Exhibit 4.3

Received
Planning Division
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P.O. Box 4755
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By Email: Elena Sasin <esasin@beavertonoregon.gov>

Re: THPRD Comments on the Panzer Mixed Use Development Application

Ms. Sasin,

Please accept the following comments from the Tualatin Hills Park & Recreation District (THPRD) in the above-referenced matter.

Portions of the proposed development are in areas considered to be below THPRD's walkable level of service threshold or that have no service according to Map G: 2022 Gaps in Walkable Access to All Recreation within THPRD's 2023 Comprehensive Plan (enclosed). THPRD estimates that the residential components of the proposed development will generate over $5 million in parks SDC fees according to the SDC schedule included within THPRD's Parks SDC Administrative Procedures Guide (enclosed).

THPRD would be interested in discussing the feasibility of developing Tract CC as publicly accessible recreation infrastructure with the applicant through an SDC credit agreement. To facilitate that conversation, Tract CC should be described within the applicant's development proposal as park area and development plans for Tract CC would be required to comply with THPRD park development standards as set forth in the 2019 Parks Functional Plan including:

- Ensuring Tract CC complies with the Pocket Park Level of Service (LOS) standards identified in section 3.1.5 of the THPRD's Parks Functional Plan.
- Consider all park site standards identified within Parks Functional Plan section 4.1.5.
- Consider all Maintenance Operations standards identified within Parks Functional Plan section 4.1.7.
- Ensure components included in Tract CC can be maintained at the service frequency identified by Service Level 2 of Table 11 of the Parks Functional Plan.
- Prior to development, obtain design approval from THPRD Design & Development Department staff for Tract CC development plans.

THPRD looks forward to continuing its work with the applicant, the City of Beaverton, and other jurisdictional partners to ensure high-quality recreation amenities are available to future residents of the proposed Panzer Mixed Use development. Please notify us of continued progress with this application.

Sincerely,

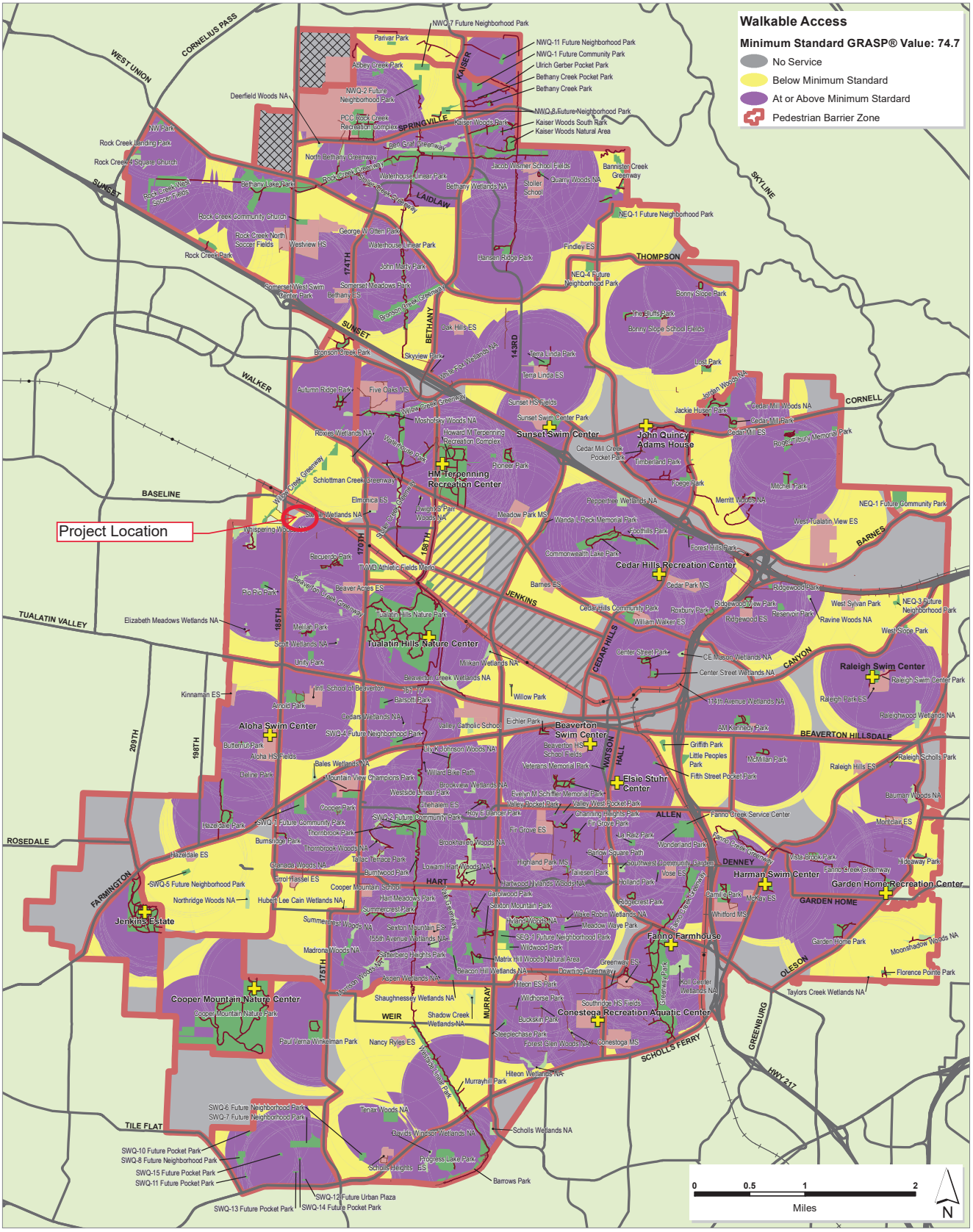
Peter Swinton
Planner II

Encl.: Map G: 2022 Gaps in Walkable Access to All Recreation from THPRD's 2023 Comprehensive Plan
Table 1 of THPRD's System Development Charge Administrative Procedures Guide Sections 3 & 4 of THPRD's 2019 Parks Functional Plan

CC: Gery Keck, Planning Manager; THPRD

Tualatin Hills Park & Recreation District

Map G: 2022 Gaps In Walkable Access to All Recreation



Legend

- Indoor Facility
- Outdoor Recreation Area (Inventory)
- Outdoor Recreation Area (Assumed Score)
- School Partnership
- Trail Within THPRD
- Non-THPRD Trails / On-Street Connections
- Major Road
- Lightrail
- Level of Service Exempt
- Urban Reserve
- THPRD Boundary
- Study Area

Table 1: Residential SDCs (Resolution 2022-08)

*FY2022/23 Residential SDC Schedule**

Development Type	Persons per Unit	SDC[1]	SDC w/Admin Charge[2]
Residential $/Dwelling Unit			
District-Wide			
Single-Family			
Class Average Basis	2.68	$12,264	$12,583
SQ FT Category Basis			
<1,500 SQFT	2.12	$9,701	$9,954
1,500-2,500 SQFT	2.50	$11,440	$11,738
2,501-3,500 SQFT	2.85	$13,042	$13,381
>3,500 SQFT	3.05	$13,957	$14,320
Multifamily	2.01	$9,198	$9,437
North Bethany			
Single-Family			
Class Average Basis	2.68	$14,611	$14,991
SQ FT Category Basis			
<1,500 SQFT	2.12	$11,558	$11,859
1,500-2,500 SQFT	2.50	$13,630	$13,984
2,501-3,500 SQFT	2.85	$15,538	$15,942
>3,500 SQFT	3.05	$16,629	$17,061
Multifamily	2.01	$10,959	$11,243
Other Housing			
District-Wide			
Accessory Dwelling Units	1.09	$4,988	$5,118
Senior Housing	1.50	$6,864	$7,043
North Bethany			
Accessory Dwelling Units	1.09	$5,943	$6,097
Senior Housing	1.50	$8,178	$8,391

*All figures are rounded to nearest dollar

[1]Includes compliance charge

[2]City and County administration charge (2.60%)

TUALATIN HILLS
PARK & RECREATION DISTRICT

PARKS FUNCTIONAL PLAN

APPROVED APRIL 2019

Where We Want to Be

3 Future Conditions

To achieve the level of service (LOS) expectations outlined in the previous section, the district has identified the following guidelines for development of new parks, and redevelopment or enhancement of existing parks. The district has established criteria to help prioritize where and how district resources are allocated when addressing district park needs.

3.1 Minimum Expectations for New Parks

3.1.1 Land Acquisition

Minimum expectations for land acquisition relate to acquiring sites that are suitable for development as a park and include the following:

- Minimum Developable Area:
  - Urban Plazas and Pocket Parks: Generally, 1/4 to 1-1/2 acre. However, the developable area required for urban and pocket parks is flexible, based on land availability and the need of the surrounding neighborhood.
  - Neighborhood Parks: A minimum of two to four acres is preferred to meet the desired LOS and is the minimum standard in new urban areas.
  - Community Parks: Eight acres or more.
- Relatively flat.
- District-wide balanced mix of natural areas (passive recreation) and open areas (active recreation).
- Walkable access from surrounding neighborhoods.
- Population density, consider amenities appropriate to specific neighborhoods.
- Incorporate recommendations and standards identified in the Athletic Facilities Functional Plan, which provides guidance for siting ball fields and sport courts.
- Incorporate recommendations and standards identified in the Natural Resources Functional Plan when natural areas are present.
- Incorporate recommendations and standards identified in the Trails Functional Plan where trails occur or are planned to occur.

After land is acquired, notice of acquisition is given to maintenance, park patrol, risk management, and design and development staff, so that maintenance and security operations may begin (at a minimal level) until the site can be prioritized, planned, and developed.

3.1.2 Neighborhood Park LOS

To achieve an LOS score of 75, a park fulfilling neighborhood needs will generally require the following:

- Five components (see Table 6 - Park Components.)
- Comfort and convenience amenities
- Be within a ten-minute walk from the neighborhood it serves
- Walkable access that is not impeded by barriers, such as arterials, highways, or rail lines
- Be within one-half mile of a regional or community trail

3.1.3 Community Park LOS

To achieve an LOS score of 168, a park fulfilling community needs will generally consist of requirements for Neighborhood LOS plus:

- An additional three to five components (see Table 6 - Park Components.)
- Multiples of a single component, such as four tennis courts or two ball fields
- Be within a ten-minute drive time from the community it serves

Parks acquired through developer SDC credit projects or other partnerships are also expected to adhere to the expectations outlined above.

3.1.4 Urban Park LOS

Due to the unique function of urban parks, the district recognizes that a neighborhood LOS score of 75 may not be achievable. To provide quality LOS for adjacent residents and workers, urban parks will include the following:

- One to two components (see Table 6 - Park Components.)
- Comfort and convenience amenities, e.g., seating, drinking fountain, bike racks, restroom facilities, or shade

3.1.5 Pocket Park LOS

Due to the unique function of pocket parks, the district recognizes that a neighborhood LOS score of 75 may not be achievable. To provide a quality LOS for adjacent residents, pocket parks will generally consist of the following:

- Two to three components (see Table 6 - Park Components.)
- Comfort and convenience amenities, e.g., seating, drinking fountain, bike racks, restroom facilities, or shade
- Located within a ten-minute walk from the neighborhood it serves
- Walkable access that is not impeded by barriers, such as steep terrain, major roadways, or rail lines

Table 6 - Park Components

» Amphitheater	» Garden, Display	» Rectangular Field
» Aquatics Pool	» Horseshoe Court	» Shelter
» Aquatics Spray Pad	» Loop Walk	» Skate Feature
» Archery Range	» Multi-Use Court	» Skate Park
» Basketball Court	» Multi-use Pad	» Tennis Complex
» Bike Course	» Multi-use Field	» Tennis Court
» Bocce Court	» Natural Area	» Tennis Wall
» Diamond Fields	» Open Turf	» Track
» Disc Golf	» Passive Node	» Trail, Multi-Use
» Dog Park	» Pickleball Court	» Trail, Soft Surface
» Educational Experience	» Picnic Ground	» Volleyball Court
» Event Space	» Playground, Destination	» Water Access, Developed
» Fitness Course	» Playground, Local	» Water Access, General
» Futsal Court	» Playground, Nature Play	» Water Feature
» Game Court	» Public Art	» Water, Open
» Garden, Community		

(Note: This is not an exhaustive list.)

3.2 Maintaining and Enhancing the Level of Service for Existing Parks

Based on the park inventory and scoring, the district can evaluate those park sites not meeting minimum LOS expectations. All parks scoring low in LOS will be evaluated to determine what elements or features are lacking in a specific park site and/or what opportunities exist to improve or enhance that park. Upon completion of this evaluation process, existing parks can be enhanced based on the park development prioritization criteria described below.

For example, a park having a low LOS score as a result of aging play equipment and lack of a restroom, seating, and a drinking fountain could be enhanced by replacing the play equipment, adding a restroom facility, benches, picnic tables, and a drinking fountain. The addition of enclosures around portable toilets where none currently exist, or the addition of shade trees around play and picnic areas, is also another way to improve overall LOS at low scoring parks.

Capital funds are typically prioritized for use in replacing existing components, while other funding, such as grants and bond funds, can be spent on a wider array of improvements and enhancements. The use of SDCs can only be used for capacity improvements, and may not be used to renovate or replace existing components or amenities.

