



Administration Office
503/645-6433
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**Board of Directors Regular Meeting
Monday, March 7, 2016
6:30 pm Executive Session; 7:00 pm Regular Meeting
HMT Recreation Complex, Peg Ogilbee Dryland Meeting Room
15707 SW Walker Road, Beaverton**

AGENDA

1. Executive Session*
 - A. Personnel
 - B. Land
2. Call Regular Meeting to Order
3. Action Resulting from Executive Session
4. [Presentation: Clean Water Services Tree For All Award](#)
5. Audience Time**
6. Board Time
7. Consent Agenda***
 - A. [Approve: Minutes of February 1, 2016 Regular Board Meeting](#)
 - B. [Approve: Monthly Bills](#)
 - C. [Approve: Monthly Financial Statement](#)
 - D. [Approve: Resolution Authorizing Local Government Grant Program Application for SW Quadrant Community Park](#)
 - E. [Approve: Resolution Authorizing Land and Water Conservation Fund Grant Program Application for Somerset West Park](#)
 - F. [Approve: Resolution Reappointing Parks Bond Citizen Oversight Committee Members](#)
 - G. [Award: Westside/Waterhouse Trail Connection Project](#)
8. Unfinished Business
 - A. [Approve: Resolutions Amending System Development Charge Methodology and Adopting System Development Charge](#)
 - B. [Approve: Athletic Facilities Functional Plan](#)
 - C. [Information: General Manager's Report](#)
9. New Business
 - A. [Approve: Resolution to Authorize the Use of Tax Exemption Program for Affordable Housing in the City of Beaverton](#)
10. Adjourn

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



MEMO

DATE: March 1, 2016
TO: Board of Directors
FROM: Doug Menke, General Manager

RE: Information Regarding the March 7, 2016 Board of Directors Meeting

Agenda Item #4 – Clean Water Services Tree For All Award

Attached please find a memo reporting that Laura Porter and Rich Hunter, representatives from Clean Water Services, will be at your meeting to present a short video and the Tree for All Award to the district.

Agenda Item #7 – Consent Agenda

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

- Action Requested: Approve Consent Agenda Items #7A-G as submitted:**
- A. Approve: Minutes of February 1, 2016 Regular Meeting**
 - B. Approve: Monthly Bills**
 - C. Approve: Monthly Financial Statement**
 - D. Approve: Resolution Authorizing Local Government Grant Program Application for SW Quadrant Community Park**
 - E. Approve: Resolution Authorizing Land and Water Conservation Fund Grant Program Application for Somerset West Park**
 - F. Approve: Resolution Reappointing Parks Bond Citizen Oversight Committee Members**
 - G. Award: Westside/Waterhouse Trail Connection Project**

Agenda Item #8 – Unfinished Business

A. Resolutions Amending System Development Charge Methodology and Adopting System Development Charge

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

- Action Requested: Board of directors' approval of Resolution 2016-06 amending the district's System Development Charge methodology, and approval of Resolution 2016-07 adopting the System Development Charge rate increases based on the new methodology.**

B. Athletic Facilities Functional Plan

Attached please find a memo and draft Athletic Facilities Functional Plan for the board's review and consideration of approval. Aisha Panas, director of Park & Recreation Services, and Scott

Brucker, superintendent of Sports, will be at your meeting to provide an overview of the plan and to answer any questions the board may have.

Action Requested: Board of directors' adoption of the Athletic Facilities Functional Plan as presented.

C. General Manager's Report

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

Agenda Item #9 – New Business

A. Resolution to Authorize the Use of Tax Exemption Program for Affordable Housing in the City of Beaverton

Attached please find a memo requesting approval of a resolution authorizing the City of Beaverton's use of affordable housing tax exemptions, which will result in the district forgoing the anticipated property tax revenue from qualified projects. Keith Hobson, director of Business & Facilities, will be at your meeting to provide an overview of the information and to answer any questions the board may have.

Action Requested: Board of Directors approval of Resolution 2016-08, Authorizing the Use of a Low Income Housing Tax Exemption Program by the City of Beaverton.

