMPROVEMENTS</b>			<b>401,600</b>	<b>401,600</b>	<b>401,600</b>	<b>-</b>	<b>35,719</b>	<b>390,844</b>		<b>426,563</b>	<b>426,563</b>	<b>(24,963)</b>	<b>(24,963)</b>

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	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>CHALLENGE GRANTS</b>													
Program Facility Challenge Grants			97,500	97,500	97,500	-	9,847	87,653	Budget	97,500	97,500	-	-
TOTAL CHALLENGE GRANTS			97,500	97,500	97,500	-	9,847	87,653		97,500	97,500	-	-
<b>BUILDING REPLACEMENTS</b>													
Harman Swim Center - resurfacing			345,500	345,500	345,500	-	12,608	332,892	Budget	345,500	345,500	-	-
Cardio weight room equipment			40,000	40,000	40,000	-	35,832	2,265	Award	38,097	38,097	1,903	1,903
Roof and gutter repair (4)			25,028	25,028	25,028	-	410	24,618	Budget	25,028	25,028	-	-
Room dividers - CRA			1,000	1,000	1,000	-	1,007	-	Complete	1,007	1,007	(7)	(7)
Furniture - HMT Admin			14,600	14,600	14,600	-	5,868	10,500	Award	16,368	16,368	(1,768)	(1,768)
Tables - CHRC			5,500	5,500	5,500	-	3,455	-	Complete	3,455	3,455	2,045	2,045
Exterior light fixtures - GHRC			1,000	1,000	1,000	-	998	-	Complete	998	998	2	2
Electrical panel - placement assessment			15,000	15,000	15,000	-	-	15,000	Budget	15,000	15,000	-	-
Outdoor courts relamping - HMT Tennis Center			1,600	1,600	1,600	-	1,798	-	Complete	1,798	1,798	(198)	(198)
Tile & wood floor - GHRC			2,500	2,500	2,500	-	-	2,500	Budget	2,500	2,500	-	-
Roof vent covers - Aquatic Center			2,500	2,500	2,500	-	-	2,500	Budget	2,500	2,500	-	-
Furnace - Jenkins Estate			4,400	4,400	4,400	-	3,050	-	Complete	3,050	3,050	1,350	1,350
HVAC Controls - SSC			1,200	1,200	1,200	-	1,180	-	Complete	1,180	1,180	20	20
Restroom fixtures (2 sites)			3,000	3,000	3,000	-	1,916	1,084	Budget	3,000	3,000	-	-
Auto-flush toilet valves - HSC			1,000	1,000	1,000	-	1,167	-	Complete	1,167	1,167	(167)	(167)
Main drain and backwash flanges - BSC			4,200	4,200	4,200	-	-	4,200	Budget	4,200	4,200	-	-
Water heater - Stuhr Center			2,500	2,500	2,500	-	3,307	-	Complete	3,307	3,307	(807)	(807)
Pit ladder (2 sites)			2,000	2,000	2,000	-	2,035	-	Complete	2,035	2,035	(35)	(35)
Skim gutter grates - CRA			1,000	1,000	1,000	-	694	306	Budget	1,000	1,000	-	-
Valve & vacuum - Somerset West			2,350	2,350	2,350	-	1,288	1,062	Budget	2,350	2,350	-	-
Surge protection for multiple pumps - CRA			15,000	15,000	15,000	-	-	15,000	Budget	15,000	15,000	-	-
Hot water pumps - CRA			4,000	4,000	4,000	-	-	4,000	Budget	4,000	4,000	-	-
Backwash valve - Aquatic Center			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
Circulation pump & motor - RSC			2,800	2,800	2,800	-	-	2,800	Budget	2,800	2,800	-	-
Fire Suppression (Phase 1) - Jenkins			8,663	8,663	8,663	-	-	8,663	Budget	8,663	8,663	-	-
Windows (2 sites)			2,000	2,000	2,000	-	1,896	104	Budget	2,000	2,000	-	-
Doors (7 sites)			8,000	8,000	8,000	-	7,032	968	Budget	8,000	8,000	-	-
Gym mats - CRA			2,800	2,800	2,800	-	-	2,800	Budget	2,800	2,800	-	-
Ergonomic equipment fixtures			6,000	6,000	6,000	-	2,325	3,675	Budget	6,000	6,000	-	-
Portable stage			11,206	11,206	11,206	-	11,206	-	Complete	11,206	11,206	-	-
Equipment for Special Events support			16,196	16,196	16,196	-	-	16,196	Budget	16,196	16,196	-	-
Carpeting - HMT Complex			-	-	-	-	900	-	Complete	900	900	(900)	(900)
HVAC valves - CRA			-	-	-	-	948	1,000	Award	1,948	1,948	(1,948)	(1,948)
Drain pipe - RSC			-	-	-	-	900	-	Complete	900	900	(900)	(900)
TOTAL BUILDING REPLACEMENTS			557,543	557,543	557,543	-	101,820	457,133		558,953	558,953	(1,410)	(1,410)
<b>BUILDING IMPROVEMENTS</b>													
Aqua Climb			5,000	5,000	5,000	-	1,000	4,000	Budget	5,000	5,000	-	-
LED Lighting - Nature Center			3,300	3,300	3,300	-	-	3,300	Budget	3,300	3,300	-	-
Carpet - GHRC			2,500	2,500	2,500	-	960	-	Complete	960	960	1,540	1,540
Shaved Ice Machine - CHRC			2,400	2,400	2,400	-	1,977	-	Complete	1,977	1,977	423	423
TOTAL BUILDING IMPROVEMENTS			13,200	13,200	13,200	-	3,937	7,300		11,237	11,237	1,963	1,963
<b>ADA PROJECTS</b>													
Aquatic Lifts (2 sites)			21,000	21,000	21,000	-	-	21,000	Budget	21,000	21,000	-	-
Front desk redesign - HSC			3,500	3,500	3,500	-	-	3,500	Budget	3,500	3,500	-	-
TOTAL ADA PROJECTS			24,500	24,500	24,500	-	-	24,500		24,500	24,500	-	-
<b>TOTAL CAPITAL OUTLAY DIVISION</b>	<b>3,574,557</b>	<b>3,466,071</b>	<b>2,978,480</b>	<b>6,553,037</b>	<b>6,444,551</b>	<b>386,310</b>	<b>1,670,957</b>	<b>4,492,433</b>		<b>6,549,700</b>	<b>6,163,390</b>	<b>3,337</b>	<b>281,161</b>



**Tualatin Hills Park and Recreation District**  
**Monthly Capital Project Report**  
**Estimated Cost vs. Budget**  
**Through 11/30/2015**

Description	Project Budget				Project Expenditures		Estimated Total Costs				Est. Cost (Over) Under Budget		
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>INFORMATION SERVICES DEPARTMENT</b>													
<u>INFORMATION TECHNOLOGY REPLACEMENTS</u>													
Workstations/Notebooks			8,500	8,500	8,500	-	1,339	7,161	Budget	8,500	8,500	-	-
Server Replacements			37,000	37,000	37,000	-	-	37,000	Budget	37,000	37,000	-	-
LAN/WAN Replacement			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
Printers/Network Printers			5,000	5,000	5,000	-	1,560	3,440	Budget	5,000	5,000	-	-
<b>TOTAL INFORMATION TECHNOLOGY REPLACEMENTS</b>			<b>55,500</b>	<b>55,500</b>	<b>55,500</b>	<b>-</b>	<b>2,899</b>	<b>52,601</b>		<b>55,500</b>	<b>55,500</b>	<b>-</b>	<b>-</b>
<u>INFORMATION TECHNOLOGY IMPROVEMENTS</u>													
PCI Credit Card Reader			10,000	10,000	10,000	-	-	10,000	Budget	10,000	10,000	-	-
Adobe Licenses			4,500	4,500	4,500	-	-	4,500	Budget	4,500	4,500	-	-
Application Software			20,000	20,000	20,000	-	-	20,000	Budget	20,000	20,000	-	-
IS Disaster Recovery Backup			48,000	48,000	48,000	-	4,610	43,390	Budget	48,000	48,000	-	-
Computer workstations and monitors			2,400	2,400	2,400	-	-	2,400	Budget	2,400	2,400	-	-
<b>TOTAL INFORMATION TECHNOLOGY IMPROVEMENTS</b>			<b>84,900</b>	<b>84,900</b>	<b>84,900</b>	<b>-</b>	<b>4,610</b>	<b>80,290</b>		<b>84,900</b>	<b>84,900</b>	<b>-</b>	<b>-</b>
<b>TOTAL INFORMATION SYSTEMS DEPARTMENT</b>	<b>-</b>	<b>-</b>	<b>140,400</b>	<b>140,400</b>	<b>140,400</b>	<b>-</b>	<b>7,509</b>	<b>132,891</b>		<b>140,400</b>	<b>140,400</b>	<b>-</b>	<b>-</b>
<b>MAINTENANCE DEPARTMENT</b>													
<u>FLEET REPLACEMENTS</u>													
Full size 4x4 pickup and accessories			38,000	38,000	38,000	-	-	38,000	Budget	38,000	38,000	-	-
Cargo van			25,000	25,000	25,000	-	-	25,000	Budget	25,000	25,000	-	-
PTO Implement - mower			8,000	8,000	8,000	-	4,843	-	Complete	4,843	4,843	3,157	3,157
Infield rakes (2)			29,000	29,000	29,000	-	28,862	-	Complete	28,862	28,862	138	138
72" mowers (2)			29,000	29,000	29,000	-	26,303	-	Complete	26,303	26,303	2,697	2,697
52" mowers (2)			16,000	16,000	16,000	-	14,334	-	Complete	14,334	14,334	1,666	1,666
Field tractor			55,000	55,000	55,000	-	49,280	-	Complete	49,280	49,280	5,720	5,720
HD utility vehicle			23,500	23,500	23,500	-	23,441	-	Complete	23,441	23,441	59	59
Full size pickup and accessories			32,000	32,000	32,000	-	-	32,000	Budget	32,000	32,000	-	-
Utility vehicles (2)			29,500	29,500	29,500	-	11,431	15,354	Award	26,785	26,785	2,715	2,715
<b>TOTAL FLEET REPLACEMENTS</b>			<b>285,000</b>	<b>285,000</b>	<b>285,000</b>	<b>-</b>	<b>158,494</b>	<b>110,354</b>		<b>268,848</b>	<b>268,848</b>	<b>16,152</b>	<b>16,152</b>
<u>BUILDING MAINTENANCE EQUIPMENT REPLACEMENTS</u>													
Carpet shampooer (BSC)			1,000	1,000	1,000	-	1,004	-	Complete	1,004	1,004	(4)	(4)
Hi-speed burnisher (CRA)			1,000	1,000	1,000	-	1,091	-	Complete	1,091	1,091	(91)	(91)
Court sweeper brush (HMT TC)			1,200	1,200	1,200	-	971	-	Complete	971	971	229	229
<b>TOTAL BLDG MAINT EQUIPMENT REPLACEMENTS</b>			<b>3,200</b>	<b>3,200</b>	<b>3,200</b>	<b>-</b>	<b>3,066</b>	<b>-</b>		<b>3,066</b>	<b>3,066</b>	<b>134</b>	<b>134</b>
<b>TOTAL MAINTENANCE DEPARTMENT</b>	<b>-</b>	<b>-</b>	<b>288,200</b>	<b>288,200</b>	<b>288,200</b>	<b>-</b>	<b>161,560</b>	<b>110,354</b>		<b>271,914</b>	<b>271,914</b>	<b>16,286</b>	<b>16,286</b>
<b>GRAND TOTAL GENERAL FUND</b>	<b>3,574,557</b>	<b>3,466,071</b>	<b>3,407,080</b>	<b>6,981,637</b>	<b>6,873,151</b>	<b>386,310</b>	<b>1,840,026</b>	<b>4,735,678</b>		<b>6,962,014</b>	<b>6,575,704</b>	<b>19,623</b>	<b>297,447</b>