Other examples of improving LOS include:

- Overcome barriers, such as arterials and rail lines, by purchasing land or developing parks on both sides of the barrier in order to eliminate the barrier
- Re-purpose underutilized components, such as basketball courts or tennis courts, into something new, such as skate areas or street soccer/futsal courts
- Modernize or “freshen up” well-used areas, by installing permanent ADA accessible picnic tables and benches where they do not currently exist, to improve park ambience
- Incorporate Safe Routes to Parks

It should be noted that not every park will be able to meet the neighborhood LOS threshold due to site size and/or site constraints, such as wetlands, topography, or utility impediments. In these situations, it will be important to use nearby park sites to ensure neighborhood LOS thresholds are being met and district residents have walkable access to a variety of park components. Ultimately, the end result is to meet the desired neighborhood LOS threshold district-wide, whether it is achieved by a single park or multiple parks. The following summary list represents low scoring components that ranked as high priority based on the above criteria and analysis. Contributing factors are listed as comments with each component and location.

3.2.1 Final Low Scoring Component Priorities

The following parks represent low scoring components that ranked as high priority based the analysis of average household income and population criteria:

Florence Pointe Park

- Playground, Local
  Moderate population impact (920), income $93k, Low scoring park

Rock Creek North Soccer Fields

- Open Turf
  Impacts large number (1069) of lower income people ($65k)
- Rectangular Field, Large
  Impacts large number (1069) of lower income people ($65k)
- Diamond Field, Practice
  Impacts large number (1069) of lower income people ($65k)

Rock Creek Park

- Basketball, Practice
  Impacts large number (1069) of lower income people ($65k)

Willow Park

- Playground, Local
  Impacts large number (1430) of lowest average income ($33k) of all areas

Map F (Figure 7) illustrates graphically the areas of the district where existing park components scored below expectations. The high priority, low scoring components from the parks listed above are indicated in large red asterisks on the map.

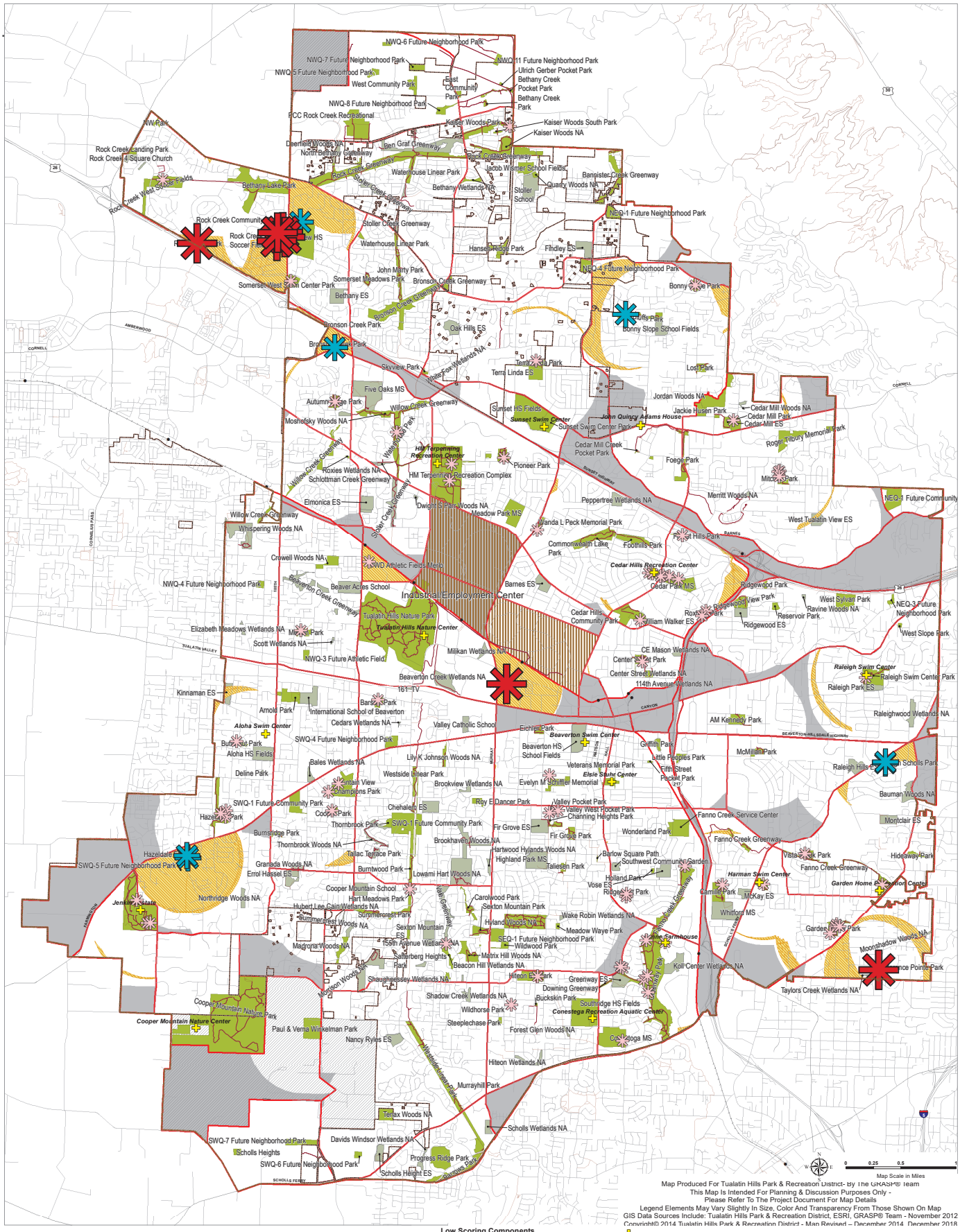


Figure 7. Perspective F: High-Priority Components

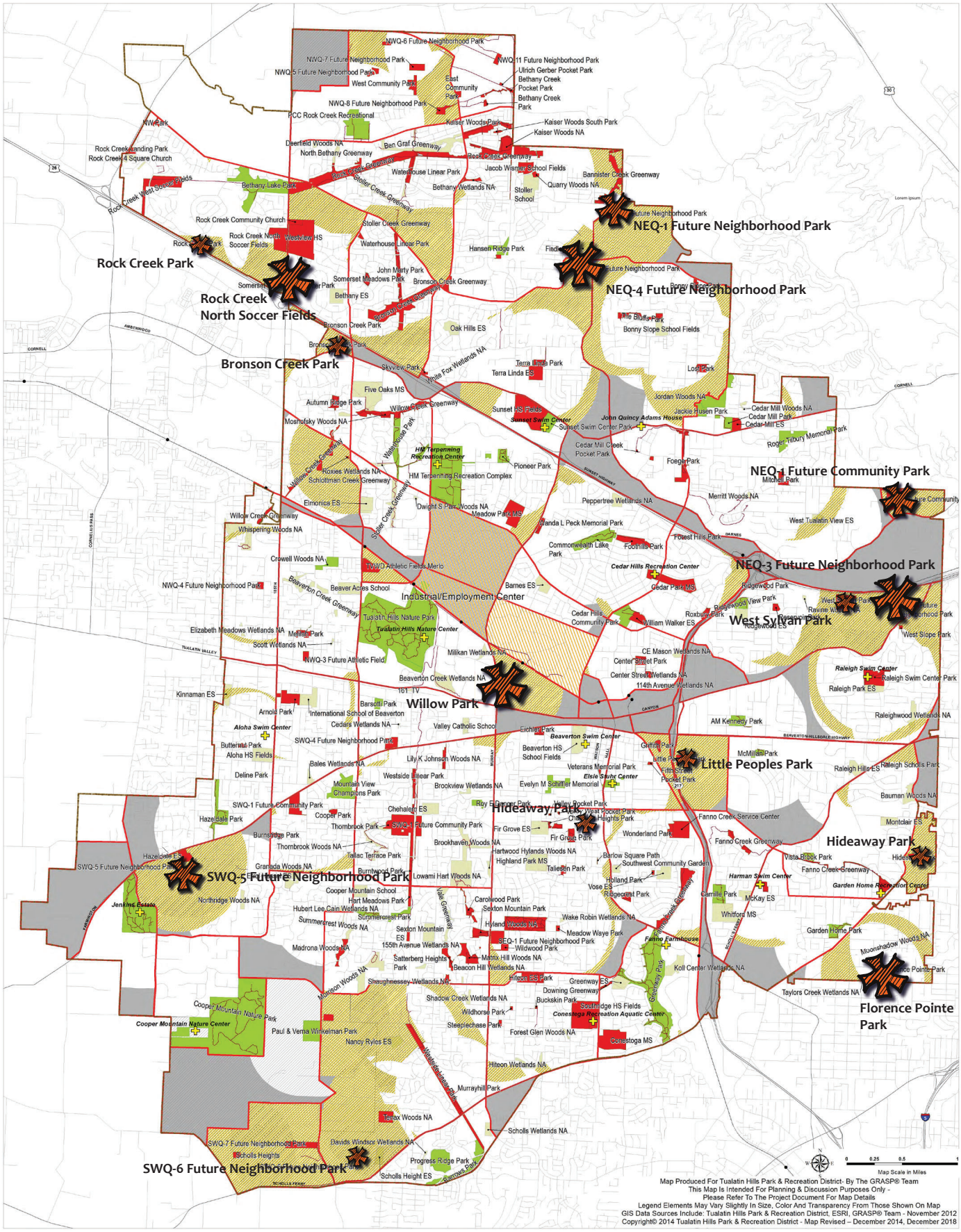


Figure 8. Perspective G: Park Priorities

Higher Priority Neighborhood Park Upgrade or New Park

Low Scoring Park Location

- Indoor Facility
- Outdoor Recreation Area (Inventory)
- Outdoor Recreation Area (Assumed Score)
- Trail Within THPRD
- Trails Outside of THPRD
- Major Road
- Street
- Lightrail Line
- Lightrail Stop
- Level of Service Exempt Area
- Urban Reserve
- THPRD Ultimate Service Boundary

Figure 8 represents higher priority low scoring parks and future parks based on the size of the asterisks for each location. Higher priority parks are shown as larger symbols.

3.2.1.a Walkable Access to Standard Outdoor Opportunities

Previously in the discussion on "Threshold Calculation Perspective Bracketing" the following parks were identified as representative of the "average neighborhood park" in the system: Arnold, Foege, and Roxbury. A closer look at the actual components that are common in those parks is helpful in evaluating the addition of components to existing low scoring parks or even to development of future parks.

The typical neighborhood park in THPRD has four basic categories of components:

- Playground
- Open/Free Play
- Court Play
- Walking Opportunities

Grouping components from the database, allows another way to look at walkability. This analysis looks at the mix of components available within walking distance of any given location. For this perspective, relevant components in the inventory are grouped into four categories:

- **Playground**
  - Any playgrounds
  - Open Play
- **Multipurpose field**
  - Open turf
- **Courts**
  - Basketball
  - Tennis
  - Volleyball
- **Trails**
  - Trail
  - Loop walk

For any given location, the map shows whether components from any one, two, three, or all four of these categories are available within a walking distance. Figure 9 represents the number of component categories that are available within a given area.

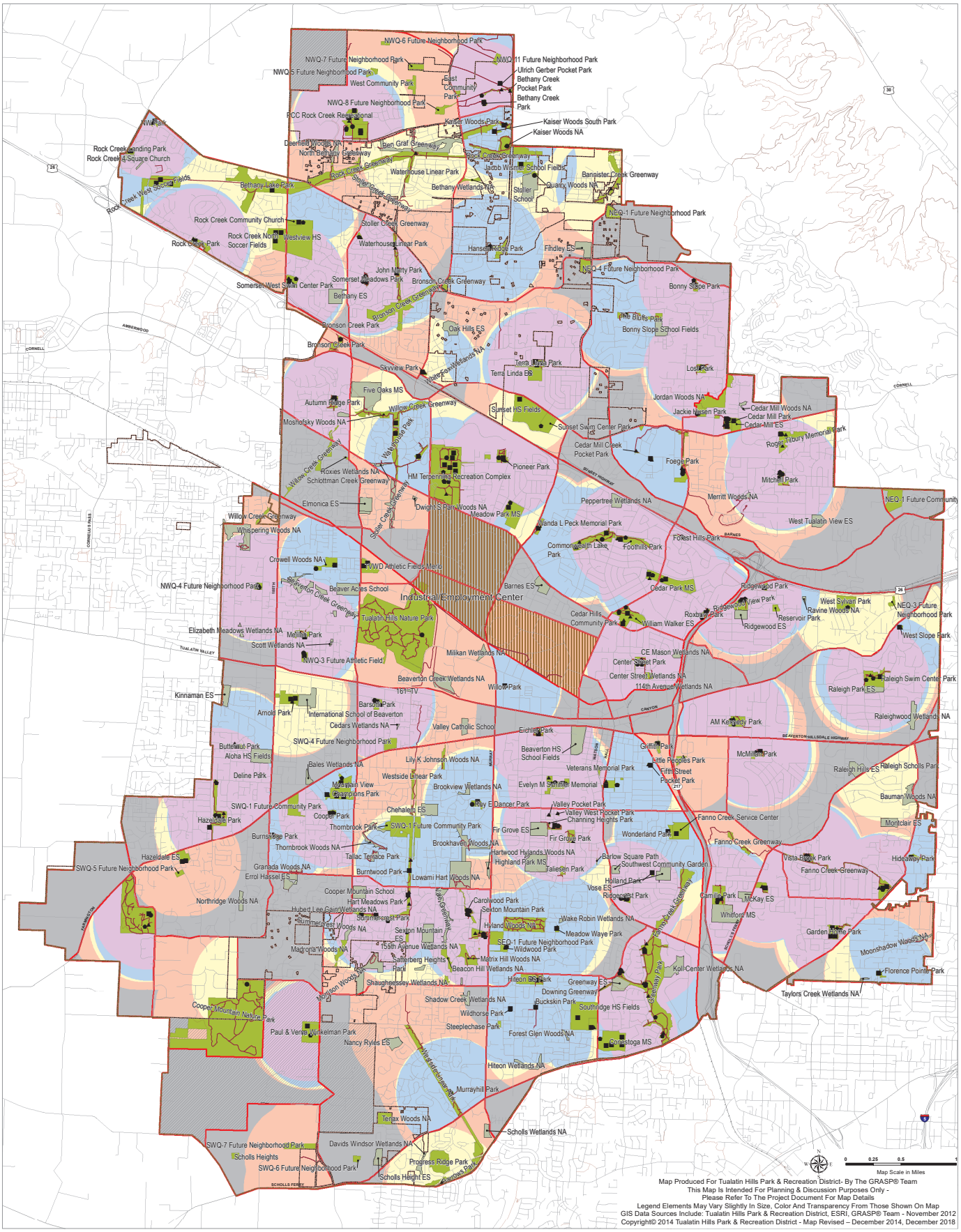


Figure 9. Perspective H: Walkable Access to Standard Components

Legend

Access to Standard Components
- No Standard Components
- 1 of 4 Components
- 2 of 4 Components
- 3 of 4 Components
- All Four Components