Other Packet Enclosures

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



MEMO

DATE: February 19, 2016
TO: Doug Menke, General Manager
FROM: Aisha Panas, Director of Park & Recreation Services

RE: Clean Water Services Tree for All Award

Tree for All is a Clean Water Services-led community partnership of cities, volunteers, farmers, nonprofits, THPRD and others who have joined hands (and shovels) to plant more than five million native trees and shrubs along the Tualatin River and its tributaries over the last ten years. The Tree for All Challenge was to plant one million of those trees and shrubs in one year.

Laura Porter and Rich Hunter, representatives from Clean Water Services, will be at the March 7, 2016 board of directors meeting to present a short video and Tree for All Award to the district.



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

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was held on Monday, February 1, 2016, at the HMT Recreation Complex, Dryland Training Center, 15707 SW Walker Road, Beaverton. Executive Session 6 pm; Regular Meeting 7 pm.

Present:

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

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

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

- To conduct deliberations with persons designated by the governing body to carry out labor negotiations,
- To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed, and
- To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

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

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

Agenda Item #2 – Call Regular Meeting to Order

The Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Larry Pelatt on Monday, February 1, 2016, at 7:20 pm.

Agenda Item #3 – Action Resulting from Executive Session

There was no action resulting from executive session.

Agenda Item #4 – Audit Report on District Financial Statements for Fiscal Year 2014/15

Heidi Starks, deputy chief administrative officer, introduced Kathy Leader, audit committee member, to make a presentation on the Audit Report on the district’s Comprehensive Annual

Financial Report for the fiscal year ended June 30, 2015. In addition, Heidi acknowledged and thanked board member Bob Scott for his service on the Audit Committee as the board liaison.

Kathy noted that the district Audit Committee met on January 20, 2016, to review and approve the Draft Comprehensive Annual Financial Report as presented by district staff and Talbot, Korvola and Warwick, LLP, the district's auditors. The audit resulted in an unmodified, clean opinion on the district's financial statements, and there were no findings, recommendations or adjustments. In addition, Kathy announced that the district has again been awarded the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association. It is the tenth consecutive year the district has been honored with the award. The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and reflects the high level of competency and commitment to the spirit of full disclosure by district staff.

✓ The board congratulated district staff on receiving the award.

Jerry Jones Jr. moved that the board of directors accept the Audit Report on the Park District's Comprehensive Annual Financial Report for the fiscal year ended June 30, 2015. Bob Scott seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #5 – Audience Time

There was no public testimony during audience time.

Agenda Item #6 – Board Time

Ali Kavianian commented that he recently attended the joint advisory committee meeting that kicked off the new advisory committee structure adopted by the board in late 2015. He encouraged the board members to attend these meetings as their schedules allow, noting that the initial meeting was educational and well facilitated.

Jerry Jones Jr. referenced the district's newly increased outreach to the local area Neighborhood Association Committees in partnership with the City of Beaverton and requested a comprehensive update on this effort at a future board meeting.

Bob Scott referenced the management report included within the board of directors' information packet and congratulated maintenance staff on the reduction in fuel consumed for 2015.

Agenda Item #7 – Consent Agenda

Bob Scott moved that the board of directors approve consent agenda items (A) Minutes of January 12, 2016 Regular Board Meeting, (B) Monthly Bills, and (C) Monthly Financial Statement, and (D) Washington County Public Agency Intergovernmental Agreement.

Jerry Jones Jr. seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #8 – Unfinished Business

A. System Development Charge Methodology & Implementation Plan Update

Steve Gulgren, superintendent of Design & Development, provided a brief overview of the memo contained within the board of directors' information packet, noting that at the January 12, 2016 board meeting a public hearing was held regarding the proposed update to the district's System Development Charge (SDC) methodology. At the public hearing, the board discussed the proposal and directed staff to meet with the Homebuilders Association of Metropolitan Portland (HBA) and return at the February 1, 2016 board meeting with additional information.