**Tualatin Hills Park and Recreation District**  
**Monthly Capital Project Report**  
**Estimated Cost vs. Budget**  
**Through 11/30/2015**

Description	Project Budget				Project Expenditures		Estimated Total Costs				Est. Cost (Over) Under Budget		
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>SDC FUND</b>													
<u>LAND ACQUISITION</u>													
Land Acquisition - North Bethany	1,670,131	1,621,863	-	1,670,131	1,621,863	48,268	12,027	1,609,836	Budget	1,670,131	1,621,863	-	-
Land Acquisition (FY 15)	1,119,869	838,137	-	1,119,869	838,137	-	(42,465)	880,602	Budget	838,137	838,137	281,732	-
Land Acquisition - new urban areas	-	-	1,265,461	1,265,461	1,265,461	-	25,092	1,240,369	Budget	1,265,461	1,265,461	-	-
Other Land Acquisition (FY16)	-	-	500,000	500,000	500,000	-	3,100	496,900	Budget	500,000	500,000	-	-
Land Acquisition - South Cooper Mountain	-	-	2,733,486	2,733,486	2,733,486	-	2,733,486	-	Budget	2,733,486	2,733,486	-	-
Land Acquisition - Bonny Slope West	-	-	1,053	1,053	1,053	-	1,053	-	Budget	1,053	1,053	-	-
<b>TOTAL LAND ACQUISITION</b>	<b>2,790,000</b>	<b>2,460,000</b>	<b>4,500,000</b>	<b>7,290,000</b>	<b>6,960,000</b>	<b>48,268</b>	<b>2,732,293</b>	<b>4,227,707</b>		<b>7,008,268</b>	<b>6,960,000</b>	<b>281,732</b>	<b>-</b>
<u>DEVELOPMENT/IMPROVEMENT PROJECTS</u>													
Bonny Slope / BSD Trail Development	500,000	500,000	-	500,000	500,000	-	-	500,000	Budget	500,000	500,000	-	-
MTIP Grant Match - Westside Trail #18	283,330	200,000	415,000	698,330	615,000	98,218	341,302	273,698	Budget	713,218	615,000	(14,888)	-
Ben Graf Greenway - Trail Connection	600,000	41,000	-	600,000	41,000	481,201	-	-	Complete	481,201	-	118,799	41,000
Fanno Creek Trail - Hall Blvd Crossing	434,250	40,000	-	434,250	40,000	176,775	-	40,000	Budget	216,775	40,000	217,475	-
Timberland Park - Project Management	34,000	-	10,000	44,000	10,000	45,090	23,282	-	Complete	68,372	23,282	(24,372)	(13,282)
Bethany Creek Falls Phases 1, 2 & 3 - Proj Management	120,500	105,500	24,500	145,000	130,000	27,535	22,632	107,368	Budget	157,535	130,000	-	(12,535)
New Neighborhood Park Master Plans (2 sites)	150,000	150,000	-	150,000	150,000	-	-	150,000	Budget	150,000	150,000	-	-
New Neighborhood Park Development	1,500,000	1,500,000	-	1,500,000	1,500,000	-	-	1,500,000	Budget	1,500,000	1,500,000	-	-
SW Quad Community Center - Site Feasibility Analysis	60,000	60,000	20,000	80,000	80,000	-	-	80,000	Budget	80,000	80,000	-	-
Natural Area Master Plan	100,000	100,000	-	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
Building Expansion (TBD)	-	-	1,000,000	1,000,000	1,000,000	-	-	1,000,000	Budget	1,000,000	1,000,000	-	-
Deck Expansion (Aquatic Center)	-	-	130,000	130,000	130,000	-	-	130,000	Budget	130,000	130,000	-	-
New Synthetic turf field- Conestoga Middle School	-	-	850,000	850,000	850,000	-	-	850,000	Budget	850,000	850,000	-	-
LWCF grant match - project to be determined	-	-	100,000	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
LWCF small grant match - project to be determined	-	-	75,000	75,000	75,000	-	-	75,000	Budget	75,000	75,000	-	-
RTP grant match - project to be determined	-	-	100,000	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
MTIP Beaverton Creek Trail Master Plan Phase	-	-	135,000	135,000	135,000	-	463	134,537	Budget	135,000	135,000	-	-
MTIB Beaverton Creek Trail Land Acquisition ROW phase	-	-	250,000	250,000	250,000	-	-	250,000	Budget	250,000	250,000	-	-
WaCo match funds - Augusta Lane Pedestrian Trail Bridge	-	-	50,000	50,000	50,000	-	-	50,000	Budget	50,000	50,000	-	-
N Bethany Park & Trail - project management	-	-	65,000	65,000	65,000	-	1,367	63,633	Budget	65,000	65,000	-	-
SDC Methodology & Administrative Procedures update	-	-	30,000	30,000	30,000	-	25,627	4,373	Budget	30,000	30,000	-	-
Undesignated projects	-	-	3,310,498	3,310,498	3,310,498	-	-	3,310,498	Budget	3,310,498	3,310,498	-	-
<b>TOTAL DEVELOPMENT/IMPROVEMENT PROJECTS</b>	<b>3,782,080</b>	<b>2,696,500</b>	<b>6,564,998</b>	<b>10,347,078</b>	<b>9,261,498</b>	<b>828,819</b>	<b>414,673</b>	<b>8,819,107</b>		<b>10,062,599</b>	<b>9,233,780</b>	<b>297,014</b>	<b>15,183</b>
<b>GRAND TOTAL SDC FUND</b>	<b>6,572,080</b>	<b>5,156,500</b>	<b>11,064,998</b>	<b>17,637,078</b>	<b>16,221,498</b>	<b>877,087</b>	<b>3,146,966</b>	<b>13,046,814</b>		<b>17,070,867</b>	<b>16,193,780</b>	<b>578,746</b>	<b>15,183</b>

**KEY**  
Budget Estimate based on original budget - not started and/or no basis for change  
Deferred Some or all of Project has been eliminated to reduce overall capital costs for year.  
Award Estimate based on Contract Award amount or quote price estimates  
Complete Project completed - no additional estimated costs to complete.

**Tualatin Hills Park and Recreation District**  
**Monthly Bond Capital Projects Report**  
**Estimated Cost vs. Budget**  
**Through 11/30/2015**