- Court
- Playground
- Free Play
- Loop Walk

- Outdoor Recreation Area (Inventory)
- Outdoor Recreation Area (Assumed Score)
- Trail Within THPRD
- Trails Outside of THPRD
- Major Road

- Street
- Lightrail Line
- Lightrail Stop
- Level of Service Exempt Area
- Urban Reserve
- THPRD Ultimate Service Boundary

TUALATIN HILLS PARK & RECREATION DISTRICT

GRASP® DESIGN CONCEPTS GREENPLAY

Instead of measuring quantitative values of the components available at any given location, Figure 9 portrays the selection of components available from any given location in terms of the four broad categories. In effect, it shows the richness of the system in providing a variety of experiences to residents. Each color on the map corresponds to the level of access available within ½ mile of that location. It does not reveal which of the four are represented, only how many of them are. It also does not convey how many components (i.e., how many courts and whether they consist of different kinds of courts or one kind) are available, or the capacity of those. Nonetheless, it is a useful tool for measuring the diversity of services offered throughout THPRD.

The parts of THPRD with access to a full range of amenities are shown in the purple color. These areas are well distributed throughout the District. Areas with only one category of amenity are shown in red, while areas with two and three categories are shown in yellow and blue respectively.

Where multiple park sites are in close proximity, it is important that those parks provide a variety of park components rather than all the same type. If three parks are needed to meet the LOS threshold of a neighborhood, each park should contain a unique component that the others do not have. For example, while all three could include play equipment, looped pathways, and turf areas, the first could include a dog park, the second a basketball court, and the third a picnic pavilion.

3.3 Prioritization Criteria

The Prioritization Criteria Worksheet is intended to provide THPRD staff with a tool to assist the district in prioritizing funding for park development. Each criterion includes the corresponding data source, measure, and approach to scoring. The goals adopted in THPRD's 2006 Comprehensive Plan, and in the 2013 Comprehensive Plan Update, that guide the prioritization criteria include:

Goal 1: Provide quality neighborhood and community parks that are readily accessible to residents throughout the district's service area.

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.

Goal 3: Operate and maintain parks in an efficient, safe, and cost-effective manner, while maintaining high standards.

Goal 4: Acquire, conserve, and enhance natural areas and open spaces within the district.

Goal 5: Develop and maintain a core system of regional trails, complemented by an interconnected system of community and neighborhood trails, to provide a variety of recreational opportunities such as walking, biking, and jogging.

Goal 6: Provide value and efficient service delivery for taxpayers, patrons, and others who help fund park district activities.

Goal 7: Effectively communicate information about park district goals, policies, programs, and facilities among district residents, customers, staff, district advisory committees, the district Board, partnering agencies, and other groups.

Goal 8: Incorporate principles of environmental and financial sustainability into the design, operation, improvement, maintenance, and funding of park district program and facilities.

The prioritization criteria were established, in part, through a community-wide survey on park development and maintenance, as well as with input from THPRD's advisory committees and staff. These priorities will be implemented by the district's Board of Directors through the annual budgeting process. Priorities will largely be set based on the funds that are available for each category (i.e. capital funding to be used for replacement projects in existing parks). Based on this outreach process, the following section provides information on how the district should allocate resources related to park improvements in the following order:

1. Enhance existing parks
2. Develop new parks
3. Buy more land for parks

It should be noted, however, that while purchase of land for new parks rated as the third priority for respondents, there may be extenuating circumstances when land acquisition should take precedence to park development or enhancement. Land acquisition is often driven by market conditions, a property owner's willingness to sell, partnerships, and other factors. The district will continue to actively pursue land for parks and recreation facilities in those areas where no service currently exists (including current and future service areas). In areas currently served, the district will be most interested in acquiring land adjacent to existing parks where LOS could be increased as a result of a larger park site.

The district will prioritize land acquisition in the district's future growth areas, where service will eventually be provided. However, while these areas may rank high in land acquisition priority, they may in turn rank low in park development because they are located outside of the district's

current service boundary. This would include areas such as North Bethany, South Cooper Mountain, Cooper Mountain, and Bonny Slope West. Areas within the district's current service area that have no service will also be a priority for land acquisition, but these areas are often already developed, and sites large enough for parks are often difficult to find.

As part of the district's process to update the Capital Improvement Program list, and as an element of the annual SDC budgeting process, the district's Board of Directors will be asked to prioritize the acquisition of land. As acquisition efforts progress, it may be necessary to recalibrate the district's priorities. For example, if many of the future park and trail locations identified in community plans for the new urban areas have not been secured, the board may find that acquiring land in those areas should take top priority. Conversely, if many of the desired sites in those areas have been secured, the board may wish to prioritize a ten to 15-year supply of land needs in the larger service area. As noted above, these priorities can be adjusted and set by the board each year.

Table 7 represents ten prioritization criteria that will be used to determine how the district will use its resources for park development, whether it is enhancement of existing parks or development of new parks. In order to better prioritize park projects throughout the district, each criterion is weighted based on district policies and desired outcomes. As projects arise, they will be scored and placed in "high," "medium," or "low" priority areas.

3.3.1 Prioritization Criteria Process

Criteria Themes:

- **Qualifying Criteria**: Criteria must be met for project to advance.
- **Community Characteristics**: Will the project fulfill the district's mission to serve diverse communities?
- **Site Characteristics**: Will the project improve the geographic distribution of parks facilities throughout the district, and provide a high level of benefits relative to the expected cost to the district?
- **Bonus Conditions**: Is the project leveraging resources or social capital in special ways?

Table 7 - Park Development Prioritization Criteria Matrix

QUALIFYING CRITERIA Criteria must be met for project to advance.					
CRITERIA		**Rationale (Why this is important?)**	**Goal Supported**	**Score**	**Evaluation Metrics**
1	**Is it a THPRD owned property or is an agreement in place**	Need certainty of ownership.	GOAL 1	Yes/No	Must be yes to qualify for funding

COMMUNITY CHARACTERISTICS Will the project fulfill the district's mission to serve diverse communities?					
CRITERIA		**Rationale (Why this is important?)**	**Goal Supported**	**Score**	**Evaluation Metrics**
1	**Located in an Underserved and/or Underrepresented Community**	Provide equal parks access to historically disadvantaged groups.	GOAL 1 GOAL 2	20%	High (within EJ area) = 5 points Medium (within ¼ mile of EJ area) = 3 points Low (other) = 1 point *Data Source: Metro Flexible Funding Allocation – Equity Analysis Environmental Justice Data Map & 2018 Inventory Update*
2	**Walkable Access & Level of Service (LOS)**	Creating and providing access to amenities where they are limited or non-existent.	GOAL 1 GOAL 2	15%	High (5 points) No components Medium (3 points) 1-3 components Low (1 point) 4 or more components *Data Source: Map D: Gaps in Walkable Access to All Recreation*
3	**Total Population Served (Includes existing and future residents and employees)**	People within ½ mile of project area. (10-minute walkable access standard).	GOAL 1 GOAL 6	10%	High (5 points) More than 750 Medium (3 points) 301-750 Low (1 point) Less than 300
4	**Serves District Residents**	Prioritize investments in sites that directly serve properties that are in the service district.	GOAL 1 GOAL 6	10%	High (5 points) Surrounded by In-District Residents Medium (3 points) Partially Surrounded by In-District Residents Low (1 point) Surrounded by Out-of-District Residents
5	**Partner Agency Priority**	Aligning priorities with partner agencies	GOAL 7	5%	High (5 points) In Comprehensive or Community Plans Medium (3 points) Safe Routes to School & Parks Low (1 point) Concept plans or future development areas

SITE CHARACTERISTICS Will the project improve the geographic distribution of parks facilities throughout the district, and provide a high level of benefits relative to the expected cost to the district?					
CRITERIA		**Rationale (Why this is important?)**	**Goal Supported**	**Score**	**Evaluation Metrics**
1	**Adjacency and Connectivity**	Proximity to existing (and proposed) regional or community trails improves health of community. Connections to the active transportation network improves Safe Routes to Parks.	GOAL 5	10%	High (5 points) – ¼ mile to a trail route (for pedestrian and bicycle connections) Medium (3 points) – ¼ mile to active transportation facility or neighborhood/ low traffic routes Low (1 point) – more than ¼ mile from trail or active transportation routes *Data Sources:* *THPRD Trails Plan* *Beaverton and Wash. Co Active Transportation Plans* *Consider Map B: Pedestrian Barriers* *GIS mapping*
2	**Site Readiness**	Estimation of the difficulty of developing the site. Factors include: Developable acres available for access. On-site improvements, such as utility connections. Frontage improvement requirements, such as sidewalk infill, lighting, and half street improvements.	GOAL 4 GOAL 6 GOAL 8	20%	High (5 points) – Development ready (e.g., frontage work is limited to ramp or sidewalk infill; minor work is required to prepare the site for utility service; over 75% of the site is developable) Medium (3 points) – Developable (e.g., frontage requirements are limited to sidewalk; work is required to prepare the site for utility service; 50-75% of the site is developable) Low (1 points) - Significant work required (e.g., frontage requirements significant – half street improvements; work is required to prepare the site for utility service; 25-50% of the site is developable)
3	**Street Frontage**	Access and visibility to surrounding neighborhood.	GOAL 1 GOAL 5	5%	High (5 points) – Street Frontage and Neighborhood Connection Medium (3 points) – Street Frontage Low (1 point) – Neighborhood Connection
4	**Years Undeveloped or Lacking Significant Improvements**	Honors long term plans.	GOAL 7 GOAL 8	5%	High (5 points) – More than 10 years Medium (3 points) – 5-10 years Low (1 point) – Less than 5 years *Data Source: Based on the number of years THPRD has owned the land.*

BONUS CONDITIONS Is the project leveraging resources or social capital in special ways?					
CRITERIA		**Rationale (Why this is important?)**	**Goal Supported**	**Score**	**Evaluation Metrics**
1	**Ability to Leverage Outside Funding**	Project takes advantage of outside financing, in which in-kind donations, private partnerships, or grants covers costs. Includes development of master planned parks.	GOAL 3 GOAL 8		30% funded by other sources = 5 points 15-30% funded by other sources = 3 points 0-15% funded by other sources = 1 point
2	**Community Support**	Public support factors into long term project success.	GOAL 7		High (5 points): The project demonstrates a high degree of neighborhood support or involvement as demonstrated through a public review process such as letters of support from: Neighborhood or Community Council, District or Advisory Council or other organizations representing a neighborhood as recognized by THPRD. Medium (3 points): The project is consistent with a THPRD approved plan Low (1 point): The project is not identified in any approved plans and has little or no documented neighborhood support.

Note: This approach does not differentiate between park classifications. The criteria are intended to determine if each park project is serving the community's needs and facilitating the district's goals

3.4 Priority Areas

3.4.1 Priorities for Land Acquisition for Park Sites

In general, areas of the district that currently have no service, as illustrated in Figure 8, will rank high in priority for land acquisition. Areas that have some service, but do not meet the district's LOS expectation, will typically rank medium in priority. Any areas that meet current LOS expectations will tend to rank low in priority.

Table 8 indicates locations where THPRD is either likely or unlikely to pursue land acquisition. Likely areas for land acquisition pursuits include "new and future service areas" such as North Bethany, Downtown Beaverton, Bonny Slope West, Cooper Mountain, and South Cooper Mountain. Land acquisition is not likely to be pursued in "private commercial/industrial sites" such as Nike, Tektronix, and Red Tail Golf Course or in the "Hillsboro annexation area" (Figure 5 – Perspective D: Gaps in Walk Access to All Recreation.)

Areas currently located out of the district, but within its future service area (such as North Bethany, South Cooper Mountain, Bonny Slope West, and Cooper Mountain) will generally rank high in land acquisition priority. Given recent multi-family development and projected growth, downtown Beaverton is also a high priority area. In order for the district to ensure it will be able to adequately provide service in these future service areas, it is important to acquire land in these areas when opportunities arise. Table 8 highlights land acquisition priorities for the district based on the park inventory and analysis work completed in fall 2014 and updated in 2018.