Steve noted that district staff met with representatives from the HBA on January 21, 2016 as directed by the board. He provided an overview of additional documentation and calculations pertaining to the land values and development costs within the proposed methodology, including additional detailed analysis of development costs for three specific areas: neighborhood parks, community parks and trails. Steve noted that while the additional analysis resulted in a reduction to the value per acre for community park development, it resulted in an increase in the value per acre/mile for neighborhood park and trail development.

Steve noted that while no formal action is requested this evening, district staff is requesting board guidance on SDC methodology calculations, unit costs of land and development, and inclusion of urban reserve area projects and population. Staff is also requesting guidance on what the implementation strategy should be (phase-in, deferral, or immediate implementation). Steve offered to answer any questions the board may have.

President Pelatt asked whether district staff is anticipating additional meetings with the HBA.

- ✓ Steve replied that another meeting was scheduled for earlier today; however, the HBA's consultant has not had time to review the information provided by district staff, so the meeting has been postponed.

Larry encouraged district staff and the HBA to meet again before the March regular meeting.

Keith Hobson, director of Business & Facilities, asked Jeannine Rustad, superintendent of Planning, to comment on the additional analysis conducted on the land values.

- ✓ Jeannine referenced the North Bethany subarea land value proposed for \$950,000/acre. She noted that the district has had property appraisals that would justify a value of \$900,000/acre but those appraisals are over six months old and land values have since risen. She noted that the district is in discussions with a developer who has claimed that the land value could now be \$1 million/acre or more; therefore, district staff believes that the \$950,000/acre value proposed is justified.

President Pelatt inquired whether there is any formal documentation in the district's possession confirming the valuation of \$1 million/acre or more.

- ✓ Jeannine replied that there is not.

President Pelatt opened the floor for public testimony.

Paul Grove, 15555 SW Bangy Road, Lake Oswego, is before the board of directors this evening representing the Home Builders Association of Metropolitan Portland (HBA). Paul stated that the HBA thanks the board for the opportunity granted to meet with district staff. He commented that the discussion with district staff was robust and that a lot of additional information was requested. Unfortunately, the HBA's consultant was unable to review the information provided in time for a scheduled meeting with district staff earlier this afternoon. He noted that in particular the basic cost assumptions need further review by the HBA, but that they are confident a shared understanding can be achieved between the district and HBA.

B. Trails Functional Plan

Steve Gulgren, superintendent of Design & Development, provided an overview of the memo included within the board of directors' information packet regarding the draft Trails Functional Plan (TFP) being presented to the board for review and approval this evening. This functional plan was recommended for development within the 2013 Comprehensive Plan Update and provides a vision and set of tools to help staff prioritize and measure the success of trail planning, development and maintenance in the district. An initial outline for the TFP was presented to the board at their March 2, 2015 regular meeting, followed by a draft plan presentation at the August 10, 2015 and December 7, 2015 regular meetings. After receiving public testimony at the December regular meeting, the board directed staff to return at the February regular meeting with additional information.

Steve provided an overview of the additional information requested as outlined within the memo:

1. The cost differential to complete the Waterhouse Trail as a community trail versus a regional trail.
2. The potential opportunities to receive additional funding from Washington County if the Waterhouse Trail was designated a regional trail.

Steve noted that district staff's recommendation is to retain the Waterhouse Trail designation as a community trail and that staff is requesting board adoption of the Trails Functional Plan as presented this evening.

President Pelatt opened the floor for public testimony.