Completed FY 12  
 Completed FY 11  
 Completed FY 10  
 Completed FY 09

Quad- rant	Project Code	Description	Asset ID#	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance		
				Initial Project Budget	Adjustments	Current Total Project Budget FY 15/16	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under Budget	Cost Expended to Budget	Cost Expended to Total Cost
				(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)				(3-9) = (10)	(6) / (3)	(6)/(9)
<b>BOND CAPITAL PROJECTS FUND</b>															
<b><u>New Neighborhood Parks Development</u></b>															
SE	91-901	AM Kennedy Park & Athletic Field	P0574	1,285,250	50,470	1,335,720	1,686,530	-	1,686,530	-	Complete	1,686,530	(350,810)	126.3%	100.0%
SW	91-902	Barsotti Park & Athletic Field	P0638	1,285,250	27,134	1,312,384	1,258,105	-	1,258,105	-	Complete	1,258,105	54,279	95.9%	100.0%
NW	91-903	Hansen Ridge Park (formerly Kaiser Ridge)	P0639	771,150	16,035	787,185	753,743	-	753,743	-	Complete	753,743	33,442	95.8%	100.0%
SW	91-904	Roy Dancer Park	P0640	771,150	16,308	787,458	651,272	-	651,272	-	Complete	651,272	136,186	82.7%	100.0%
NE	91-905	Roger Tilbury Park	P0700	771,150	19,335	790,485	888,218	-	888,218	-	Complete	888,218	(97,733)	112.4%	100.0%
<b>Total New Neighborhood Parks Development</b>				<b>4,883,950</b>	<b>129,282</b>	<b>5,013,232</b>	<b>5,237,868</b>	<b>-</b>	<b>5,237,868</b>	<b>-</b>		<b>5,237,868</b>	<b>(224,636)</b>	<b>104.5%</b>	<b>100.0%</b>
UND		Authorized Use of Savings from Bond Issuance Administration Category		-	224,636	224,636	-	-	-	-	N/A	-	224,636	n/a	n/a
<b>Total New Neighborhood Parks Development</b>				<b>4,883,950</b>	<b>353,918</b>	<b>5,237,868</b>	<b>5,237,868</b>	<b>-</b>	<b>5,237,868</b>	<b>-</b>		<b>5,237,868</b>	<b>-</b>	<b>100.0%</b>	<b>100.0%</b>
<b><u>Renovate &amp; Redevelop Neighborhood Parks</u></b>															
NE	91-906	Cedar Mill Park, Trail & Athletic Fields	P0641	1,125,879	29,166	1,155,045	993,843	-	993,843	-	Complete	993,843	161,202	86.0%	100.0%
SE	91-907	Camille Park	P0642	514,100	28,634	542,734	585,471	-	585,471	-	Complete	585,471	(42,737)	107.9%	100.0%
NW	91-908	Somerset West Park	P0643	1,028,200	37,247	1,065,447	188,253	6,771	195,024	2,321,585	A&E	2,516,609	(1,451,162)	18.3%	7.7%
NW	91-909	Pioneer Park and Bridge Replacement	P0644	544,934	21,059	565,993	533,358	-	533,358	-	Complete	533,358	32,635	94.2%	100.0%
SE	91-910	Vista Brook Park	P0645	514,100	20,452	534,552	733,500	-	733,500	-	Complete	733,500	(198,948)	137.2%	100.0%
<b>Total Renovate &amp; Redevelop Neighborhood Parks</b>				<b>3,727,213</b>	<b>136,558</b>	<b>3,863,771</b>	<b>3,034,425</b>	<b>6,771</b>	<b>3,041,196</b>	<b>2,321,585</b>		<b>5,362,781</b>	<b>(1,499,010)</b>	<b>78.7%</b>	<b>56.7%</b>
<b><u>New Neighborhood Parks Land Acquisition</u></b>															
NW	98-880-a	New Neighborhood Park - NW Quadrant (Biles)	L0298	1,500,000	28,467	1,528,467	1,041,404	-	1,041,404	-	Complete	1,041,404	487,063	68.1%	100.0%
NW	98-880-b	New Neighborhood Park - NW Quadrant (Living Hope)		-	-	-	1,067,724	-	1,067,724	-	Complete	1,067,724	(1,067,724)	n/a	100.0%
NW	98-880-c	New Neighborhood Park - NW Quadrant (Mitchell)		-	-	-	729,751	43,645	773,396	20,000	Complete	793,396	(793,396)	n/a	97.5%
NW	98-880-d	New Neighborhood Park - NW Quadrant (PGE)		-	-	-	62,712	-	62,712	-	Complete	62,712	(62,712)	n/a	100.0%
NE	98-745-a	New Neighborhood Park - NE Quadrant (Wilson)	L0288	1,500,000	27,735	1,527,735	529,294	-	529,294	-	Complete	529,294	998,441	34.6%	100.0%
NE	98-745-b	New Neighborhood Park - NE Quadrant (Lehman - formerly undesignated)		1,500,000	31,870	1,531,870	2,095,153	24,787	2,119,940	-	Complete	2,119,940	(588,070)	138.4%	100.0%
SW	98-746-a	New Neighborhood Park - SW Quadrant (Sterling Savings)	L0289	1,500,000	24,453	1,524,453	1,058,925	-	1,058,925	-	Complete	1,058,925	465,528	69.5%	100.0%
SW	98-746-b	New Neighborhood Park - SW Quadrant (New Neighborhood Park - SW Quadrant (Altishin))		-	-	-	547,794	3,902	551,696	-	Complete	551,696	(551,696)	n/a	100.0%
SW	98-746-c	New Neighborhood Park - SW Quadrant (Hung easement for Roy Dancer Park)		-	-	-	60,006	-	60,006	-	Complete	60,006	(60,006)	n/a	100.0%
SE	98-747	New Neighborhood Park - SE Quadrant (Cobb)	L0290	1,500,000	15,547	1,515,547	2,562,025	47,855	2,609,880	-	Complete	2,609,880	(1,094,333)	172.2%	100.0%
NW	98-748	New Neighborhood Park (North Bethany) (McGettigan)	L0291	1,500,000	23,667	1,523,667	1,629,690	73	1,629,763	-	Complete	1,629,763	(106,096)	107.0%	100.0%
UND	98-749	New Neighborhood Park - Undesignated	L0292	-	-	-	-	-	-	-	Reallocated	-	-	n/a	0.0%
<b>Sub-total New Neighborhood Parks</b>				<b>9,000,000</b>	<b>151,739</b>	<b>9,151,739</b>	<b>11,384,478</b>	<b>120,262</b>	<b>11,504,740</b>	<b>20,000</b>		<b>11,524,740</b>	<b>(2,373,001)</b>	<b>125.7%</b>	<b>99.8%</b>
UND		Authorized Use of Savings from New Community Park Land Acquisition Category		-	1,655,521	1,655,521	-	-	-	-	N/A	-	1,655,521	n/a	n/a
UND		Authorized Use of Savings from Community Center / Community Park Land Acquisition Category		-	717,480	717,480	-	-	-	-	N/A	-	717,480	n/a	n/a
<b>Total New Neighborhood Parks</b>				<b>9,000,000</b>	<b>2,524,740</b>	<b>11,524,740</b>	<b>11,384,478</b>	<b>120,262</b>	<b>11,504,740</b>	<b>20,000</b>		<b>11,524,740</b>	<b>-</b>	<b>99.8%</b>	<b>99.8%</b>
<b><u>New Community Park Development</u></b>															
SW	92-915	SW Quad Community Park & Athletic Field	P0648	7,711,500	258,441	7,969,941	679,486	259,318	938,804	10,866,695	Master Plan	11,805,499	(3,835,558)	11.8%	8.0%
<b>Sub-total New Community Park Development</b>				<b>7,711,500</b>	<b>258,441</b>	<b>7,969,941</b>	<b>679,486</b>	<b>259,318</b>	<b>938,804</b>	<b>10,866,695</b>		<b>11,805,499</b>	<b>(3,835,558)</b>	<b>11.8%</b>	<b>8.0%</b>
UND		Outside Funding from Washington County / Metro Transferred from Community Center Land Acquisition		-	384,251	384,251	-	-	-	-	N/A	-	384,251	n/a	n/a
<b>Total New Community Park Development</b>				<b>7,711,500</b>	<b>642,692</b>	<b>8,354,192</b>	<b>679,486</b>	<b>259,318</b>	<b>938,804</b>	<b>10,866,695</b>		<b>11,805,499</b>	<b>(3,451,307)</b>	<b>11.2%</b>	<b>8.0%</b>