Table 8 - Land Acquisition Priorities for New Park Sites

High	Medium	Low
» South Cooper Mountain » Cooper Mountain (2018 UGB Addition) » Bonny Slope West » North Bethany » Downtown Beaverton	» Allen/Scholls Ferry » Highway 217/ Canyon/Walker » Highway 217/US-26/THPRD Boundary/Barnes » Cedar Mill Town Center area	» All other areas

Table 9 - Priorities for New Development of Future Park Sites

High	Medium		Low
» SW-Q4 » NW-Q6 » SW-Q6 » SW-Q8	» SW-Q2 » NW-Q8 » NW-Q5 » SW-Q7 » NW-Q2	» SW-Q1 » SE-Q1 » NE-Q3 » NW-Q11 » NW-Q1	» NE-Q1 » NW-Q7 » NE-Q4 » SW-Q9 » NE-Q2

Table 10 - Priorities for Enhancement of Existing Park Sites

High	Medium		Low
» Willow Park	» Bronson Creek Park » Butternut Park » Florence Pointe Park » Foege Park » Forest Hills Park » Harman SC & Park » Hart Meadows Park » Holland Park » Raleigh Swim Center & Park » Reservoir Park	» Ridgecrest Park » Ridgewood Park » Rock Creek Park » Wanda L. Peck Memorial Park » Waterhouse Park » West Slope Park » West Sylvan Park » Wildhorse Park » Wildwood Park	» Fanno Farmhouse Park » Griffith Park » Little Peoples Park » Raleigh Scholls Park » Valley Park » Veterans Memorial Park

3.4.2 Land Acquisition Strategy

The following outlines the strategy to identify and prioritize acquisition in new, future, and underserved areas. Considerations for target properties will include:

- Acres of unconstrained land, either of individual property or in combination with adjacent properties
- Distance from the target area, with preference of acquiring properties within the target area or within ½ mile of the target area
- Value per unconstrained square foot of land
- Whether the property is vacant or developed
- Value of existing development in relation to total property value

If multiple suitable properties are identified in a given target areas, additional considerations for prioritization will include:

- Access to existing and planned transportation
- Walkability and pedestrian accessibility
- Zoning
- Land and building value
- Surrounding existing and planned development
- Proximity to existing or planned regional or community trail
- Ground cover (i.e., wooded or open)
- Slopes and topography

3.4.2.a New Urban Areas

For new urban areas, the strategy is to acquire larger areas of land based on the park type, see Table 1 (Park Category Descriptions). The exception is in the North Bethany Plan area, where the community plan identifies land for fixed neighborhood parks between 1.5 and 2 acres. Acquisition of parks in North Bethany is either underway or completed through the development process. Likewise, the development process for South Cooper Mountain has identified potential neighborhood park sites.

The *Beaverton South Cooper Mountain Concept Plan* calls for up to four neighborhood parks (roughly a total of eight acres of unconstrained land) and one community park (10-20 acres of unconstrained land) in the area added to the urban growth boundary in 2018. The Bonny Slope West Community Plan calls for one to two neighborhood parks, preferably along Ward Creek.

In addition to the considerations above, acquisition strategy in new urban areas includes:

- Partnering with the City of Beaverton, Washington County, Clean Water Services, Tualatin Valley Water District, Metro, the school districts, and other service or infrastructure providers and/or housing partners/developers to acquire properties for joint use.
- Working with the permitting jurisdiction to identify suitable sites and provide incentives to developers to donate or sell land for parks and/or develop parks within new developments.
- Acquiring options or rights of first refusal directly from property owners.

3.4.2.b Underserved Areas

Acquiring lands to meet minimum standards for neighborhood parks in developed, underserved areas will be difficult. To the extent that areas can be served by removing barriers to existing parks, such as providing safe crossings of roadways, the district should work with the governing road authority to make improvements.

In addition to the considerations above, acquisition strategy in underserved areas includes:

- Targeting properties under common ownership for assemblage of a site
- Working with property owners to acquire options or rights of first refusal

3.4.2.c Downtown Beaverton

Recognizing a limited supply of urban park and open spaces in Downtown Beaverton, THRPD has partnered with the City of Beaverton to explore how best to provide these amenities in an urbanizing environment. This effort began with the development of Beaverton's Downtown Design Project, a long-range planning effort to increase vibrancy in the city's urbanizing core. During public outreach, Beaverton and THPRD staff heard strong desire for more urban open spaces, with high preference for dog parks, improved natural areas, paths and trails, children's play areas, and spaces that support community events. The public also voiced a preference for a well-connected network of small to medium sized parks, as opposed to a single larger facility. THPRD and the City will continue this partnership to develop strategies to support a comprehensive and coordinated approach for land acquisition, park development, park programming, funding, and maintenance.

3.4.3 Develop New Park Sites

Similar to park enhancement projects, prioritization of new park development projects is based on the park development prioritization criteria identified in Table 7 (Park Development Prioritization Criteria Matrix), along with Figure 5 (Gaps in Walkable Access to All Recreation). Figure 5 illustrates areas of the district where undeveloped park sites are located and where the initial prioritization analysis identified high priority sites for development.

Table 9 (Priorities for New Development of Future Park Sites) highlights development priorities for future parks based on the park inventory and analysis work completed in fall 2018 and the park development prioritization criteria outlined in Table 7.

3.4.4 Enhance Existing Park Sites

Prioritization of enhancement park projects is based on the park development prioritization criteria found in Table 7, along with the following illustrations. Figure 5 illustrates areas of the district where existing park components scored below expectations. Figure 6 illustrates existing parks having a neighborhood LOS score below district expectations. These areas offer opportunities where neighborhood LOS might be quickly and/or inexpensively improved.

In some cases, a park site needs total redevelopment to improve LOS. Since this type of improvement is not eligible for SDC funding, and since General Fund capital dollars are typically committed to capital replacements, there is no funding source for this level of park enhancement other than passage of a new general obligation bond measure or other outside funding, such as grants or donations. As such, this strategy needs to be applied on a very limited basis and depending on availability of a funding source.

Table 10 highlights enhancement priorities for existing parks based on the park inventory and analysis work completed in fall 2018 and the park development prioritization criteria outlined in Table 7.

3.4.5 Historic Resources

Historic and cultural resources play an important role in the park system by providing context and adding educational and visual interest to the landscape. THPRD understands the value of preservation and adaptive reuse of its existing historic resources and maintains an inventory of all cultural resources determined to be significant or important.

Several THPRD special use facilities include resources of historic significance. These facilities are important legacies and serve to educate users about their community's history. THPRD strives to maintain its existing facilities based on the THPRD management plan. As parks are developed and redeveloped, project teams should refer to the historic resources inventory and avoid development and construction impacts in historically-significant areas.

THPRD will prioritize and maintain its existing historic and cultural resources in the manner specified by the following documents:

- THPRD Maintenance Standards – Facilities
- THPRD Park Maintenance Standards Manual
- THPRD Natural Resources Functional Plan
- THPRD Historical Resource Management Plan

The district will continue to maintain and manage resources already in the inventory, while new resources will require support from private groups. When THPRD acquires a new historic resource, a strong partnership or "friends of" group is needed to fund restoration, programming, management, and maintenance of the facility. Additionally, THPRD is cautious about acquiring new historic resources that may impede developing a property for a desired use.

A resource may be included in the inventory if it:

- Exemplifies or reflects special elements of the THPRD's cultural, social, economic, political, aesthetic, engineering, architectural, or archaeological history.
- Is identified with native people or events significant in local, state, or national history.
  - If a site is linked to a significant native people or event, an informational plaque should be included on site to signify the historic importance.
- Is included in the National Register of Historic Places.

NOTE: The THPRD Historic Resources inventory process complies with the following requirements Oregon Administrative Rule 660-016-0000 Historical and Cultural Resources Inventory; Washington County Comprehensive Plan Policy 12: Historic and Cultural Resources; and City of Beaverton Comprehensive Plan, Volume I, Chapter 7: Natural, Cultural, Historic, Scenic, Energy, and Groundwater Resources Element Summary.

How We Get There

4 Achieving Success

To facilitate the district's desire to meet level of service (LOS) expectations, a number of guidelines have been established for land acquisition, public involvement, park design (including system development charge credit projects), and maintenance operations. A number of funding sources are also identified in order to highlight the options available to the district for funding park development and enhancement projects.

4.1 Standards and Guidelines

4.1.1 Community Engagement

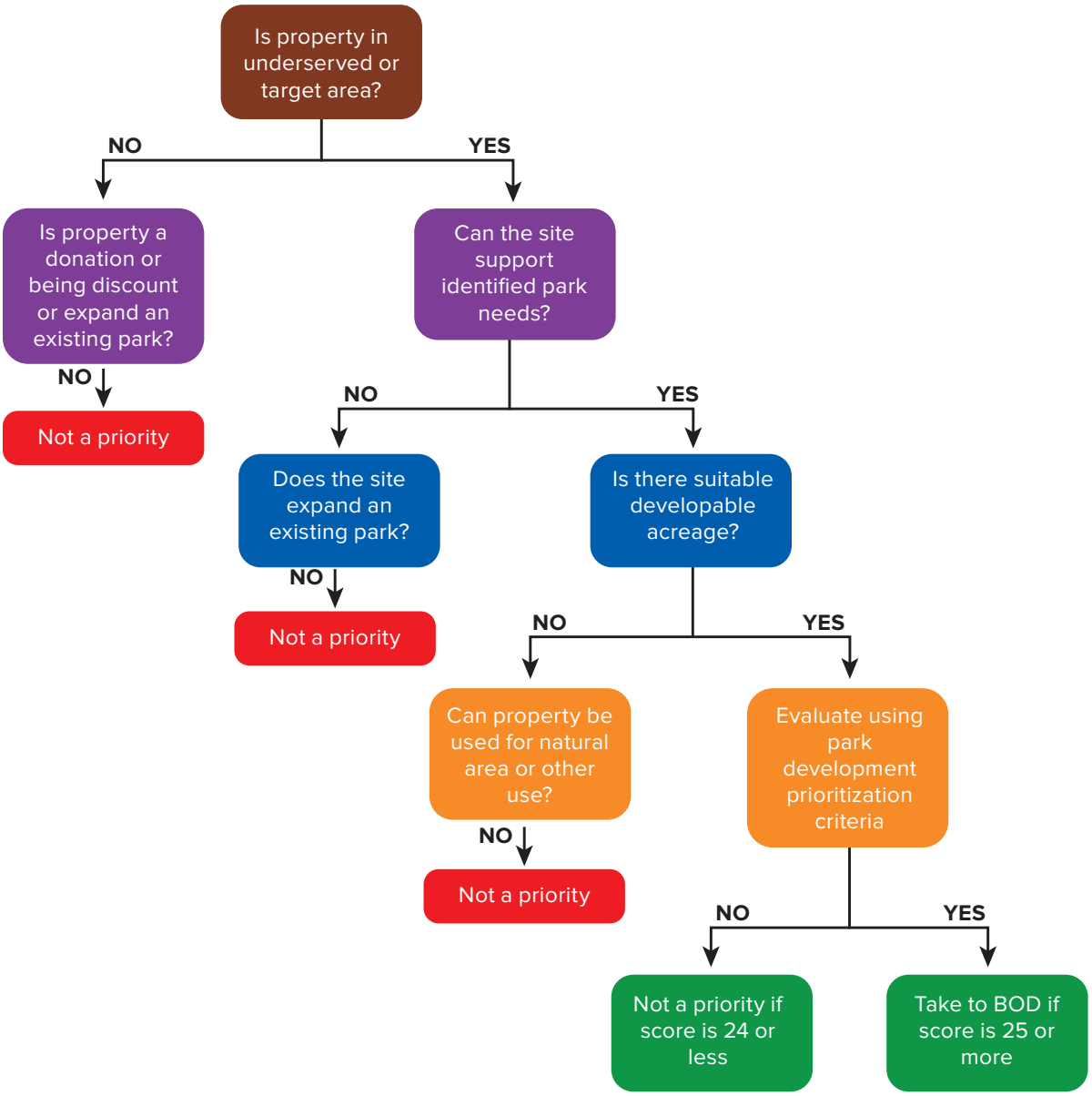
THPRD's vision is to "enhance healthy and active lifestyles while connecting more people to nature, parks, and programs." This is accomplished through "stewardship of public resources and by providing programs/spaces to fulfill unmet needs." Community engagement is a vital component in planning and development of current and future parks.

The 2018 Park Development and Maintenance Survey gave district residents the opportunity to shape THPRD park design, programming, development, accessibility, and maintenance priorities. Additionally, the survey provided important information about the community's current use of THPRD parks including: who is visiting, how often, and what draws visitors to the parks. Responses to demographic questions provided THPRD staff with information about the patrons that participated in the engagement efforts, so the district can adapt outreach methods accordingly. See Appendix 6.5 for the complete 2018 survey and results.

4.1.2 Land Acquisition

THPRD's Planning & Development Department utilizes its Acquisition Parameters Guide, which outlines how the district acquires properties. As part of its due diligence, the district utilizes an extensive process of inventorying potential properties for acquisition. This process is highlighted in the following illustration (Figure 10) and helps to determine site suitability for development as a park. This process, initially created and used as part of the 2008 bond measure land acquisition strategy, has been updated to include the park development prioritization criteria outlined in the previous section.

Figure 10. Land Acquisition Site Suitability Flow Chart



In addition to the flow chart, a number of questions are also asked when determining acquisition and prioritization of potential park sites. These include the following:

- Does it make sense to develop this site as a park?
- Does this site fill a specific need or service?
  - Is this a unique opportunity?
  - Can the site fulfill its intended purpose?
  - What are potential costs for future park development (utilities & infrastructure, site developability, etc.)?
  - Does it serve a multi-purpose opportunity for a park, natural area and/or athletic facility, or is it just a park?
- Is it a key piece to expand an existing park?