Sam Scheerens, 980 SW 191st Court, Beaverton, is before the board of directors this evening as a member of the former Trails Advisory Committee (TAC). He participated in the process of prioritizing the district's trails for the draft Trails Functional Plan (TFP) and believes that the Waterhouse Trail should retain its community trail designation. He noted that if the Waterhouse Trail is re-designated a regional trail, it would compete for funding with all of the area's regional trails, such as the Westside Trail, which has been discussed in previous testimony on this topic, but also the Beaverton Creek Trail. Several segments of the Beaverton Creek Trail were rated very highly in the priorities for the draft TFP and he is concerned that those segments may lose emphasis if the Waterhouse Trail were re-designated, thereby increasing competition for regional trail funding. He noted that participants in the prioritization process were given a fair amount of latitude in terms of how to rate the trail segments and the factors he considered were number of users generated and percentage of households nearby without a vehicle. The Beaverton Creek Trail segment from Hocken Avenue to the Tualatin Hills Nature Park scored by far the highest in that regard because it connects downtown Beaverton with the rest of the trail system. Other factors that rated highly for the Beaverton Creek Trail were geographic and social equity. He urged the board of directors to adopt the draft TFP as presented.

Hal Bergsma, 16811 NW Yorktown Drive, Beaverton, is before the board of directors this evening regarding the draft Trails Functional Plan (TFP) proposed for board adoption. Hal thanked the board for delaying their decision to adopt the draft TFP until further research could be conducted. He stated that his main objective is to see the Waterhouse Trail completed to a reasonable width in a reasonable amount of time and that this was an expectation put forth by the district leading up to the passage of the 2008 Bond Measure. He believes that this is more likely to happen if the Waterhouse Trail is given a regional classification because regional trails receive a higher priority for funding. He referenced the public testimony at the December regular meeting regarding how trail designation plays into consideration for funding from Washington County. He disagreed with district staff's statement that in order for a trail to be considered for Washington County Transportation Development Tax funding it must connect to high-capacity

public transit, noting that the trail only needs to connect to a standard bus line, which would apply to Waterhouse Trail segment #4. He described the past effort by the district which resulted in the 10-foot wide sidewalks on the Bethany Boulevard overpass above Highway 26, which indicates that the expectation was always that the Waterhouse Trail would be a regional trail. Lastly, the Waterhouse Trail connects to regional trails in both the south and north ends of the district, and it makes sense to be a regional trail as well. While he hopes that the Westside Trail will also be completed someday, it will take a lot more time and money and he believes it is sensible to have the Waterhouse Trail designated as a regional trail, as well.

Board discussion occurred regarding the cost of just under \$2 million in order to upgrade the Waterhouse Trail to regional trail standards throughout.

- ✓ President Pelatt commented that while it is a lot of money, if an additional \$2 million would complete the trail to regional standards from north to south, it seems like it would be a good investment.
- ✓ Keith Hobson, director of Business & Facilities, noted that the additional \$2 million would require funding from the General Fund as such improvements are not eligible for SDC funds and the feedback staff has received is that trail upgrades do not typically score well for grant applications.

Jerry Jones Jr. commented that he believes that the overall reaction of the board to the draft TFP presented at the December regular meeting was that the plan was well vetted and the appropriate advisory committee was very involved; however, the board wanted to pause in order to conduct additional research on testimony that a change in trail designation would increase outside funding potential for the Waterhouse Trail. Staff has confirmed that although there may be some additional funding potential, it would be very difficult to receive for upgrading a trail since typically completion of new segments score higher than upgrades of existing segments. With the completion of this additional research requested, he is in favor of adopting the draft TFP as presented.

John Griffiths stated that if the district is unlikely to secure the additional \$2 million to upgrade the Waterhouse Trail from other sources, such as through grants, then the Waterhouse Trail should retain the community trail designation.

Bob Scott expressed agreement with Jerry's comments, noting that he believes the extra cost to upgrade the Waterhouse Trail would be better spent elsewhere. In addition, he referenced previous testimony expressing concern that having two regional trails so close to each other may result in those trails competing with one another for funding.

Board discussion occurred regarding trail width standards, including how much of a difference in the user experience there is when an extra two feet of width is added to a trail.

President Pelatt expressed support for upgrading the Waterhouse Trail from the community trail designation to regional, noting that the \$2 million required to do so would not need to be funded all at once and could be budgeted for through a multi-year process. He likes the ideas of completing the Waterhouse Trail significantly faster and having a completed regional trail from the north to south of the district. The district could approach the upgrade very intentionally and has succeeded at similar challenges in the past. But overall, the draft TFP is very well written.