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**Through 11/30/2015**

Completed FY 12  
 Completed FY 11  
 Completed FY 10  
 Completed FY 09

Quad- rant	Project Code	Description	Asset ID#	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance			
				Initial Project Budget	Adjustments	Current Total Project Budget FY 15/16	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under Budget	Cost Expended to Budget	Cost Expended to Total Cost	
				(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)				(7)	(6+7)=(9)	(3-9) = (10)	(6) / (3)
<b>New Community Park Land Acquisition</b>																
NE	98-881-a	New Community Park - NE Quadrant (Teufel)	L0293	10,000,000	132,657	10,132,657	8,103,899	-	8,103,899	-	Complete	8,103,899	2,028,758	80.0%	100.0%	
NE	98-881-b	Community Park Expansion - NE Quad (BSD/William Walker)		-	-	-	373,237	-	373,237	-	Complete	373,237	(373,237)	n/a	100.0%	
<b>Sub-total New Community Park</b>				10,000,000	132,657	10,132,657	8,477,136	-	8,477,136	-		8,477,136	1,655,521	83.7%	100.0%	
Authorized Use of Savings for New Neighborhood Parks																
UND		Land Acquisition Category		-	(1,655,521)	(1,655,521)	-	-	-	-	N/A	-	(1,655,521)	n/a	n/a	
<b>Total New Community Park</b>				10,000,000	(1,522,864)	8,477,136	8,477,136	-	8,477,136	-		8,477,136	-	100.0%	100.0%	
<b>Renovate and Redevelop Community Parks</b>																
NE	92-916	Cedar Hills Park & Athletic Field	P0649	6,194,905	200,517	6,395,422	223,116	13,956	237,072	7,817,104	A&E	8,054,176	(1,658,754)	3.7%	2.9%	
SE	92-917	Schiffler Park	P0650	3,598,700	72,672	3,671,372	2,633,084	-	2,633,084	-	Complete	2,633,084	1,038,288	71.7%	100.0%	
<b>Total Renovate and Redevelop Community Parks</b>				9,793,605	273,189	10,066,794	2,856,200	13,956	2,870,156	7,817,104		10,687,260	(620,466)	28.5%	26.9%	
<b>Natural Area Preservation - Restoration</b>																
NE	97-963	Roger Tilbury Memorial Park	P0664	30,846	960	31,806	1,357	1,000	2,357	29,317	Planning	31,674	132	7.4%	7.4%	
NE	97-964	Cedar Mill Park	P0665	30,846	966	31,812	201	1,000	1,201	8,799	Planning	10,000	21,812	3.8%	12.0%	
NE	97-965	Jordan/Jackie Husen Park	P0666	308,460	8,411	316,871	29,906	5,700	35,606	21,794	Planting	57,400	259,471	11.2%	62.0%	
NW	97-966	NE/Bethany Meadows Trail Habitat Connection		246,768	7,800	254,568	-	-	-	254,568	On Hold	254,568	-	0.0%	0.0%	
NW	97-967	Hansen Ridge Park (formerly Kaiser Ridge)		10,282	264	10,546	8,186	-	8,186	4,814	Preparation	13,000	(2,454)	77.6%	63.0%	
NW	97-968	Allenbach Acres Park	P0667	41,128	1,256	42,384	5,514	3,905	9,419	32,171	Planning	41,590	794	22.2%	22.6%	
NW	97-969	Crystal Creek Park	P0668	205,640	5,998	211,638	5,401	-	5,401	94,599	Preparation	100,000	111,638	2.6%	5.4%	
NE	97-970	Foothills Park	P0669	61,692	1,143	62,835	46,178	-	46,178	-	Complete	46,178	16,657	73.5%	100.0%	
NE	97-971	Commonwealth Lake Park	P0670	41,128	759	41,887	30,809	-	30,809	-	Complete	30,809	11,078	73.6%	100.0%	
NW	97-972	Tualatin Hills Nature Park	P0671	90,800	2,278	93,078	27,696	-	27,696	-	Complete	27,696	65,382	29.8%	100.0%	
NE	97-973	Pioneer Park	P0672	10,282	245	10,527	7,854	1,567	9,421	1,026	Preparation	10,447	80	89.5%	90.2%	
NW	97-974	Whispering Woods Park	P0673	51,410	897	52,307	48,871	-	48,871	-	Complete	48,871	3,436	93.4%	100.0%	
NW	97-975	Willow Creek Nature Park	P0674	20,564	383	20,947	21,877	-	21,877	-	Complete	21,877	(930)	104.4%	100.0%	
SE	97-976	AM Kennedy Park	P0675	30,846	699	31,545	26,048	138	26,186	6,514	Planting	32,700	(1,155)	83.0%	80.1%	
SE	97-977	Camille Park	P0676	77,115	1,698	78,813	61,199	200	61,399	10,954	Planting	72,353	6,460	77.9%	84.9%	
SE	97-978	Vista Brook Park		20,564	624	21,188	3,044	1,380	4,424	16,076	Planting	20,500	688	20.9%	21.6%	
SE	97-979	Greenway Park/Koll Center	P0677	61,692	1,695	63,387	38,141	2,327	40,468	22,532	Preparation	63,000	387	63.8%	64.2%	
SE	97-980	Bauman Park	P0678	82,256	1,984	84,240	30,153	-	30,153	-	Complete	30,153	54,087	35.8%	100.0%	
SE	97-981	Fanno Creek Park	P0679	162,456	5,070	167,526	5,147	-	5,147	64,853	Preparation	70,000	97,526	3.1%	7.4%	
SE	97-982	Hideaway Park	P0680	41,128	1,014	42,142	34,270	3,307	37,577	4,380	Planting	41,957	185	89.2%	89.6%	
SW	97-983	Murrayhill Park	P0681	61,692	1,014	62,706	65,712	-	65,712	-	Complete	65,712	(3,006)	104.8%	100.0%	
SE	97-984	Hyland Forest Park	P0682	71,974	1,316	73,290	62,121	-	62,121	-	Complete	62,121	11,169	84.8%	100.0%	
SW	97-985	Cooper Mountain	P0683	205,640	6,499	212,139	14	-	14	212,125	On Hold	212,139	-	0.0%	0.0%	
SW	97-986	Winkelman Park	P0684	10,282	237	10,519	5,894	-	5,894	-	Complete	5,894	4,625	56.0%	100.0%	
SW	97-987	Lowami Hart Woods	P0685	287,896	8,198	296,094	95,906	8,323	104,229	60,771	Preparation	165,000	131,094	35.2%	63.2%	
SW	97-988	Rosa/Hazeldale Parks	P0686	28,790	708	29,498	12,754	-	12,754	-	Complete	12,754	16,744	43.2%	100.0%	
SW	97-989	Mt Williams Park		102,820	3,247	106,067	244	175	419	105,648	Planning	106,067	-	0.4%	0.4%	
SW	97-990	Jenkins Estate	P0687	154,230	3,309	157,539	132,701	3,780	136,481	-	Complete	136,481	21,058	86.6%	100.0%	
SW	97-991	Summercrest Park	P0688	10,282	188	10,470	7,987	-	7,987	-	Complete	7,987	2,483	76.3%	100.0%	
SW	97-992	Morrison Woods	P0689	61,692	1,948	63,640	0	-	0	63,640	On Hold	63,640	-	0.0%	0.0%	
UND	97-993	Interpretive Sign Network	P0690	339,306	8,697	348,003	295,851	9,436	305,287	34,013	Sign Fabrication	339,300	8,703	87.7%	90.0%	
NW	97-994	Beaverton Creek Trail		61,692	1,949	63,641	-	-	-	63,641	On Hold	63,641	-	0.0%	0.0%	
NW	97-995	Bethany Wetlands/Bronson Creek		41,128	1,300	42,428	-	-	-	42,428	On Hold	42,428	-	0.0%	0.0%	
NW	97-996	Bluegrass Downs Park		15,423	487	15,910	-	-	-	15,910	On Hold	15,910	-	0.0%	0.0%	
NW	97-997	Crystal Creek		41,128	1,300	42,428	-	-	-	42,428	On Hold	42,428	-	0.0%	0.0%	
UND	N/A	Reallocation of project savings to new project budgets		-	(865,000)	(865,000)	-	-	-	-	Reallocation	0	(865,000)	0.0%	0.0%	
SE	97-870	Hyland Woods Phase 2		75,000	-	75,000	-	6,359	6,359	68,641	Budget	75,000	-	8.5%	8.5%	
SW	97-871	Jenkins Estate Phase 2		-	125,000	125,000	-	-	-	125,000	Budget	125,000	-	0.0%	0.0%	
NW	97-872	Somerset		-	150,000	150,000	-	-	-	150,000	Budget	150,000	-	0.0%	0.0%	
NW	97-873	Rock Creek Greenway		-	155,000	155,000	-	-	-	155,000	Budget	155,000	-	0.0%	0.0%	
NW	97-874	Whispering Woods Phase 2		-	95,000	95,000	-	-	-	95,000	Budget	95,000	-	0.0%	0.0%	

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Quad- rant	Project Code	Description	Asset ID#	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance		
				Initial Project Budget	Adjustments	Current Total Project Budget FY 15/16	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under Budget	Cost Expended to Budget	Cost Expended to Total Cost
				(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)	(6+7)=(9)	(3-9) = (10)	(6) / (3)	(6)/(9)	
SE	97-875	Raleigh Park		-	110,000	110,000	-	5,570	5,570	104,430	110,000	-	5.1%	5.1%	
NE	97-876	Bannister Creek Greenway/NE Park		-	75,000	75,000	-	-	-	75,000	75,000	-	0.0%	0.0%	
NW	97-877	Beaverton Creek Greenway Duncan		-	20,000	20,000	-	-	-	20,000	20,000	-	0.0%	0.0%	
SE	97-878	Church of Nazarene		-	30,000	30,000	-	-	-	30,000	30,000	-	0.0%	0.0%	
SW	97-879	Lilly K. Johnson Woods		-	30,000	30,000	-	4,713	4,713	25,287	30,000	-	15.7%	15.7%	
UND	97-914	Restoration of new properties to be acquired		643,023	20,321	663,344	7,172	-	7,172	629,316	636,488	26,856	1.1%	1.1%	
<b>Total Natural Area Restoration</b>				<b>3,762,901</b>	<b>104,862</b>	<b>3,867,763</b>	<b>1,118,208</b>	<b>58,880</b>	<b>1,177,088</b>	<b>2,690,675</b>	<b>3,867,763</b>	<b>-</b>	<b>30.4%</b>	<b>30.4%</b>	
<b>Natural Area Preservation - Land Acquisition</b>															
UND	98-882	Natural Area Acquisitions	L0294	8,400,000	221,042	8,621,042	4,464,767	46,855	4,511,622	4,109,420	8,621,042	-	52.3%	52.3%	
<b>Total Natural Area Preservation - Land Acquisition</b>				<b>8,400,000</b>	<b>221,042</b>	<b>8,621,042</b>	<b>4,464,767</b>	<b>46,855</b>	<b>4,511,622</b>	<b>4,109,420</b>	<b>8,621,042</b>	<b>-</b>	<b>52.3%</b>	<b>52.3%</b>	
<b>New Linear Park and Trail Development</b>															
SW	93-918	Westside Trail Segments 1, 4, & 7	P0651	4,267,030	83,702	4,350,732	4,395,221	-	4,395,221	-	4,395,221	(44,489)	101.0%	100.0%	
NE	93-920	Jordan/Husen Park Trail	P0652	1,645,120	45,644	1,690,764	1,227,496	-	1,227,496	-	1,227,496	463,268	72.6%	100.0%	
NW	93-924	Waterhouse Trail Segments 1, 5 & West Spur	P0656	3,804,340	77,258	3,881,598	4,417,702	-	4,417,702	-	4,417,702	(536,104)	113.8%	100.0%	
NW	93-922	Rock Creek Trail #5 & Allenbach, North Bethany #2	P0654	2,262,040	79,704	2,341,744	1,734,031	796	1,734,827	789,669	2,524,496	(182,752)	74.1%	68.7%	
UND	93-923	Miscellaneous Natural Trails	P0655	100,000	2,798	102,798	30,394	-	30,394	72,404	102,798	-	29.6%	29.6%	
NW	91-912	Nature Park - Old Wagon Trail	P0628	359,870	3,094	362,964	238,702	-	238,702	-	238,702	124,262	65.8%	100.0%	
NE	91-913	NE Quadrant Trail - Bluffs Phase 2	P0647	257,050	14,714	271,764	414,817	-	414,817	-	414,817	(143,053)	152.6%	100.0%	
SW	93-921	Lowami Hart Woods	P0653	822,560	55,532	878,092	1,258,746	-	1,258,746	-	1,258,746	(380,654)	143.4%	100.0%	
NW	91-911	Westside - Waterhouse Trail Connection	P0646	1,542,300	43,313	1,585,613	350,543	77,935	428,478	592,667	1,021,145	564,468	27.0%	42.0%	
<b>Total New Linear Park and Trail Development</b>				<b>15,060,310</b>	<b>405,759</b>	<b>15,466,069</b>	<b>14,067,652</b>	<b>78,731</b>	<b>14,146,383</b>	<b>1,454,740</b>	<b>15,601,123</b>	<b>(135,054)</b>	<b>91.5%</b>	<b>90.7%</b>	
<b>New Linear Park and Trail Land Acquisition</b>															
UND	98-883	New Linear Park and Trail Acquisitions	L0295	1,200,000	22,894	1,222,894	1,216,071	5,300	1,221,371	1,523	1,222,894	-	99.9%	99.9%	
<b>Total New Linear Park and Trail Land Acquisition</b>				<b>1,200,000</b>	<b>22,894</b>	<b>1,222,894</b>	<b>1,216,071</b>	<b>5,300</b>	<b>1,221,371</b>	<b>1,523</b>	<b>1,222,894</b>	<b>-</b>	<b>99.9%</b>	<b>99.9%</b>	
<b>Multi-field/Multi-purpose Athletic Field Development</b>															
SW	94-925	Winkelman Athletic Field	P0657	514,100	34,434	548,534	941,843	-	941,843	-	941,843	(393,309)	171.7%	100.0%	
SE	94-926	Meadow Waye Park	P0629	514,100	4,791	518,891	407,340	-	407,340	-	407,340	111,551	78.5%	100.0%	
NW	94-927	New Fields in NW Quadrant	P0658	514,100	16,248	530,348	75	-	75	530,273	530,348	-	0.0%	0.0%	
NE	94-928	New Fields in NE Quadrant (Cedar Mill Park)	P0659	514,100	13,893	527,993	527,993	-	527,993	-	527,993	-	100.0%	100.0%	
SW	94-929	New Fields in SW Quadrant	P0660	514,100	16,236	530,336	669	-	669	529,667	530,336	-	0.1%	0.1%	
SE	94-930	New Fields in SE Quadrant (Conestoga Middle School)		514,100	16,240	530,340	35,351	26,488	61,839	447,817	509,656	20,684	11.7%	12.1%	
<b>Total Multi-field/Multi-purpose Athletic Field Dev.</b>				<b>3,084,600</b>	<b>101,842</b>	<b>3,186,442</b>	<b>1,913,271</b>	<b>26,488</b>	<b>1,939,759</b>	<b>1,507,757</b>	<b>3,447,516</b>	<b>(261,074)</b>	<b>60.9%</b>	<b>56.3%</b>	
<b>Deferred Park Maintenance Replacements</b>															
UND	96-960	Play Structure Replacements at 11 sites	P0663	810,223	3,685	813,908	772,880	175	773,055	-	773,055	40,853	95.0%	100.0%	
NW	96-720	Bridge/boardwalk replacement - Willow Creek	P0662	96,661	1,276	97,937	127,277	-	127,277	-	127,277	(29,340)	130.0%	100.0%	
SW	96-721	Bridge/boardwalk replacement - Rosa Park	P0630	38,909	369	39,278	38,381	-	38,381	-	38,381	897	97.7%	100.0%	
SW	96-722	Bridge/boardwalk replacement - Jenkins Estate	P0631	7,586	34	7,620	28,430	-	28,430	-	28,430	(20,810)	373.1%	100.0%	
SE	96-723	Bridge/boardwalk replacement - Hartwood Highlands	P0632	10,767	134	10,901	985	-	985	-	985	9,916	9.0%	100.0%	
NE	96-998	Irrigation Replacement at Roxbury Park	P0633	48,854	63	48,917	41,902	-	41,902	-	41,902	7,015	85.7%	100.0%	
UND	96-999	Pedestrian Path Replacement at 3 sites	P0634	116,687	150	116,837	118,039	-	118,039	-	118,039	(1,202)	101.0%	100.0%	
SW	96-946	Permeable Parking Lot at Aloha Swim Center	P0635	160,914	1,515	162,429	191,970	-	191,970	-	191,970	(29,541)	118.2%	100.0%	
NE	96-947	Permeable Parking Lot at Sunset Swim Center	P0701	160,914	3,401	164,315	512,435	-	512,435	-	512,435	(348,120)	311.9%	100.0%	
<b>Sub-total Deferred Park Maintenance Replacements</b>				<b>1,451,515</b>	<b>10,627</b>	<b>1,462,142</b>	<b>1,832,299</b>	<b>175</b>	<b>1,832,474</b>	<b>-</b>	<b>1,832,474</b>	<b>(370,332)</b>	<b>1321.5%</b>	<b>900.0%</b>	
UND		Authorized Use of Savings from Facility Expansion & Improvements Category		-	177,920	177,920	-	-	-	-	-	177,920	n/a	n/a	
UND		Authorized Use of Savings from Bond Issuance Administration Category		-	192,412	192,412	-	-	-	-	-	192,412	n/a	n/a	
<b>Total Deferred Park Maintenance Replacements</b>				<b>1,451,515</b>	<b>380,959</b>	<b>1,832,474</b>	<b>1,832,299</b>	<b>175</b>	<b>1,832,474</b>	<b>-</b>	<b>1,832,474</b>	<b>-</b>	<b>100.0%</b>	<b>100.0%</b>	