As opportunities arise, properties will be scored and placed in "high," "medium," or "low" suitability park sites.

4.1.3 Master Planning Parks in New Urban Areas

This policy applies in new housing development urban areas (e.g., North Bethany, Bonny Slope West, Cooper Mountain and South Cooper Mountain) where residents are not yet established and THPRD properties have been purchased for development and/or properties have been identified for park development through the planning and/or development approval. Under such circumstances where the developer accepts system development charge credits in exchange to fully develop a park, trail, or other amenities in a new urban area, an abbreviated master planning and outreach process is warranted. Any future phases of master planning and construction conducted by THPRD will warrant a graduated level of community engagement after the new development areas have become more established.

4.1.3.a Development of an Interim or Comprehensive Master Plan for new park

i. Interim or Comprehensive Master Plans will be prepared by the developer in partnership with district staff and shall comply with the standards set forth in this and other applicable Functional Plans.

ii. An Interim Master Plan will prioritize ADA accessibility and inclusivity, contain approximately two to four amenities, and align with characteristics described in Table 1 (Park Category Descriptions) and Table 6 (Park Components). The Plan should also provide the space and flexibility for the possibility of additional park amenities in the future.

iii. A Comprehensive Master Plan will prioritize ADA accessibility and inclusivity, basic applicable park standards, and be designed and constructed to meet the target GRASP® score. A Comprehensive Master Plan may include proposed phasing of development of park amenities.

4.1.3.b Review and approvals for master plans

i. Review Master Plan with THPRD management team.

ii. Present and review Master Plan with Advisory Committee(s).

iii. The Level IV public outreach process will be conducted, as outlined in the THPRD Community Outreach Procedures, which includes, but is not limited to one public meeting to present and review Master Plan with NAC/CPO and any existing residents within the planning area, and the minimum notification requirement as dictated by the jurisdiction.

iv. Evaluate and incorporate feedback as budget, site, and maintenance restrictions allow.

v. Public hearing to present, review and approve the Master Plan with the THPRD board.

THPRD will work in partnership with the developer to construct the amenities according to Interim or Comprehensive Master Plan. (Interim master plan amenities may include lawn, play equipment, and trail connections to the park.)

Credits for the master planning and construction of improvements will be granted to the developer in accordance with the district's System Development Charge Administrative Procedures Guide.

4.1.4 Public Involvement

4.1.4.a Land Acquisition

Due to the confidential nature of land acquisition, public involvement does not occur during site-specific transactions. However, district residents are asked to participate in broader planning efforts to help determine where new parks are needed. This process follows the district's *Community Outreach Procedures, Operating Procedure 4.01.01.*

4.1.4.b New Park Development

A master planning process is required of any new park development. This process includes an extensive public involvement process to ensure

residents have opportunities to provide feedback on design options and programming needs of a new park. This process follows the district's *Community Outreach Procedures, Operating Procedure 4.01.01.*

4.1.4.c Existing Park Enhancement

Unlike new park development, a master planning process is not always required when changes are proposed to an existing park. Only in cases where major renovation of the park, or reprogramming of a park use, is proposed, would a master planning process be utilized. This process would be the same as the process used for new park development.

When smaller changes to an existing park are proposed, such as installing permanent picnic tables or fencing near a play area, a master planning process is not utilized. Instead, informational materials and/or meetings are used to let the public know of pending changes to the park. These projects typically have minimal options available to solicit widespread public feedback.

In either scenario, the district's *Community Outreach Procedures, Operating Procedure 4.01.01* is followed.

4.1.4.d Encroachments

Whether identified through a master planning process or through routine maintenance operations, encroachments will be handled per the district's *Encroachments on district Property, Operating Procedure 4.02.01*. If an encroachment is identified through a master planning process for a new park project, the district will seek to have the encroachment addressed prior to completion of the park improvements in order to ensure clearly delineated park boundaries.

4.1.4.e Park Naming, Sponsorship and Memorials

Naming of park sites and other district facilities shall follow the district's *Naming of District Property, Operating Procedure 5.01.01*. In the case of sponsorships for athletic facilities or special events located in park sites, the district's *Private Sponsorships, Operating Procedure 4.01.02* shall be followed.

In many instances the district is approached about the placement of memorial benches, trees, boulders and other items to be located in parks. Whenever possible, these features should be included as part of a master planning effort for development of new parks and enhancement of existing parks. In all cases, such memorials shall follow the district's *Memorials and Tributes, Operating Procedure 4.01.04.*

4.1.4.f Property Disposition

There may be instances when the district acquires land for new park development or existing park enhancement and it becomes necessary to sell a portion of such property or enter into an exchange of property with another party when the result of such action provides a greater benefit to the district.

For example, the district may purchase a residence on an oversized lot adjacent to an existing park in order to improve access to that park. The district may decide to process a partition or lot line adjustment in order to sell the portion of the property with the house and use any proceeds from the sale for improvements to the park, or to reimburse the district's land acquisition fund.

Another example may be that the district owns property and enters into an agreement with an adjacent property owner to swap a portion of the property that provides a mutual benefit to both parties. Likely reasons for such an agreement would be improved development suitability for park improvements (i.e., flatter topography or less environmentally sensitive areas) in exchange for street frontage or visibility. The result of the land swap does not generally change the overall park size or location from what it was before the land swap occurred. In all cases, property dispositions shall follow the district's *Disposal of Surplus Property, Policy 5.12*.

When the district determines a property is surplus, consideration for disposition of that property should include it's use for a public purpose, such as affordable housing.

4.1.5 Park Site Standards

4.1.5.a Site Furnishings

Site furnishings are fundamental to any park and include, but are not limited to, seating, picnic areas, restrooms, and kiosks. Typical materials used for site furnishings include recycled plastic lumber, repurposed wood, and metal. Other materials may be considered on a project-specific basis. Comply with ADA standards where required to promote inclusivity and adaptivity.

Picnic Shelters

Requirements:

- Comply with ADA.
- Accommodate at least four permanent picnic tables, including two ADA-compliant picnic tables.
- Place trash receptacles and any barbecue grills adjacent to the shelter, but not under the roof.

Considerations:

- Locate the shelter to serve as a gathering space, with easy access to parking, restrooms, and play areas.
- The shelter should be easily accessible for maintenance service, and have clear sight lines.
- If a power source is needed, consider solar power and daylighting, in addition to standard outlets.
- Shelter design may provide an artistic element customized to the site.

Restrooms

Restrooms may be permanent or portable, based on appropriate park amenities, use, and/or programming, such as splash pads sports or picnic shelters.

Requirements:

- Comply with ADA.
- Permanent restrooms should include:
  - Auto-lock security measures to prevent after hours use
  - Single-use restroom facilities
- Portable restrooms should include:
  - Screen enclosure – to be ADA compliant if screening and ADA facility
  - Infrastructure to accommodate maintenance of restroom

Considerations:

- Locate restrooms near park entries, picnic areas, sport courts, sport fields, or other similar park components.
- Locate restrooms for ease of vehicle maintenance service and access, and with clear sight lines from park entries for security.

Kiosks

Considerations:

- » Locate at trailheads or at parks with high use as a result of programming, and/or activities.
- » Include power source (for inactive messaging capabilities).
  - Use solar power when possible.

Artwork

Refer to Art Strategy section of the Parks Functional Plan for additional information.

Considerations:

- » Include artwork, as appropriate.
- » Incorporate into project as:
  - Site furnishings (benches, bike racks, kiosk, portable restroom enclosure, etc.)
  - Park components (play equipment, picnic shelter, etc.); as stand-alone elements (bridge, sculpture, mural, etc.)
  - Educational features (interpretive elements, environmental features, etc.)

Drinking Fountains

Requirements:

- » Comply with ADA.
- » Include at least one drinking fountain with a pet bowl.
- » At sites with active recreation, include a drinking fountain with a jug filler, as appropriate.

Considerations:

- » Locate near picnic areas, play areas, sport courts, ball fields, and other similar park components.
- » Do not obstruct path of travel.
- » Site with consideration for utility access.
- » Locate for ease of maintenance service and access.

Seating

Includes benches, seat walls, boulders, or other features designed for park users to sit.

Requirements:

- Comply with ADA.

Considerations:

- Provide covered seating option, when possible.
- Locate near play areas, viewing areas/overlooks, plazas, park entries, sport courts, ball fields, along pathways, and other high-use park components.
- Provide space for strollers and mobility devices, outside the path of travel.
- Include “skate stops” on seat walls, where appropriate.

Picnic Tables

Requirements:

- Include ADA accessible tables proportional to number of park components.

Considerations:

- Include permanent or temporary/movable tables.
- Locate near play areas, pathways, plazas, and other similar park components.
- Provide space for strollers and mobility devices, outside the path of travel.
- Provide shade with trees or a structure, when possible.

Trash Receptacles

Considerations:

- Locate away from shelters, play areas, or seating.
- Locate near primary park entries for ease of maintenance service and access.

Doggie Bag Dispensers

Requirements:

- Locate near primary park entries and dog park entries.
- Locate near trash receptacles.

Considerations:

- May be mounted on a sign post, fence, or other surface.

Bike Racks

Considerations:

- Locate near play areas, plazas, park entries, and other similar park components, as appropriate.
- Do not obstruct pathways, plazas, park entries, or other high use pedestrian areas.
- Accommodate new mobility, as needed (i.e. e-scooters).
- Provide covered bike racks at sites with high levels of use.

Bollards

Includes permanent, removable, collapsible or other site elements, such as boulders or logs.

Considerations:

- Locate where pathways connect to transition ramps at sidewalks, parking areas, drive aisles, bridges, boardwalks, or streets.
- Use removable or collapsible bollards where maintenance access is needed at park entries and pathways.
- Use decorative bollards in locations where a higher level of design detail is desired, such as main park entries, plazas and urban parks.
- Use reflective tape where bollards are located in high use pathways or trail entries.

4.1.5.b Play Areas

Play areas are an important component of many park sites, but may not be appropriate in some settings. Play areas may have multiple components or a single element.

Play Equipment

Requirements:

- Play environments shall be safe, durable, vandal resistant, and require minimal maintenance.
- Locate with clear sight lines from park entries, picnic areas, and other high use components.
- Include play elements for all ages and abilities (including swings), separate uses depending on size of play area.

Considerations:

- Include play elements of varying styles and skill levels.
- Use of inclusive play elements is strongly encouraged at all park sites, especially those serving as destination sites due to programming, including ball fields, community gardens, dog parks and other similar components.
- Incorporate shade into the playground and seating, where possible.
- Shaded seating, such as trees or shade structures, should be located close enough to play areas for adults to supervise children.
- Avoid perimeter planter strips or small planting pockets adjacent to play equipment.
- Locate for ease of maintenance service and access.

Safety Surfacing

Requirements:

- Comply with all national and industry safety standards.
- Use synthetic surfacing or engineered wood fiber (EWF) that is contained by a sidewalk, curbing or other edging material.
- Provide transition ramps to allow access from pathway to the play area where EWF is used.

Considerations:

- Synthetic surfacing may include a variety of surfaces, color patterns, or elevation changes in the play area.

Accessibility

Requirements:

- Include all-inclusive play areas at community parks, special-use sport facilities, and recreation centers.
- To the greatest extent possible, comply with district's Access for All Initiative: All play areas and equipment should be all inclusive, providing accessible play elements for all age and abilities, including mobility, visual, audio and cognitive features.

Considerations:

- Include all-inclusive play areas at park sites with destinations, such as dog parks, splash pads or other similar components.
- Provide equitable distribution of all-inclusive play areas throughout the district.

Drainage

Requirements:

- Include subsurface drainage system under safety surfacing that daylights away from play area.
- Ensure positive surface drainage away from play equipment and other surface play elements.
- Review site design to ensure property drainage for pocket parks and urban plazas that may have more hardscape amenities.

Spatial Relationship of Play Areas to Other Park Components

Requirements:

- Locate with clear sight lines from park entries, picnic areas, and other high use components.
- Locate within close proximity of primary entry or parking lot.

Considerations:

- Avoid locating adjacent to ball fields, sports courts, or other active / programmed uses to reduce user conflicts. Refer to the Athletic Facilities Functional Plan (AFFP) for additional information.
- Avoid locating in or near stands of large, mature trees where tree litter and debris may cause for safety and/or maintenance concerns.

Nature Play

Considerations:

- Locate in parks with natural features, such as woodlands.
- Include boulders, logs, or other natural elements, when site conditions are appropriate.
- Use unique features and materials found on or nearby sites.
- Incorporate with typical play equipment or develop as stand-alone park feature. Refer to the Natural Resources Functional Plan (NRFP) Nature Play guidelines for additional information.

4.1.5.c Urban Plazas

Due to the unique nature of open space in higher density areas, traditional park design may not be appropriate in meeting the recreational needs of these areas. In those instances, urban plazas can satisfy open space needs providing both formal and informal spaces for users to enjoy. In many instances, an urban plaza will require a higher level of maintenance due to the higher level of design, use, and visibility associated with these spaces.

Requirements:

- Include seating, such as benches, picnic tables, or walls.
- Comply with ADA standards.
- Ensure positive drainage away from buildings.
- Design expansion and control joints to manage cracking and aesthetically enhance the plaza design.

Considerations:

- Accommodate a wide variety of functions/events in the space.
- Provide lighting and electric power source.
- Provide a water source, such as a hose bib.

4.1.5.d Dog Parks

Dog parks are an important component of the district's park system and ensuring their distribution throughout the district is critical. Dog parks can be stand-alone components or included as part of an overall park development. Specific design guidelines for dog parks are included in this plan in Section 4.1.8.