**Tualatin Hills Park and Recreation District**  
**Monthly Bond Capital Projects Report**  
**Estimated Cost vs. Budget**  
**Through 11/30/2015**

Completed FY 12  
 Completed FY 11  
 Completed FY 10  
 Completed FY 09

Quad- rant	Project Code	Description	Asset ID#	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance		
				Initial Project Budget	Adjustments	Current Total Project Budget FY 15/16	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under Budget	Cost Expended to Budget	Cost Expended to Total Cost
				(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)				(7)	(6+7)=(9)	(3-9) = (10)
<b>Facility Rehabilitation</b>															
UND	95-931	Structural Upgrades at Several Facilities	B0459	317,950	(195,027)	122,923	110,904	1,222	112,126	-	Complete	112,126	10,797	91.2%	100.0%
SW	95-932	Structural Upgrades at Aloha Swim Center	B0460	406,279	8,432	414,711	518,302	-	518,302	-	Complete	518,302	(103,591)	125.0%	100.0%
SE	95-933	Structural Upgrades at Beaverton Swim Center	B0461	1,447,363	35,472	1,482,835	820,007	1,953	821,960	47,872	Const Docs	869,832	613,003	55.4%	94.5%
NE	95-934	Structural Upgrades at Cedar Hills Recreation Center	B0517	628,087	17,687	645,774	114,528	347,520	462,048	29,598	Const Docs	491,646	154,128	71.5%	94.0%
SW	95-935	Structural Upgrades at Conestoga Rec/Aquatic Ctr	B0518	44,810	833	45,643	66,762	-	66,762	-	Complete	66,762	(21,119)	146.3%	100.0%
SE	95-937	Structural Upgrades at Garden Home Recreation Center		486,935	16,017	502,952	13,713	313	14,026	626,822	Master Planning	640,848	(137,896)	2.8%	2.2%
SE	95-938	Structural Upgrades at Harman Swim Center	B0462	179,987	2,779	182,766	73,115	-	73,115	-	Complete	73,115	109,651	40.0%	100.0%
NW	95-939-a	Structural Upgrades at HMT/50 Mtr Pool/Aquatic Ctr	B0463	312,176	4,692	316,868	233,369	-	233,369	-	Complete	233,369	83,499	73.6%	100.0%
NW	95-939-b	Structural Upgrades at HMT Aquatic Ctr - Roof Replacement		-	200,873	200,873	1,247	-	1,247	199,626	Master Planning	200,873	-	0.6%	0.6%
NW	95-940	Structural Upgrades at HMT Administration Building	B0464	397,315	6,080	403,395	299,599	-	299,599	-	Complete	299,599	103,796	74.3%	100.0%
NW	95-941	Structural Upgrades at HMT Athletic Center	B0425	65,721	85	65,806	66,000	-	66,000	-	Complete	66,000	(194)	100.3%	100.0%
NW	95-942	Structural Upgrades at HMT Dryland Training Ctr	B0465	116,506	2,101	118,607	75,686	-	75,686	-	Complete	75,686	42,921	63.8%	100.0%
NW	95-943	Structural Upgrades at HMT Tennis Center	B0466	268,860	4,949	273,809	74,804	-	74,804	-	Complete	74,804	199,005	27.3%	100.0%
SE	95-944	Structural Upgrades at Raleigh Swim Center	B0426	4,481	6	4,487	5,703	-	5,703	-	Complete	5,703	(1,216)	127.1%	100.0%
NW	95-945	Structural Upgrades at Somerset Swim Center	B0427	8,962	12	8,974	9,333	-	9,333	-	Complete	9,333	(359)	104.0%	100.0%
NE	95-950	Sunset Swim Center Structural Upgrades	B0467	1,028,200	16,245	1,044,445	626,419	-	626,419	-	Complete	626,419	418,026	60.0%	100.0%
NE	95-951	Sunset Swim Center Pool Tank	B0396	514,100	275	514,375	308,574	-	308,574	-	Complete	308,574	205,801	60.0%	100.0%
UND	95-962	Auto Gas Meter Shut Off Valves at All Facilities		-	-	-	6,743	184	6,927	24,489	Const Docs	31,416	(31,416)	0.0%	22.0%
<b>Total Facility Rehabilitation</b>				<b>6,227,732</b>	<b>121,511</b>	<b>6,349,243</b>	<b>3,424,808</b>	<b>351,192</b>	<b>3,776,000</b>	<b>928,407</b>		<b>4,704,407</b>	<b>1,644,836</b>	<b>59.5%</b>	<b>80.3%</b>
<b>Facility Expansion and Improvements</b>															
SE	95-952	Elsie Stuhr Center Expansion & Structural Improvements	B0468	1,997,868	30,311	2,028,179	2,039,367	-	2,039,367	-	Complete	2,039,367	(11,188)	100.6%	100.0%
SW	95-953	Conestoga Rec/Aquatic Expansion & Splash Pad	B0469	5,449,460	83,658	5,533,118	5,435,930	-	5,435,930	-	Complete	5,435,930	97,188	98.2%	100.0%
SW	95-954	Aloha ADA Dressing Rooms	B0428	123,384	158	123,542	178,764	-	178,764	-	Complete	178,764	(55,222)	144.7%	100.0%
NW	95-955	Aquatics Center ADA Dressing Rooms	B0458	133,666	1,083	134,749	180,540	-	180,540	-	Complete	180,540	(45,791)	134.0%	100.0%
NE	95-956	Athletic Center HVAC Upgrades	B0429	514,100	654	514,754	321,821	-	321,821	-	Complete	321,821	192,933	62.5%	100.0%
<b>Sub-total Facility Expansion and Improvements</b>				<b>8,218,478</b>	<b>115,864</b>	<b>8,334,342</b>	<b>8,156,422</b>	<b>-</b>	<b>8,156,422</b>	<b>-</b>		<b>8,156,422</b>	<b>177,920</b>	<b>97.9%</b>	<b>100.0%</b>
UND		Authorized Use of Savings for Deferred Park Maintenance Replacements Category		-	(177,920)	(177,920)	-	-	-	-	N/A	-	(177,920)	n/a	n/a
<b>Total Facility Expansion and Improvements</b>				<b>8,218,478</b>	<b>(62,056)</b>	<b>8,156,422</b>	<b>8,156,422</b>	<b>-</b>	<b>8,156,422</b>	<b>-</b>		<b>8,156,422</b>	<b>-</b>	<b>100.0%</b>	<b>100.0%</b>
<b>ADA/Access Improvements</b>															
NW	95-957	HMT ADA Parking & other site improvement	B0470	735,163	19,029	754,192	955,786	53,807	1,009,593	24,128	Bid Award	1,033,721	(279,529)	133.9%	97.7%
UND	95-958	ADA Improvements - undesignated funds	P0661	116,184	2,663	118,847	72,245	-	72,245	-	Complete	72,245	46,602	60.8%	100.0%
SW	95-730	ADA Improvements - Barrows Park	P0702	8,227	104	8,331	6,825	-	6,825	-	Complete	6,825	1,506	81.9%	100.0%
NW	95-731	ADA Improvements - Bethany Lake Park	P0636	20,564	194	20,758	25,566	-	25,566	-	Complete	25,566	(4,808)	123.2%	100.0%
NE	95-732	ADA Improvements - Cedar Hills Recreation Center	P0703	8,226	130	8,356	8,255	-	8,255	-	Complete	8,255	101	98.8%	100.0%
NE	95-733	ADA Improvements - Forest Hills Park	P0704	12,338	197	12,535	23,416	-	23,416	-	Complete	23,416	(10,881)	186.8%	100.0%
SE	95-734	ADA Improvements - Greenway Park		15,423	196	15,619	-	-	-	-	Cancelled	-	15,619	0.0%	0.0%
SW	95-735	ADA Improvements - Jenkins Estate	P0705	16,450	262	16,712	11,550	-	11,550	-	Complete	11,550	5,162	69.1%	100.0%
SW	95-736	ADA Improvements - Lawndale Park	P0598	30,846	40	30,886	16,626	-	16,626	-	Complete	16,626	14,260	53.8%	100.0%
NE	95-737	ADA Improvements - Lost Park	P0706	15,423	245	15,668	15,000	-	15,000	-	Complete	15,000	668	95.7%	100.0%
NW	95-738	ADA Improvements - Rock Crk Pwline Prk (Soccer Fld)	P0707	20,564	327	20,891	17,799	-	17,799	-	Complete	17,799	3,092	85.2%	100.0%
NW	95-739	ADA Improvements - Skyview Park	P0708	5,140	82	5,222	7,075	-	7,075	-	Complete	7,075	(1,853)	135.5%	100.0%
NW	95-740	ADA Improvements - Waterhouse Powerline Park		8,226	176	8,402	8,402	-	8,402	-	Complete	8,402	-	100.0%	100.0%
NE	95-741	ADA Improvements - West Sylvan Park	P0709	5,140	82	5,222	5,102	-	5,102	-	Complete	5,102	120	97.7%	100.0%
SE	95-742	ADA Improvements - Wonderland Park	P0710	10,282	163	10,445	4,915	-	4,915	-	Complete	4,915	5,530	47.1%	100.0%
<b>Total ADA/Access Improvements</b>				<b>1,028,196</b>	<b>23,890</b>	<b>1,052,086</b>	<b>1,178,562</b>	<b>53,807</b>	<b>1,232,369</b>	<b>24,128</b>		<b>1,256,497</b>	<b>(204,410)</b>	<b>117.1%</b>	<b>98.1%</b>
UND		Authorized Use of Savings from Bond Issuance Administration Category		-	204,410	204,410	-	-	-	-	N/A	-	204,410	n/a	n/a
<b>Total ADA/Access Improvements</b>				<b>1,028,196</b>	<b>228,300</b>	<b>1,256,496</b>	<b>1,178,562</b>	<b>53,807</b>	<b>1,232,369</b>	<b>24,128</b>		<b>1,256,497</b>	<b>-</b>	<b>98.1%</b>	<b>98.1%</b>

**Tualatin Hills Park and Recreation District**  
**Monthly Bond Capital Projects Report**  
**Estimated Cost vs. Budget**  
**Through 11/30/2015**

Completed FY 12  
 Completed FY 11  
 Completed FY 10  
 Completed FY 09

Quad- rant	Project Code	Description	Asset ID#	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance		
				Initial Project Budget	Adjustments	Current Total Project Budget FY 15/16	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under Budget	Cost Expended to Budget	Cost Expended to Total Cost
				(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)	(6+7)=(9)	(3-9) = (10)	(6) / (3)	(6)/(9)	
<b>Community Center Land Acquisition</b>															
UND	98-884-a	Community Center / Community Park (SW Quadrant) (Hulse/BSD/Engel)	L0296	5,000,000	103,517	5,103,517	1,544,729	105,280	1,650,009	-	Complete	1,650,009	3,453,508	32.3%	100.0%
UND	98-884-b	Community Center / Community Park (SW Quadrant) (Wenzel/Wall)		-	-	-	2,351,777	-	2,351,777	-	Complete	2,351,777	(2,351,777)	n/a	100.0%
<b>Sub-total Community Center Land Acquisition</b>				5,000,000	103,517	5,103,517	3,896,506	105,280	4,001,786	-		4,001,786	1,101,731	78.4%	100.0%
UND		Outside Funding from Washington County Transferred to New Community Park Development		-	(176,000)	(176,000)	-	-	-	-	N/A	-	(176,000)	n/a	n/a
UND		Outside Funding from Metro Transferred to New Community Park Development		-	(208,251)	(208,251)	-	-	-	-	N/A	-	(208,251)	n/a	n/a
UND		Authorized Use of Savings for New Neighborhood Parks Land Acquisition Category		-	(717,480)	(717,480)	-	-	-	-	N/A	-	(717,480)	n/a	n/a
<b>Total Community Center Land Acquisition</b>				5,000,000	(998,214)	4,001,786	3,896,506	105,280	4,001,786	-		4,001,786	-	100.0%	100.0%
<b>Bond Administration Costs</b>															
ADM		Debt Issuance Costs		1,393,000	(539,654)	853,346	68,142	-	68,142	-	Complete	68,142	785,204	8.0%	100.0%
ADM		Bond Accountant Personnel Costs		-	241,090	241,090	281,603	7,075	288,678	-	Complete	288,678	(47,588)	119.7%	100.0%
ADM		Deputy Director of Planning Personnel Costs		-	57,454	57,454	57,454	-	57,454	-	Complete	57,454	-	n/a	100.0%
ADM		Communications Support		-	50,000	50,000	12,675	-	12,675	37,325	Budget	50,000	-	25.4%	25.4%
ADM		Technology Needs		18,330	-	18,330	23,952	-	23,952	-	Complete	23,952	(5,622)	130.7%	100.0%
ADM		Office Furniture		7,150	-	7,150	5,378	-	5,378	-	Complete	5,378	1,772	75.2%	100.0%
ADM		Admin/Consultant Costs		31,520	-	31,520	48,093	-	48,093	-	Complete	48,093	(16,573)	152.6%	100.0%
ADM		Additional Bond Proceeds		-	1,507,717	1,507,717	-	-	-	-	Budget	-	1,507,717	0.0%	0.0%
<b>Sub-total Bond Administration Costs</b>				1,450,000	1,316,607	2,766,607	497,297	7,075	504,372	37,325		541,697	2,224,910	18.2%	93.1%
UND		Authorized Use of Savings for Deferred Park Maintenance Replacements Category		-	(192,412)	(192,412)	-	-	-	-	N/A	-	(192,412)	n/a	n/a
UND		Authorized Use of Savings for New Neighborhood Parks Development Category		-	(224,636)	(224,636)	-	-	-	-	N/A	-	(224,636)	n/a	n/a
UND		Authorized Use of Savings for ADA/Access Improvements Category		-	(204,410)	(204,410)	-	-	-	-	N/A	-	(204,410)	n/a	n/a
<b>Total Bond Administration Costs</b>				1,450,000	695,149	2,145,149	497,297	7,075	504,372	37,325		541,697	1,603,452	23.5%	93.1%
<b>Grand Total</b>				<b>100,000,000</b>	<b>3,630,281</b>	<b>103,630,281</b>	<b>73,435,455</b>	<b>1,134,090</b>	<b>74,569,546</b>	<b>31,779,359</b>		<b>106,348,905</b>	<b>(2,718,623)</b>	<b>72.0%</b>	<b>70.1%</b>

**THPRD Bond Capital Program**  
**Funds Reprogramming Analysis - Based on Category Transfer Eligibility**  
**As of 11/30/2015**

		Category (Over) Under Budget
Limited Reprogramming		
Land: New Neighborhood Park		-
New Community Park		-
New Linear Park		-
New Community Center/Park		-
		-
		-
Nat Res: Restoration		-
Acquisition		-
		-
		-
All Other		
New Neighborhood Park Dev		-
Neighborhood Park Renov		(1,499,010)
New Community Park Dev		(3,451,307)
Community Park Renov		(620,466)
New Linear Parks and Trails		(135,054)
Athletic Field Development		(261,074)
Deferred Park Maint Replace		-
Facility Rehabilitation		1,644,836
ADA		-
Facility Expansion		-
Bond Admin Costs		1,603,452
		(2,718,623)
		(2,718,623)
<b>Grand Total</b>		<b>(2,718,623)</b>





**MEMORANDUM**

Date: December 22, 2015

To: Board of Directors

From: Keith Hobson, Director of Business and Facilities

Re: **System Development Charge Report for October, 2015**

The Board of Directors approved a resolution implementing the System Development Charge program on November 17, 1998. Below please find the various categories for SDC's, i.e., Single Family, Multiple Family and Non-residential Development. Also listed are the collection amounts for both the City of Beaverton and Washington County, and the 1.6% handling fee for collections through October 2015.