4.1.5.e Accessibility

To ensure continued compliance and implementation of the district's commitment to meet or surpass requirements set forth in the Title II of the Americans with Disabilities Act: "all parks, their components and to the greatest extent possible, the comforts and conveniences within them shall be designed - with the guidance of the district's Access for All Initiative - to be fully accessible for park users of all ages." While it is understood that not every portion of a park site may be ADA accessible, every effort should be made to ensure all intended experiences of that park site are made available to all park users. Accessibility is a critical piece for any park site or facility and conformance to the Americans with Disabilities Act Accessibility Guidelines (ADAAG) is expected.

Mobility

Requirements:

- Park entry points, parking areas, and public rights-of-way must consider accessibility of mobility devices.
- Transition landings of sloped pathways, sidewalks, and turns must consider accessibility of mobility devices.
- Provide railings and landings, or pull-outs whenever steep slopes occur on pathways for long or extended stretches.
- Provide adequate space adjacent to benches, picnic tables and other seating areas for mobility devices.

Visibility

Requirements:

- Use truncated warning strips where transition ramps occur at parking areas and public rights-of-way.
- Select park component color schemes that promote visibility and/or contrast.

Clearance

Requirements:

- Provide adequate horizontal clearance from park components and amenities, including landscape elements, in order to ensure clear access and reduce user conflict.
- Provide adequate overhead clearance for the intended use that does not impede access or cause conflict.
- Provide adequate shoulder clearance along the edge of surfaces and the path of travel. Refer to the Trails Functional Plan Trail Design Standards and Guidelines for additional information.

Stairs and Ramps

Requirements:

- Comply with ADA guidelines for stairs, specifics on treads and risers, nosings, handrails, and detectable warnings.
- Comply with ADA guidelines for ramps, specifics on width, slope, landings, handrails, edge protection and outdoor conditions.
- Do not exceed five feet between landings on stairs.
- Avoid single steps to prevent potential tripping hazards.

4.1.5.f Pathways

Pathways are intended to provide for access to components, amenities, and opportunities for exercise within a park site. Supplemental information can be found in the Trails Functional Plan and the Natural Resources Functional Plan related to pathway design. The following items must be considered:

Hard Surface

Requirements:

- Use asphalt or concrete for hardscape in parks. Pavers, or other enhanced surfaces, may be considered in urban plazas.
- Hard surface paths should be a minimum of five (5) feet wide, wider widths should be considered in high use areas.

Considerations:

- Use pervious pavement, when appropriate, based on-site conditions.
- Concrete is preferred in areas near parking, park entries, plazas, picnic shelters, and other high use areas.
- Asphalt is preferred for secondary and looped pathways within a park or connections to park components from a main pathway.

Soft Surface

Requirements:

- Use compacted crushed rock with fines or bare earth.
- Soft surface paths should be a minimum three (3) feet wide. Wider widths should be considered in high use areas.
- Grade should not exceed 4% maximum.
- Use of bark chips is prohibited.

Considerations:

- Crushed rock may include a binding agent when path is sloped or located in high use areas.
- Use edging material when adjacent to grass.
- Use filter fabric where moist conditions are present.

4.1.5.g Signage

All signage proposed at park sites shall adhere to the district's approved Signage Policy, included as part of the Maintenance Standards Manual. Guidance for the use of bilingual or multilingual signage is addressed in the Signage Policy. The following represents the most commonly found signs at park sites.

Identification Signs

- Identification signs include the A1 sign type at neighborhood park sites; A2 sign type at community and special use parks; and A3 sign type at all park sites.
- A1 and A2 signs are located at the main park entry, perpendicular to the street and may be located in a landscape bed.
- A3 signs are located at pocket parks, urban parks and secondary park entries; include a R1 sign and doggie bag dispenser; are offset at least two (2) feet from the edge of the entry pathway and/or sidewalk; and may be located in a landscape bed.

Regulatory Signs

- R1 Signs are required at all parks. Other rule signage related to park components (ball fields, courts, etc.) are required only when appropriate R1 signs are located at all park entries and can be combined with A3 signs and doggie bag dispensers as needed.
- Other regulatory sign may be applicable, such as for sport courts, ball fields, or dog parks, when present. These signs types are located at the relevant park component(s).

Informational Signs

- Includes interpretive signage, although other signage may be applicable.
- Interpretive signs are used when unique site features or educational opportunities are present. These signs may be used to identify historic and culturally significant sites. Signs must adhere to the district's interpretive signage program, as administered by the Natural & Trails Department.

4.1.5.h Lighting

In instances where lighting is necessary, the following should be considered:

Pathways

Considerations:

- Use pedestrian scale, pole-mounted lamps, or ornamental bollards.
- Other lighting styles may be considered, depending on the intent of their use.

Parking Areas

Considerations:

- Limit to off-street parking areas.

Ball Fields and Sport Courts

Considerations:

- Limit to areas that are programmed for night use.
- Scaled to the intended use.

Urban Parks and Plazas

Considerations:

- Provide pedestrian-scale lighting based on intended function of the site, especially if part of the streetscape.

Security

Considerations:

- Include with permanent restrooms, as determined by the district's manager of security operations.

4.1.5.i Parking

Parking is only provided at park sites with programmed activities available. Where parking is needed, the following items must to be considered.

On-Street: the most common type of parking available.

Considerations:

- Understand the relationship between park components and street frontage (i.e. routes from street to community garden or picnic shelter).

Off-Street

Requirements:

- Design to the minimum parking space standards, including ADA spaces, per local jurisdiction.
- Provide enough parking spaces to meet park programming needs and/or as designated in the Athletic Facilities Functional Plan.
- Locate parking to minimize conflicts with street, site amenities, and pedestrian circulation.

Bicycle Parking

Considerations:

- Locate at main park entries, play areas, plazas, and other high use park components.
- Do not impede pedestrian circulation.
- Consider proximity to park from streets, parking areas, and/or trails.
- Refer to 5.1.3.a Site Furnishings for details about bike racks.

Half-Street Improvements

Requirements:

- Relevant when no sidewalk or curb exists along a park's street frontage.
- Design to meet all regulatory requirements.

Considerations:

- Incorporate improvements into the overall park design, with on-street parking as appropriate.
- Improvements should be considerate of adjacent properties and street frontages.

4.1.5.j Fencing

When perimeter fence is necessary to delineate property lines or natural area boundaries, or due to safety and security purposes, the following fencing types should be considered.

General Information

- As a general guideline the district does not install perimeter fencing between the park site and adjacent properties. Only when directed through land use, will perimeter fencing be installed. The height and type of fence is determined by the local jurisdiction.
- The district does not install fencing for adjacent property owners. In the instance where it is required, the district will place such fencing on the property owner's side of the property line and is not responsible for such fencing after installation.
- The district does not install fencing to delineate natural area boundaries unless deemed necessary by Nature & Trails staff or a local jurisdiction.
- Locate all fencing within a planter or mow strip regardless of fence type.

Split-Rail

The preferred fencing type in most situations to delineate between contrasting activities or uses.

Requirements:

- Used for site boundaries.
- Typically, three to four feet tall with two rails; three rails are considered "heavy duty."

Considerations:

- Use for site boundaries, natural areas, and safety.
- Use along pathways with steep side slopes.
- Use along street frontages where play areas are located within 100 feet of a street.

Chain-Link

Considerations:

- Use for site boundaries, natural areas, dog parks, and safety.
- Build four to six feet tall. Sport courts and ball fields require taller fencing. Refer to the Athletic Facilities Functional Plan for more details.
- Use along street frontages, parking areas, pathways, and other high use areas.
- Use galvanized or black vinyl-coated, depending on application.
- Use privacy slats, as appropriate.

Wood Plank

Considerations:

- Use to match conditions of adjacent homeowner properties as a "good-neighbor" fence.
- Build four to six feet tall.
- Locate along park access ways or as appropriate.

Ornamental/Decorative

Considerations:

- Use in instances where a higher level of design is desired, such as urban parks, plazas, or main park entries.

Welded Wire or Field Fencing

Considerations:

- Use as temporary fencing for lawn or natural area restoration.
- Build two to five feet tall.

4.1.5.k Landscaping

The following items must be considered for park site landscaping. Use of native and drought tolerant species should be considered whenever possible, especially in locations where irrigation is not provided.

Low Maintenance Guidelines

Requirements:

- Provide mulch "mow ring" around the base of trees located in open lawn areas.

Considerations:

- The overall plant palette of trees and shrubs species should be kept to a minimum with simple massing for efficient care and maintenance.
- Minimize plant quantities by designing with a variety of large-spreading species.
- Avoid using plant species that produce excessive litter and debris, such as fruit, pods or cones.
- Avoid using weak wooded plant species that are susceptible to wood rot, wind damage or limb breakage.
- Avoid locating plant species that will overgrow pathways, sitting areas, play areas, sport courts and other park components.
- Design plant compositions that allow for each species to reach full maturity without excessive "prune-back."

Designs

Requirements:

- Locate landscaping at park entries, plazas, sitting areas, and other appropriate places, as part of the integral park design.
- Minimize irrigated planters to the areas of highest use and visibility.
- Include native and drought tolerant plant species.

Considerations:

- General landscaping should include medium to large shade trees in groupings or as a stand-alone specimen.
- Site entry landscaping should include low-growing shrubs, groundcovers, perennials, and may include small ornamental trees, as appropriate.
- Passive area landscaping should include low-growing shrubs, groundcovers, small to medium-sized ornamental or shade trees, and may include perennials in regularly maintained areas with irrigation.
- High activity areas, such as play areas, should minimize landscaping that conflicts with pedestrian access and circulation. In general, plant species selection should be hardy and resist high foot traffic.
- Only consider irrigated ornamental plant species, where appropriate.
- Existing landscaping and trees should be protected and incorporated into park site development, enhancement, and redevelopment, whenever possible.

Ornamental Grasses

Considerations:

- Require minimal maintenance once established.
- Use at park entries, plazas, and other high use park areas.

Groundcovers

Considerations:

- Use when lawn is not appropriate, such as on steep slopes, and in planter beds, where low foot traffic is anticipated.
- Use ornamental plant species in high visibility areas, such as main park entries, plazas, and other similar focal areas.

Shrubs

Considerations:

- Use ornamental plant species in areas most visible to park users, such as park entries, sitting areas, and play areas.
- Use native plant species along park boundaries, natural areas, and other locations where buffers are needed.

Trees

Considerations:

- Avoid planting trees that have excessive litter and debris adjacent to high park use, such as play areas, picnic areas, sport courts, and ball fields.
- Select trees according to mature size to ensure location is appropriate with nearby park components.
- Avoid placement of trees within ten feet of pathways and sidewalks. Where trees are needed within ten feet (e.g., street tree planter strips or urban plazas), follow the local jurisdiction standards.

4.1.5.I Irrigation

The district practices water-efficiency techniques and monitors irrigation system consumption in daily operations. Irrigation is primarily used to establish plants after the initial installation and to maintain lawn areas for programmed activities, such as soccer and baseball. In the event that water supply changes, the district will re-evaluate its irrigation practices accordingly. Where irrigation is used at a park site, the following items must be taken in account.

Groundcover, Shrub, and Tree Areas

- Automatically irrigate when water source is available.

Lawn Areas

- Automatically irrigate when water source is available, unless determined otherwise by the Maintenance Department.

Automated Irrigation System Components: Includes, but is not limited to, controllers, wiring, valve boxes, valves, piping, drip lines, and sprinkler heads.

- Refer to the THPRD Standard Irrigation Details.
- Develop a replacement and repair schedule for the athletic field irrigation systems.

4.1.5.m Stormwater Management

Storm water runoff is typically managed on-site at district park facilities. Storm water facilities should be incorporated into the overall park design with minimal impact to the potential use of the site. The following items need to be considered for stormwater management at park sites.

Pervious Surfaces

Considerations:

- Use for pathways, plazas, parking areas, and other hard surfaced areas where feasible. May include the use of asphalt, concrete or pavers.
  - Use asphalt for lower use pathways or low-use, smaller-sized parking areas.
  - Use concrete for higher use pathways, plazas, picnic areas, or moderate-use parking areas.
  - Use pavers for plazas, picnic areas, or parking stalls where drive aisles will be an impervious material.

Bioswales/Filtration Strips

Considerations:

- Use adjacent to plazas, parking areas, pathways, sports courts, and other hard-surfaced areas.
- Plant in accordance with Clean Water Services Design and Construction Standards.

Detention/Retention Ponds

Requirements:

» If desired or required, incorporate into the overall park design and plant in accordance with Clean Water Services Design and Construction Standards.

Wetland Mitigation/Enhancement

Requirements:

» If desired or required, incorporate into the overall park design and plant in accordance with regulatory agency guidelines.

Vegetated Corridor Mitigation/Enhancement

Requirements:

» If desired or required, incorporate into the overall park design and plant in accordance with Clean Water Services Design and Construction Standards.

Low Impact Design Alternatives

As part of the overall park design, preserve natural areas by minimizing development impacts to the greatest extent possible.

Requirements:

» Implement small integrated treatment techniques throughout the site, rather than a large single-treatment solution, where space allows.

» Refer to guidelines established by Clean Water Services.

4.1.5.n Crime Prevention Through Environmental Design (CPTED)

The district is committed to ensuring the safety and security of its parks and facilities. To help make this possible, the following fundamental CPTED principles should be considered.

Access

Considerations:

» Establish clearly defined park entries and routes for park users to easily pass through a park site.

» Establish clearly defined park boundaries to differentiate between public and private spaces.

Visibility

Considerations:

- Maintain open sight lines throughout a park site in order to promote natural surveillance and a “see and be seen” concept.

4.1.5.o Sustainability

The district strives to create, operate and maintain more sustainable parks and facilities. The following principles should be applied whenever possible.

Materials Found on Site

Considerations:

- Incorporate the use of local site materials into the overall development of the park.
- Include stone, wood, or other natural site features in nature play areas, seating areas, artwork, landscape features, interpretive elements, or other features.

Native/Local Materials

Considerations:

- Incorporate building and landscape materials and products manufactured in the Pacific Northwest.

Leadership in Energy and Environmental Design (LEED)

Considerations:

- Encourage incorporation of LEED design principle into park development or park enhancement projects.

Sustainable Sites Initiative

Considerations:

- Encourage incorporation into an overall park development or park enhancement.

Water Conservation

Considerations:

- Design irrigation systems efficiently to maximize water usage.
- Design irrigation system zones to be "off-line" once plant establishment has occurred or when turf areas are no longer programmed for activities.
- Use native and drought tolerant plants.

4.1.5.p Safe Routes to Parks

Safe Routes to Parks are short (10-15 minute) walk or bike routes to parks that are:

- Accessible via multiple modes of transportation for people of all ages and abilities.
- Conveniently located within approximately ½ mile (a 10-minute walk) from where people live.
- Safe from traffic and personal danger.
- Comfortable and appealing places to walk or bicycle.

Providing and identifying Safe Routes to Parks can increase park usage and improve health for people of all ages, races, abilities, and income levels. Safe Routes to Parks can benefit neighborhoods that have experienced historical disinvestment, high traffic streets without bike and pedestrian infrastructure, crime and public safety challenges, and/or high rates of chronic disease. THPRD has approximately twenty sites that have schools adjacent to parks, and close to fifty school sites where THPRD provides recreation programming. In these instances, THPRD promotes a coordinated effort to create Safe Routes to Parks as well as Safe Routes to Schools.

Safe Routes to Parks Implementation

Local governments, community groups, and residents should collaborate to create policies and practices that support safe and equitable access to parks. THPRD has an extensive community engagement plan that identifies best practices and policies. This Plan, combined with the National Recreation and Park Association (NRPA) recommendations, will be used to guide partnerships and processes.

The following steps provide a framework for how partners should work together:

» Engage: Partner with community organizations and community members during all stages of the process.

- Work with the coalition and individual partners to analyze data, conduct audits, collect community surveys, and lead community meetings/events.
- Hold a meeting or community event and conduct a community-wide survey to gather input and data from community members on perceived gaps, barriers, and assets to park access. These should serve as evaluation data to measure community-wide progress.

» Assess: Understand community priorities based on data and community input.

- Identify parks or neighborhoods to focus efforts based on data identifying community need.
- Complete a data and mapping analysis of the park and surrounding neighborhood and identify assets and barriers to park access.
- Conduct an in-person walkability, accessibility, and park audit with community partners at the park and surrounding neighborhood to identify assets and barriers in park access and safety.

» Plan: Develop priority areas, set goals and specific actions, identify policy improvements, and integrate into agency and jurisdiction plans and policies.

- Define Safe Routes to Parks priority areas and create an action plan with specific goals and actions based on data and community feedback.
- Leverage funding opportunities when possible.
- Incorporate Safe Routes to Parks priorities into other plans that would enhance efforts, such as inclusion in capital improvement plans, park master plans, neighborhood and comprehensive planning, Safe Routes to School initiatives, and transportation, health, and food access plans. Safe Routes to Parks should be considered in every master plan.
- Identify policy changes to promote Safe Routes to Parks through amendments to design guidelines, street standards, zoning and subdivision standards, policing, maintenance, and other policy opportunities.
- Review Safe Routes to Parks throughout community engagement processes with THPRD staff, local partners, and community members.

- Implement: Put plans into action using best practices in engineering, design, and programming. Work with the road authority to help prioritize necessary improvements.
  - Engineering and Design within and leading to the park, focusing on:
    - Maintenance
    - Street Design
    - Signage and wayfinding
    - Connectivity
  - Programming
    - Design programs at the park (including those run by other organizations) to encourage residents to walk or bike to the park and engage in physical activity at the park.
    - Promote and design programs (including those run by other organizations) that are tailored to the needs of the community and reach under-represented or high-need populations or groups.
    - Collaborate with Safe Routes to Schools and local authorities' pedestrian coordinators to combine efforts and gain economies of scale
  - Personal Safety
    - Make physical improvements to the built environment that discourage violence and increase street safety using techniques of "crime prevention through environmental design" (CPTED)
- Sustain: Evaluate and sustain the project by integrating into agency functions and determining if the project is positively affecting the community.
  - Develop a sustainable financing model for Safe Routes to Parks related projects by redirecting existing resources or identifying new funding streams.
  - Incorporate Safe Routes to Parks action items into park and recreation and partner agency system-wide planning and policy, including capital improvement, preventative maintenance, park and open space plans, and park and street design policies, to increase sustainability of efforts.
  - Measure the impact the changes have on the community. Evaluation should include measures such as park usage, crime levels, and/or levels of physical activity before and after changes.

References

"Healthy Communities: Safe Routes to Parks." Safe Routes to School National Partnership. Website. https://www.saferoutespartnership.org/healthy-communities/saferoutestoparks

Safe Routes to Parks Action Framework." National Recreation and Park Association. 2016 Report. www.nrpa.org

Art Strategy

Public art is defined as permanent and temporary works of art that are placed in public spaces. Public art promotes community pride and visual interest. Within THPRD parks, the purpose of public art is to make places more vibrant, livable, accessible, and creative. Public art could be imaginative, engaging, dynamic, interactive, aesthetically pleasing, connected, and sustainable. Public art within THPRD's parks can serve as a source of inspiration and education for residents and visitors.

The art strategy is intended to guide developers, curators, and public artists; however, it allows room for flexibility. Artists are encouraged to demonstrate creative freedom of expression within THPRD's guidelines. Public artwork that express a key cultural theme or story are often most effective at engaging the public.

Budget and funding for all artwork should be identified by project partnership, outside source, or integrated into development budgets at the onset of the project. A designated designer should be identified early in the process. The designer will provide expert advice regarding materials to use and future maintenance of the project.

Local artists should have a good understanding of themes appropriate for the area and will have the most genuine response to the site. However, it can also be beneficial to have artists from outside the community engage with the site, or even collaborate with local artists to deliver new and exciting art projects. Again, creativity is welcome and encouraged.

Community Consultation

Community engagement is integral to the success of a public art strategy; it instills a sense of ownership and value in the community. Public art processes should facilitate communication between community members, local businesses, city officials, artists, and other stakeholders to ensure the design reflects local character and preferences.

Site Selection

Locations for the placement of artwork are based on the following considerations:

- Visibility
- Public safety
- Interior and exterior traffic patterns
- Relationship of proposed artwork to existing or future architectural and natural features
- Facility users and interaction of users with proposed artwork
- Future development plans for the area
- Overall program goal or concept
- Landscape design
- Relationship of proposed artwork to existing artwork within the site vicinity
- Environmental impact
- Public accessibility to the artwork
- Social context of the artwork
- Equal distribution through the district

Criteria for selecting artwork may include but are not limited to:

- Quality: Consider the inherent quality of the artwork.
- Context: Consider the architectural, historical, geographical, and socio-cultural context of the site.
- Project Goals: Artist's and artwork's ability to meet the goals established for the specific project.

» Durability: Consider the structural soundness and inherent resistance to theft, vandalism, weathering, operation or maintenance, and repair costs.

» Public Safety: Evaluate to ensure that it does not present a hazard for public safety.

» Feasibility: Examine feasibility and evidence of the artist's ability to successfully complete the work as proposed. Factors include project budget, timeline, artist's experience, soundness of materials, and applicable zoning, construction, and design guidelines.

» Site and Environmental Considerations:

- Is the relationship between the site and the artwork in the best interest of both?
- Response of artwork or memorial to the natural and built environment.
- Appropriateness of artwork or memorial scale to the proposed site.
- Impact on ecology.
- Relationship of artwork or memorial to other art or memorials in context.
- Impact on historic areas or objects within the park.
- Impact on views or accessibility.

Maintenance

Long-term survival of outdoor artwork in parks is affected by proximity to water, climate, use of the site, adjacent buildings, trees, roads and sidewalks. It is important to determine who will use the area – pedestrians and pets, cyclists, skateboarders, etc. – and how it will be used. The survival of outdoor artwork depends on the nature of its construction, the environment it is exposed to, and the maintenance it receives. To anticipate and limit future maintenance needs, consult with professional curators whose technical understanding of materials and fabrication processes are invaluable during the artwork review process.

Each project must include a decommissioning plan that provides a specific strategy to maintain and remove artwork at the end of its lifecycle. THPRD is not mandated to restore any damaged artwork.

Accepting Gifts of Artwork and Memorials

Without thoughtful processes and policies in place, the design, selection, placement, and maintenance of public art and memorials can be complex and controversial, especially in an environment in which public space is limited and in demand for a variety of uses.

Consideration for accepting gifts of art include (but are not limited to):

- Cover the total cost of a project.
- Are accessible to all park users.
- Adhere to the THPRD's design guidelines for public spaces.
- Consider the long-term cost of maintenance.
- Do not conflict with the district's adopted Goals.

Types of Art (includes but is not limited to):

- Temporary Art: Programming temporary art provides an opportunity for the public to experience contemporary art. It allows for the realization of a diversity of experimental projects by both established and emerging artists. Temporary art invites a range of media including digital, mechanical, musical, literary, and performance art.
- Traditional Art Forms: Sculpture, painting, billboards, murals, screens, photography, digital prints, mosaic installations, monuments, memorials, civic statuary.
- Multi-Media: Works using digital imagery, film, video, photography, and cybernetics.

- Landscape Design: Signature or landmark statements and interpretations such as land art, landscape as earth works, and landscape design as art installations.
- Functional Design: Architectural forms, facades, site furniture, lighting, textiles, fabrics, carpets, door handles, glass features, and street furniture.
- Applied Design: Works using paving, pathways, floors, walls, windows, doors, stairways, fencing, and landscape features.
- Signage as Art: Works using graphics, lighting design, industrial artifacts re-interpreted as art, and industrial design.
- Animation: Animation celebrations and collaborations, spatial and interactive installations, performance, music, dance, theatre, soundscapes, lighting, art projections, wrapping, fireworks, and street theatre.
- Ephemeral Art: An experience constructed by artists making the unfamiliar in familiar landscapes and sites. Here today, gone tomorrow, having left both individual and collective memories of a moment. Fluidity of spaces, mist screens, water jets, lighting design, kinetic art elements, and temporary installations.
- Memorials: An item, object, designated space within the park, a small landscape park, project, or monument established to preserve the memory of a significant person or event that occurred in the past. Refer to district policy for requirements.

4.1.5.q Park Hours of Operation

THPRD parks are open from dawn to dusk, though some parks are open for extended hours. All park hours of operation should be posted at each site. No one is allowed in parks after hours. THPRD will consider the following when determining extended hours of operation:

- Available lighting: Parks may have additional hours of operation while lighted facilities are reserved or in use.
- Seasonal use: Parks used as a transportation connection with a trail/pathway adjacent to or through them have higher use after dusk, especially in winter; or for special events.
- Neighboring property uses: Parks near commercial properties may be open later than those near quieter, residential neighborhoods.
- Park classification: Urban plazas may be open later than neighborhood parks because they have more people actively using the space.

4.1.6 System Development Charges (SDC) Credit Projects

4.1.6.a Credits for Minimum Standards

Developer SDC credit projects are partnerships between a developer and the district to develop park sites in lieu of having the developer pay SDC fees. This partnership is described in more detail in section 4.2.2 below.

The district shall only provide credit for the minimum standards at which the district would develop a park site. For example, when concrete is used for a loop pathway in lieu of using asphalt, credit shall only be granted for the cost of using asphalt. Additional costs associated with the use of concrete shall be borne by the developer of the project.

Similarly, where a four (4) foot tall chain-link fence is used where a split-rail fence could be used instead, credit shall be given for the cost of the split-rail fence rather than the chain-link fence.

4.1.7 Maintenance Operations

Maintenance operations at district park sites fall into two categories: park maintenance, and natural resources maintenance.

- Park maintenance provides for safe and open access opportunities for people to recreate, enjoy the outdoors, and compete on sports fields and courts. Refer to the *Athletics Facilities Functional Plan* for additional information relating to athletic facilities maintenance.
- Natural resources maintenance minimizes human impact and allows natural processes to continue, while providing safe access for people, where appropriate. Refer to the *Natural Resources Functional Plan* for additional information relating to natural resources maintenance.

Park maintenance operations are identified as follows:

4.1.7.a General Considerations

Requirements:

- Integrated pest management should be included in maintenance operations at all district park sites.

Considerations:

- Park maintenance is performed in a zone management structure with six park zones in the South and six parks zones in the North. Zone maps and weekly site schedules are updated and available at www.thprd.org on the maintenance operations webpage.

» Park maintenance and operation standards and guidelines are taken from THPRD's *Maintenance Standards Manual* and should be referenced for the most current maintenance and operations practices.

4.1.7.b Frequency of Operations

Considerations:

» Frequency of park maintenance is determined by service levels established for park sites, as shown below in Table 11.

» Routine park maintenance operations are seasonally dependent, but are consistent for approximately eight to nine months out of the year.

» Park maintenance operations during the winter months are project based, but also include winterization and spring preparation of assets and landscapes.