<b>Type of Dwelling Unit</b>	<b>Current SDC per Type of Dwelling Unit</b>
Single Family	\$6,450.00 with 1.6% discount = \$6,346.80
Multi-Family	\$4,824.00 with 1.6% discount = \$4,746.82
Non-residential	\$167.00 with 1.6% discount = \$164.33

<b><u>City of Beaverton Collection of SDCs</u></b>		<b><u>Receipts</u></b>	<b><u>Collection Fee</u></b>	<b><u>Total Revenue</u></b>
2,916	Single Family Units	\$8,699,829.55	\$229,618.95	\$8,929,448.50
15	Single Family Units at \$489.09	\$7,336.35	\$221.45	\$7,557.80
1,835	Multi-family Units	\$4,394,681.47	\$110,665.30	\$4,505,346.77
0	Less Multi-family credits	(\$7,957.55)	(\$229.36)	(\$8,186.91)
245	Non-residential	\$627,607.47	\$17,458.49	\$645,065.96
<b>5,011</b>		<b>\$13,721,497.29</b>	<b>\$357,734.83</b>	<b>\$14,079,232.12</b>

<b><u>Washington County Collection of SDCs</u></b>		<b><u>Receipts</u></b>	<b><u>Collection Fee</u></b>	<b><u>Total Revenue</u></b>
7,865	Single Family Units	\$25,856,825.64	\$630,821.59	\$26,487,647.23
-300	Less Credits	(\$623,548.98)	(\$19,285.02)	(\$642,834.00)
2,767	Multi-family Units	\$7,500,777.97	\$183,356.56	\$7,684,134.53
-24	Less Credits	(\$47,323.24)	(\$1,463.61)	(\$48,786.85)
138	Non-residential	\$653,684.86	\$15,961.66	\$669,646.52
<b>10,446</b>		<b>\$33,340,416.25</b>	<b>\$809,391.18</b>	<b>\$34,149,807.43</b>

<b><u>Recap by Agency</u></b>	<b><u>Percent</u></b>	<b><u>Receipts</u></b>	<b><u>Collection Fee</u></b>	<b><u>Total Revenue</u></b>
5,011	City of Beaverton	\$13,721,497.29	\$357,734.83	\$14,079,232.12
10,446	Washington County	\$33,340,416.25	\$809,391.18	\$34,149,807.43
<b>15,457</b>		<b>\$47,061,913.54</b>	<b>\$1,167,126.01</b>	<b>\$48,229,039.55</b>

<u>Recap by Dwelling</u>	<u>Single Family</u>	<u>Multi-Family</u>	<u>Non-Resident</u>	<u>Total</u>
City of Beaverton	2,931	1,835	245	5,011
Washington County	<u>7,565</u>	<u>2,743</u>	<u>138</u>	<u>10,446</u>
	<b><u>10,496</u></b>	<b><u>4,578</u></b>	<b><u>383</u></b>	<b><u>15,457</u></b>

**Total Receipts to Date** **\$47,061,913.54**

**Total Payments to Date**

Refunds	(\$2,066,073.93)
Administrative Costs	(\$18.65)
Project Costs -- Development	(\$23,047,356.91)
<u>Project Costs -- Land Acquisition</u>	<u>(\$13,054,252.19)</u>
	<b><u>(\$38,167,701.68)</u></b>
	<b><u>\$8,894,211.86</u></b>

<u>Recap by Month, FY 2015/16</u>	<u>Receipts</u>	<u>Expenditures</u>	<u>Interest</u>	<u>SDC Fund Total</u>
through June 2015	\$45,527,302.88	(\$34,704,447.38)	\$2,129,257.30	\$12,952,112.80
July	\$304,530.36	(\$80,138.07)	\$5,390.30	\$229,782.59
August	\$381,690.83	(\$2,990,524.18)	\$5,581.25	(\$2,603,252.10)
September	\$455,028.59	(\$361,630.74)	\$4,686.49	\$98,084.34
October	\$393,360.88	(\$62,705.69)	\$4,680.05	\$335,335.24
November	\$0.00	\$31,744.38	\$4,905.80	\$36,650.18
December	\$0.00	\$0.00	\$0.00	\$0.00
January	\$0.00	\$0.00	\$0.00	\$0.00
February	\$0.00	\$0.00	\$0.00	\$0.00
March	\$0.00	\$0.00	\$0.00	\$0.00
April	\$0.00	\$0.00	\$0.00	\$0.00
May	\$0.00	\$0.00	\$0.00	\$0.00
June	\$0.00	\$0.00	\$0.00	\$0.00
	<b><u>\$47,061,913.54</u></b>	<b><u>(\$38,167,701.68)</u></b>	<b><u>\$2,154,501.19</u></b>	<b><u>\$11,048,713.05</u></b>

<u>Recap by Month, by Unit</u>	<u>Single Family</u>	<u>Multi-Family</u>	<u>Non-Residential</u>	<u>Total Units</u>
through June 2015	10,303	4,511	378	15,192
July	47	4	0	51
August	39	26	2	67
September	72	0	2	74
October	36	36	1	73
November	0	0	0	0
December	0	0	0	0
January	0	0	0	0
February	0	0	0	0
March	0	0	0	0
April	0	0	0	0
May	0	0	0	0
June	0	0	0	0
	<b><u>10,497</u></b>	<b><u>4,577</u></b>	<b><u>383</u></b>	<b><u>15,457</u></b>

Projected SDC balance as of June 30, 2015 per the budget was \$11,440,748. Actual balance was \$11,544,271. This fiscal year's projected total receipts per the budget are \$4,780,750.

# Tualatin Hills Park & Recreation District: connecting people, parks and nature

## District names 3 parks purchased from a developer

by Bob Wayt

The Tualatin Hills Park & Recreation District Board of Directors have approved the names of three new park sites – one in south Beaverton and two in the Cedar Mill area. All three were acquired from developer Polygon Northwest within the last two years.

The south Beaverton park – which spans 1.2 acres and is located just east of SW Murray Boulevard at the corner of SW Weir Road, and SW Old Weir Road – has been named Steeplechase Park. Recreational amenities include play equipment, picnic areas and open lawn areas.

“Steeplechase” was chosen after the district’s outreach efforts revealed strong public support for a horse-themed name, which is consistent with naming of streets in the area. Two adjacent THPRD sites, Wildhorse Park and Buckskin Park, also reflect the horse theme.

THPRD, in partnership with the City of Beaverton, purchased the fully improved park from Polygon Northwest in May 2014.

A one-acre neighborhood park in the Cedar Mill area, located within the Timberland development at the corner of NW 118th Avenue and NW Stone Mountain Lane, will now be known as Timberland Park. Recreational amenities include a public plaza, splash pad, play equipment and open lawn areas.

THPRD acquired the fully improved park from Polygon Northwest in June 2015.



One of the major public amenities of THPRD’s newly named Cedar Mill Creek Greenway is this boardwalk that offers views of wildlife and Cedar Mill Creek Falls. It’s part of an 8.77-acre natural area that THPRD acquired from developer Polygon Northwest in August.

The third newly named site, an 8.77-acre natural area in the southeast corner of the Timberland development at NW 116th Avenue and NW Cedar Falls Drive, will be known as the Cedar Mill Creek Greenway.

The site offers recreational trail amenities including a portion of the Cedar Mill Creek Trail that loops around the Timberland development. It also features significant natural resources and two large storm water ponds as

well as recreational opportunities such as hiking and wildlife viewing.

THPRD acquired the fully improved natural area from Polygon Northwest in August 2015.

THPRD conducted an extensive outreach effort, from August to November, to gather public input on potential names for the three sites. Methods included mailings, direct communications with certain neighborhood groups and community members, website postings, and signs at the three locations.





## Out & About | What's Happening Around

# Programs at Elsie Stuhr Center

### Happy New Year!

#### PROGRAMS

##### **Quilting 101**

Learn quilting basics such as fabric preparation, piecing techniques, pressing, layering and finishing. Choose a class project of a small wall hanging or pot-holders. Must bring own sewing machine to class. A \$5 material paid to the instructor at the first class.

##### **Guitar, Beginning**

Learn the fretboard and play chords, while learning how to read music and music theory. We'll sing, play together & have fun! A \$12 book fee payable to the instructor at the first class. Must bring own guitar.

##### **Ukulele, Beginning**

This class is for those who may not know how to read music but want to make music. Learn the easiest chords at a slow and relaxed pace. Must bring own ukulele to class.

##### **International Travel, Travel Smart Workshop**

This workshop focuses on smart world travel strategies. Learn how to pack light, travel gear, travel health, voltage & adapters,

cultural considerations, staying safe abroad & more.

##### **International Travel, Essential Tools Workshop**

Finally have time to travel the world, but don't know how? Learn tips & tools for planning, documents, and transport language tips, using WiFi abroad, travel apps, safe accommodations and more to enable to travel confidently.

##### **New Fitness Classes to help you keep your new Year's resolutions!**

##### **Barefoot Fitness**

Barefoot functional training as well as balance and cardiovascular training, all in one. It is designed to strengthen your feet and on up while progressively correcting imbalances in your ankles, knees and hips. (Naoko)

##### **Osteoporosis Fitness**

This class focuses on safely improving muscle and bone strength, structural alignment, fall prevention and balance for at-risk people. (Maya)

##### **Perfect Posture**

Stand taller, move better. This class targets core strength and body alignment for better function and joint stress reduction. (Maya)

##### **Power Yoga**

This class focuses on combining stretching, strengthening moves and basic calisthenics-type exercise. It offers continuous movement from one position to the next, creating an effective aerobic workout. (Bob)

##### **Strength & Power**

This class focuses on increasing strength and power through use of both body weight exercises and heavy weight. Get stronger than you ever thought possible! (Bob)