Table 11 - Maintenance Operation Service Levels

Service Level	Site Description	Typical Park Features	Service Frequency
1	Level 1 sites are highly programmed for sports leagues and tournaments. Includes urban plazas, community parks, special use parks, or recreation/swim centers.	High-use irrigated sport fields / landscapes, rentable picnic shelters, community gardens, dog parks, splash pads or destination features (i.e. unique play equipment, nature play areas, lakes, day-use camp areas, special event features), and contain high-use garbage cans, and dog bag dispensers, or an athletic field that may need a second mow.	2 times per week
2	The majority of parks in the district are Level 2 sites. Includes pocket parks, neighborhood parks, higher use trail segments or linear parks, and may also include sport fields and passive green spaces.	Children's play areas, picnic areas, trails, green spaces, modest natural areas, outdoor basketball or tennis courts, irrigated sport fields or passive recreation areas, and contain irrigation systems, drinking fountains, benches, picnic tables, garbage cans, dog bag dispensers, signs, etc.	1 time per week
3	Level 3 sites are non-irrigated, non-programmed, and not used for park-type activities; and could include land owned by the district, but not developed. Includes green spaces, natural areas, trail segments, or power line corridors.	Undeveloped landscape, field grass, soft surface trail sections, or natural areas, and some sites may have a garbage can or dog bag dispenser.	1 to 2 times per month

4.1.7.c Typical Park Maintenance Duties

Field maintenance staff perform routine park maintenance duties, but occasionally emergency response is needed. Examples of these duties include:

Routine Park Maintenance Duties:

- Trash removal
- Dog bag dispenser stocking
- High production mowing
- General landscape practices
- Safety inspections and reports
- Irrigation system maintenance
- Pesticide application

Emergency Response Maintenance Duties:

- Vandalism repair
- Graffiti removal
- Safety response
- Hazard tree removal and storm response
- Snow and ice removal

4.1.7.d Support Services

Park maintenance provides support for other district functions including:

- Special events
- Community events
- Picnic shelter rentals

4.1.7.e Public Access at Undeveloped / Future Park Sites

When a future park site is undeveloped, but public access is desired, the following items must be considered.

Considerations:

- Active or passive public access or use will be determined by management, as appropriate for a specific site.
- Sites may be secured with temporary fencing
- Interim improvements may include fencing, signage, hazard removal, rough grading, non-irrigated lawn, or invasive plant removal.

4.1.8 Dog Parks

Dog parks can be stand-alone components or included as part of an overall park development. Requests for new dog parks should follow the guidelines found in Appendix 6.2 – Park User Request Flow Chart. Public Involvement for new dog parks or dog runs in new parks or as an existing park enhancement will follow the procedures outlined in section 4.1.4.b (New Park Development) and 4.1.4.c (Existing Park Enhancement, as applicable.

THPRD's current policy on dogs was developed to keep parks clean, safe, and sanitary; it requires that dogs be kept on leash unless in a designated, fenced dog park. Policy 7.10 (I) requires that dogs on district property shall be on a leash not more than eight feet in length, or confined in a vehicle, and must be kept under control at all times.

Requests for additional areas to socialize and exercise dogs continue to increase as the urban growth boundary expands and new construction continues. To help inform both staff and the community, the following guidelines on dog parks were developed to improve the delivery of new and existing dog parks within the THPRD service area.

4.1.8.a Dog Park Types

THPRD currently has an inventory of three designated, fenced dog parks. Hazeldale Dog Park, located within Hazeldale Park in Aloha; PCC Rock Creek Dog Park, located on the campus of PCC Rock Creek Community College; and Winkleman Park, located off of 175th Ave. on Cooper Mountain.

While these three sites have traditional amenities found at most dog parks—1.5+ acres, separate areas for large and small dogs, access to water, and parking areas—public input has suggested that THPRD dog owners would like to see more options at their local parks. These would be smaller areas within neighborhood parks that may not have all the usual amenities and would serve a more local crowd.

Given this feedback, below are two types of parks, design elements, and design criteria that should be considered during the planning process.

A dog park is a larger fenced area designated for dogs to exercise and socialize off leash. Design elements shall include: a minimum four (4') foot perimeter fence, double gates for entry, separate areas for small and large dogs, appropriate surfacing for the chosen location, seating (benches), shade, fountain or other appropriate water source, covered trash receptacles, dog waste bag dispensers, and regulatory signage. The dog park is typically included as part of an overall park development process.

A dog run is a smaller fenced area designated for dogs to exercise and socialize off leash. Design elements shall include: a minimum four (4') foot perimeter fence, double gates for entry, appropriate surfacing for the chosen location, covered trash receptacles, dog waste bag dispensers, and regulatory signage. The dog run is typically an added amenity to an existing park following a specific request and community outreach process.

4.1.8.b Dog Park Design Criteria and Considerations

Dog Park Criteria

i. The targeted size for a dog park is an area of at least one (1) acre with surrounding fence four feet in height.

ii. The distance between proposed fenced dog park and adjacent park features, homes, and businesses will be evaluated for conflicts associated with noise. A target separation of two hundred (200) feet is preferable; however, changes in topography or intervening landscape or other screening can reduce the distance of spatial separation.

iii. Fenced dog parks will require well drained soils and are not recommended for placement in floodplains.

iv. A fenced dog park shall have permanent signage displaying rules and regulations and contact information for THPRD.

v. Design of a fenced dog park shall include a potable water source for dogs to drink. It can provide a water source for cleaning and maintenance depending on the surface material utilized to ensure proper sanitation.

vi. A fenced dog park shall comply with all applicable codes, ordinances, and regulations.

Considerations:

i. If located within an existing park, consideration should be given to placing the fenced dog park in any area that will minimize the impact on primary uses of the park. Sites will be evaluated for noise conflicts with adjacent park users, adjacent residences, and businesses. Potential use conflicts include but are not limited to the following:

   a. Playgrounds and other children's play areas

   b. Athletic fields and courts

   c. Sensitive habitats and wildlife areas

   d. Areas directly upslope from community gardens

   e. Greenway trails or internal park pathways

   f. Historic sites or other cultural resources

ii. Design of a fenced dog park shall ensure an ADA accessible route from designated parking if provided or available.

iii. Hours of operation shall follow the same guidelines for the park in which the fenced dog park is located.

iv. Consideration should be given to the potential amount of fecal material and ammonia that would be generated from this type of park. Coordination with the local storm water management agency to protect water quality could be an option.

Dog Run Criteria

i. The targeted size for a dog run is an area at least ten thousand (10,000) square feet with surrounding fence four feet in height.

ii. Fenced dog runs will require well drained soils and are not recommended for placement in floodplains.

iii. A fenced dog run shall have permanent signage displaying rules and regulations and contact information for THPRD.

iv. A fenced dog park shall comply with all applicable codes, ordinances, and regulations.

Considerations:

i. The distance between proposed fenced dog run and adjacent park features, homes, and businesses will be evaluated for conflicts associated with noise. In addition to distance, considerations include changes in topography or intervening landscape or other screening can reduce the distance of spatial separation.

ii. Typically located with an existing park, consideration should be given to placing the fenced dog run in any area that will minimize the impact on primary uses of the park. Sites will be evaluated for noise conflicts with adjacent park users, adjacent residences, and businesses. Potential use conflicts include but are not limited to the following:

   a. Playgrounds and other children's play areas

   b. Athletic fields and courts

   c. Sensitive habitats and wildlife areas

   d. Areas directly upslope from community gardens

   e. Greenway trails or internal park pathways

   f. Historic sites or other cultural resource

iii. Design of a fenced dog run may include a potable water source for dogs to drink. It can provide a water source for cleaning and maintenance depending on the surface material utilized to ensure proper sanitation.

iv. Design of a fenced dog run shall consider an ADA accessible route from designated parking if provided or available.

v. Hours of operation may follow the same guidelines for the park within which the fenced dog run is located or have more restricted hours to reduce conflicts.

vi. Consideration should be given to potential amount of fecal material and ammonia that would be generated from this type of park. Coordination with the local storm water management agency to protect water quality could be an option.

4.1.9 Health Benefits of Parks and Recreation

Parks have always been important to the public health of our communities. Nearly 40 years of research confirms that daily exposure to nature, including parks, gardens, the urban forest, and green spaces, support human health and wellness. The connection between active living and opportunities to avoid chronic diseases (such as diabetes, heart disease, and respiratory problems) is particularly relevant to large parks, where people can walk, run, bike on paths, and actively move on playing fields.

However, small parks and nature spaces, are equally as important to the health of a community. In many communities, additional land for large parks is either expensive or difficult to repurpose. Creating small parks in existing urbanized and underserved areas can be a productive public and private joint venture that benefits everyone by creating space for active recreation and connecting with nature. In new urban areas, THPRD's goal is to maximize the parks, as set forth in the park classifications.

THPRD facilities and programs create healthy communities and play a fundamental role in enhancing the physical environments in which people live, work, and play. THPRD's facilities and programs support and increase health for people of all abilities, ages, socioeconomic backgrounds, races, and ethnicities. THPRD strives to promote collaborative programs and policies that reach a vast population to:

- Reduce obesity and incidence of chronic disease by providing opportunities to increase rigorous physical activity in a variety of forms.
- Provide a connection to the outdoors, which has been proven to relieve stress levels and improve mental health. Stress is a major contributor to ill health. Left unresolved, long-term stress can lead to immune system issues and illness.
- Foster overall wellness and healthy habits, such as engaging in enrichment opportunities. Studies have indicated a strong correlation between access to parks and recreation, and a healthy lifestyle.
- Promote exercise opportunities for all ages and abilities.

- Build social capital through interpersonal relationships and the resulting supportive networks. The mere presence of landscape or trees in a community is linked to greater perceptions of well-being and neighborhood satisfaction. Residents reported feeling safer if their development had well-maintained landscaping, including trees and grass. Active involvement in community greening and nature restoration projects also produces social benefits, including strengthening of intergenerational ties and organizational empowerment.
- Offer amenities for all ages, stages, abilities, and allow opportunity to age in place.
- Incorporate placemaking and create spaces for community members to come together and interact. While connecting with nature and outdoors is highly important, so is connecting with people. Parks give residents, especially children, a place to play where race, income, etc. do not impede opportunity or involvement.

Public parks and recreation are gateways to a healthier neighborhood and region, and they ensure that communities are truly livable. With this knowledge in mind, THPRD plans to establish a range of park types in different neighborhoods so that all THPRD residents can interact with others in the outdoors and enjoy healthy lifestyles.

References:
"The Health Benefits of Small Parks and Green Spaces." National Recreation and Park Association. Website. https://www.nrpa.org/parks-recreation-magazine/2017/april/the-health-benefits-of-small-parks-and-green-spaces

4.2 Funding

4.2.1 Capital Improvement Program (CIP)

The district's capital improvement program (CIP) is a combination of capital replacement projects and SDC development projects (new parks or existing park enhancements). Additionally, the list takes into account the project priorities outlined in Section 3.4 List of Priority Areas of this PFP. Projects in the CIP are then funded through the district's budgeting process with either general funds or system development charge (SDC) funds. Grants, partnerships, donations and volunteers may also be solicited to help fund projects identified in the CIP in an effort to maximize district resources.

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

4.2.1.a Property Taxes / General Fund

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 and may also be used for new improvements that are not eligible for SDC funding.

4.2.1.b System Development Charges / SDC Fund

The district's secondary source of funding for park improvements comes from its system development charges (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 land acquisition, new park, trail or natural area development or improvements to existing parks, trails or natural areas to expand capacity necessitated by new development. SDC funds cannot be used for capital replacement or maintenance purposes.

4.2.1.c SDCs in New Urban Areas

In addition to the district-wide SDCs, which are based on assets and projects of district-wide benefit, the district charges additional funds in overlay areas (e.g. North Bethany, South Cooper Mountain and Bonny Slope West). The overlay SDC fee reflects the increment of acquisition and development costs that exceeds district-wide costs. Development within an overlay pays both the district-wide SDC and the overlay SDC. While district-wide SDCs can be spent on any project in the district's project list, overlay SDCs can be spent only in the area in which they were earned.

Because of the limitation of spending overlay SDCs in the area in which they are collected, as well as the need to ensure SDCs collected in overlay areas pay for necessary infrastructure to serve those areas, the district shall track SDCs (both districtwide and Overlay) collected in each overlay area. SDCs collected in an overlay area may not be spent in other areas of the district without backfilling those funds from other sources.

4.2.2 Developer SDC Credit Projects

In lieu of paying SDC fees at the time of development, developers may enter into a memorandum of understanding (MOU) to construct park improvements in the amount of estimated SDC fees that would normally be charged. Requirements for development MOUs are set forth in the district's *Parks and Recreation System Development Charges Administrative Procedures Guide* and include a description of the specific park improvements to be constructed for which credit will be issued; approval by the district of plans and specifications; compliance with district standards, as set forth in its Functional Plans; and inspection and acceptance of improvements.

4.2.3 Grants

Multiple grant opportunities exist for funding of park 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 park, such as play equipment, picnic shelter, or sports court. Grants can also be used for new park development or enhancement of existing parks and facilities. The district will typically use SDC funds as a local match in order to leverage grant funds.

4.2.4 Donation / Volunteer / Partnership

In certain instances, park 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 park improvements. In most instances, this occurs in conjunction with improvement projects of other public agencies, such as Beaverton School District, Tualatin Valley Water District, Clean Water Services, or the City of Beaverton. In some instances, park improvements can come from private development or community groups seeking improvements of park facilities of their neighborhoods.

4.2.5 Future Bond Funding

The district may pursue the issuance of bonds if approved by voters during a general or special election. 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.