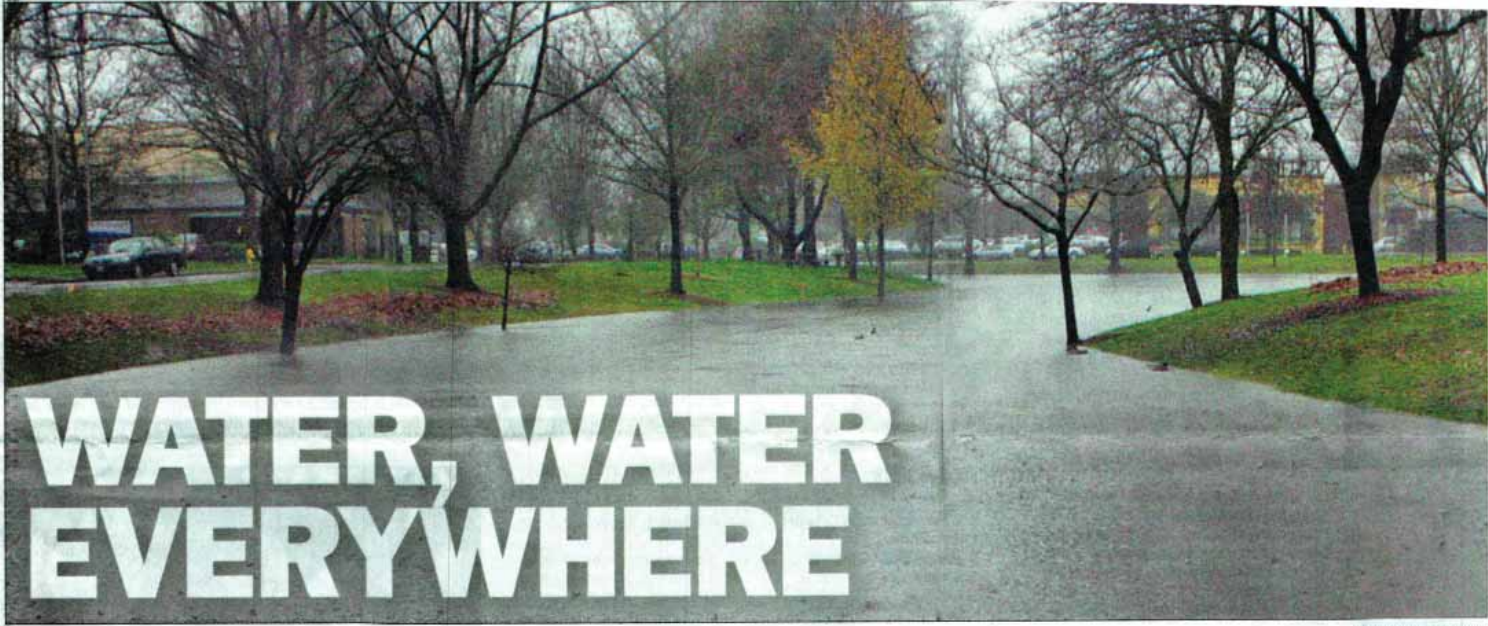
##### **Strength Core & More**

Using weights, bands and balls, we will build muscle, boost our metabolism, improve bone density and strengthen our core. (Kendra)



For class details (date/time/cost), call 503-629-6342 or visit the Elsie Stuhr Center, 5550 SW Hall Blvd, Beaverton.





# WATER, WATER EVERYWHERE

TIMES PHOTO: MILES VANCE

Beaverton's Griffith Park was turned into a virtual lake by heavy rains that soaked the Beaverton area early this week. More rain, though less, is expected later this week.



TIMES PHOTO: MILES VANCE

An SUV splashes its way through a puddle on Southwest Allen Boulevard on Tuesday afternoon as heavy rains continue to make driving conditions challenging.

## ■ Closures followed by winds, downed trees

By **ERIC APALATEGUI**  
*The Times*

This week's relentless rainfall caused all kinds of headaches in Beaverton, but not the deeper pain felt by residents of many other communities around the region.

For Beaverton, the worst of it came on Monday, when unceasing downpour flooded multiple city streets. By later that day, Fanno Creek spilled over the top of Highway 217,

causing a closure and traffic nightmare.

A second wave of rainfall with a dose of high winds caused more problems on Tuesday and Wednesday morning, including a couple of closed streets and several toppled trees.



# Flooding: More rain, less flooding due

■ From page A1

By mid-day Monday, the metropolitan area had received 2 to 3 inches or more of rainfall in a 24-hour period.

As of Wednesday, the National Weather Service was forecasting significant rainfall for both Wednesday and into Thursday, but not as heavy as earlier in the week. The forecast into the weekend includes more typical levels of precipitation.

As larger rivers elsewhere continued to rise, Beaverton's smaller creeks were returning into their normal stream beds.

On Monday, the city of Beaverton tallied eight smaller street closures early in the day due to high water along Beaverton, Hall and Johnson creeks, spokesman Bill LaMarche said. At least some of those streets had reopened by that afternoon, but a couple closed again Tuesday night as more rain fell.

Roads in unincorporated Washington County near Beaverton also faced temporary closures due to flooding and fallen trees.

The Beaverton School District and Tualatin Hills Park & Recreation District reported some minor weather-related issues this week, and parts of several parks and natural areas near creeks remained inaccessible as of Wednesday.



TIMES PHOTO: MILES VANCE

**A pedestrian walks Southwest Hall Boulevard next to rain-swollen Fanno Creek on Tuesday afternoon.**

By coincidence, the Harman Swim Center closed Monday for a three-month construction project. Unrelated to that project, the weather caused a large tree to fall into the Harman parking lot earlier this

week. It did not hit anything, district spokesman Bob Wayt said earlier this week.

Tualatin Valley Fire & Rescue responded to more than 30 water-related calls during the worst of the storm Monday af-

ternoon and prioritized responses to calls where there was a safety risk.

"The majority of calls have been related to flooded intersections, motor vehicle accidents and submersions, and

water entering people's residences after significant rainfall overnight and this morning," TVF&R said in a statement.

Several local governments offered free sandbags.





*Winter Registration begins  
Saturday, Dec. 12  
at 8 am*

Monday, Dec. 14 for those outside THPRD boundaries

**With sports, fitness, swimming,  
dance and more,  
THPRD is your destination for fun!**

**Register at [thprd.org](http://thprd.org)  
or 503-430-9400**





# Parks, natural area get neighborhood names

By ERIC APALATEGUI  
The Times

Tualatin Hills Park & Recreation District has named two of its newest parks and a natural area to fit in with their Beaverton and Cedar Mill neighborhoods.

The district's Board of Directors approved the three names at its Monday meeting after acquiring the properties from developer Polygon Northwest over the past two years.

A 1.2-acre park in south Beaverton has been named Steeplechase Park to reflect the horse-themed names of many of the streets in the surrounding neighborhood.

The park district and city of Beaverton bought the fully improved park in May 2014. The district used system development charges to pay its share of the cost.

Steeplechase Park is located at the intersection of Southwest Weir and Old Weir roads a block east of Southwest Murray Boulevard, where Polygon is finishing a residential development.

It includes a small play area, picnic tables, a small grove of Douglas fir trees and a tidy lawn. Nearby Wildhorse and Buckskin parks also tapped into the neighborhood's horse theme.

A 1-acre park in the Cedar Mill area off Southwest Barnes Road has been named Timberland Park after the growing neighborhood's common name.

The park, at Northwest 118th Avenue and Northwest Stone Mountain Lane, is near the Beaverton School District's next middle school.

Timberland Park includes a public plaza, splash pad, play equipment and open lawn.

THPRD acquired this park from Polygon in June after the company developed the site.

The board also named a nearby 8.77-acre improved natural area at Northwest 116th Avenue and Cedar Falls Drive. It is now known as Cedar Mill Creek Greenway and already



THPRD PHOTO

Walkers stroll on a trail along Cedar Mill Creek, which runs through the newly named Cedar Mill Creek Greenway.

includes a portion of the Cedar Mill Creek Trail. The greenway also includes storm water ponds and recreational opportunities such as hiking and wildlife viewing.

THPRD took possession of the natural area in August.

The district acquired both Cedar Mill sites using system development charge credits, which enabled Polygon Northwest to develop the parks itself and transfer ownership to the district instead of paying the fees to THPRD.

District staff sought input on potential names for all three sites before bringing the decision to the board.

For one of the three sites, the new Timberland Park, the granddaughter of the late Leonard Uppinghouse requested by email that it be named for the original THPRD board member.

While the board favored locally known names in its decision, members could consider naming a different property after Uppinghouse, according to district spokesman Bob Wayt.



TIMES PHOTO: ERIC APALATEGUI

Steeplechase Park in south Beaverton offers a play structure, picnic tables and a small grove of Douglas fir trees for neighbors, many of whom live on streets that share the park's horse-themed names.

The Uppinghouse request comes on the heels of the board's August vote to rename Hideaway Park in the Garden Home area after former longtime board member Babette Horenstein. However, the board later agreed to take a

second look at the vote after park neighbors in Hideaway Hills mounted a signature campaign to restore the original name.

Wayt said the Hideaway Park issue could be back on the agenda in early 2016.



# THPRD picks new advisory committee members

*The Times*

**Tualatin Hills Park & Recreation District's Board of Directors recently tabbed 27 community volunteers to fill the district's reorganized advisory committees.**

Included in the appointments named Dec. 7 are 13 who are new and 14 who served under the previous advisory committee structure and re-applied.

The appointees will serve two- or three-year terms as the "eyes and ears" of the community, providing feedback and recommendations to the board.

Here are the appointees to the following new committees:

**Nature & Trails:** Mitch Cruzan, Bernadette Le, Laura Por-

ter, John Ratliff, Cory Samia, Gerri Scheerens, Sam Scheerens, Matthew Shepherd and Jack Shorr.

**Parks & Facilities:** Kevin Apperson, Virginia Bruce, Sharad Mishra, Krista Mancuso, Steve Pearson, Galit Pinker, Sue Rimkeit, Layton Rosenkrance and Nanda Siddaiah.

**Programs & Events:** Ralph Becker, Megan Cohen, Rochelle Groth, Bill Kanable, Susan Nystrom, Linda Sneddon, Miranda Summer, Amy Werner and Kimberly Wirtz.

The board voted in June to consolidate the district's eight previous advisory committees into the three new committees to align them more closely with the district's strategic goals, said district spokesman Bob Wayt.

# Garden Home woman posthumously honored for community work

*The Times*

**A woman who often fought for her Garden Home community and the broader metropolitan area has been posthumously named a winner of the 17th Harold M. Haynes Citizen Involvement Award.**

Terry Hofferber Moore, who died in 2014, was nominated for her efforts in advocating TriMet to design light-rail trains and buses with low floors for better accessibility under the Americans with Disabilities Act. While serving on the Metro Council from 1992-95, she also advocated for construction of the Sunset Transit Center Pedestrian Bridge over Highway 26.

Moore also was a member of the Tualatin Hills Park & Recreation District board and fought to preserve key sections of the Fanno Creek Regional Trail.

Closer to her home, she worked for 30 years until her death to represent her neighborhood for improvements to



**SUBMITTED PHOTO**

**The late Terry Hofferber Moore of Garden Home was heavily involved in transportation and park issues for decades. She is being honored posthumously with the Harold M. Haynes Citizen Involvement Award.**

Southwest Oleson Road.

The Washington County Committee for Citizen Involvement also selected Katie Riley of Hillsboro for the Haynes award. Riley helped create ways to fund prevention programs serving at-risk children and their families.