Jerry reflected on the district's former Trails Advisory Committee's evaluation of this issue, noting that he supports the committee's recommendation to retain the community trail designation for the Waterhouse Trail. He stated that he puts a lot of weight and value into the committee's recommendation.

Jerry Jones Jr. moved that the board of directors approve the Trails Functional Plan as submitted. Ali Kavianian seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

C. Synthetic Turf Infill

General Manager Doug Menke introduced Gery Keck, facilities & project manager, to answer any questions the board may have on this topic, noting that there is no formal additional information to present to the board at this time. He noted that the action requested this evening is a board consensus on which synthetic turf infill product the district should specify for future projects, especially for the Conestoga Middle School synthetic turf field project, which will start construction this summer. Shortly thereafter, a choice will need to be made for the Southwest Quadrant Community Park, which will have three synthetic turf fields, followed by replacement of Field #2 at the HMT Recreation Complex. This topic was initially presented to the board for discussion at the November 2, 2015 regular meeting, during which the board requested additional information. Additional information was presented at the January 12, 2016 regular meeting, at which the topic was delayed to this evening's meeting.

John Griffiths commented that since the last board meeting, he was able to meet with Jerry Jones Jr. for additional discussion on this topic and that he also conducted extensive research on the topic. He provided the following overview of the research he reviewed:

- This is not the first time a health concern has arisen regarding synthetic turf; there was a concern in the early 2000's regarding lead in the paint used to color artificial grass, which was resolved when the industry began using low-lead paint for this purpose.
- Although there are confirmed carcinogens in crumb rubber infill, various studies from industry, as well as public health departments and regulatory agencies, generally did not find an elevated health risk associated with playing on synthetic turf. The studies were looking for two things: water contamination from the breakdown of the crumb rubber and inhalation of the gasses released by the crumb rubber.
- He described a study in Connecticut concluding that there was no concern regarding the inhalation of crumb rubber off-gassing on outdoor fields, but that there was a slightly elevated contamination reading for the use of crumb rubber on indoor fields. This study was conducted in 2010 and reconfirmed in 2015.
- He provided detailed information regarding the vulcanization process used during the making of tires that keeps the chemicals in crumb rubber from leaching out. He learned that the vulcanization process renders the carcinogens nonreactive, which makes sense since it is not leaching into ground water or into the air as a gas.
- He provided a detailed overview of his interpretation of the validity of the statistics being collected by a women's soccer coach in Washington of the cancer rate for youth players on synthetic turf fields. In order to determine whether these incidents of cancer are statistically valid and represent a departure from cancer rates that have been measured over decades by the health industry, her collection of players with cancer would need to be counted against the total number of youth players who have played on synthetic turf in order to execute a rate to compare against the general population to determine if there is indeed a spike in youth cancer rates for those who have played on synthetic turf. Unfortunately, such a study has not yet been completed but is currently underway and should be released this year.

- In conclusion, while he did not find any evidence of an increase in cancer risk via inhalation of crumb rubber, there is no study available regarding health risks associated with ingesting crumb rubber or contact with abrasions. If the case against using crumb rubber is based on the theory of a health risk via inhalation, it has not been proven. However, that does not mean there are not any other ways that crumb rubber could be having a harmful impact, but to know that requires additional study.
- In the meantime, he questions whether there are other infill materials the district could evaluate that may have superior reuse characteristics to crumb rubber. Would there be a way to reuse the infill material in order to mitigate the cost differential? And is there a more responsible way to dispose of the infill material once it can no longer be used?

Jerry Jones Jr. stated that he appreciated John's willingness to meet on this topic and provided the following comments:

- Regarding the study conducted in Connecticut, what was being tested was the effect of the carcinogens in the crumb rubber on the ambient air above the field. Of all of the studies that both he and John reviewed, there was no study regarding the health risks associated with ingesting crumb rubber infill, inhaling the crumb rubber pieces, or its contact with abrasions. However, the State of California has a study in process on this topic that is due to be released in 2018.
- He does not believe that the Pacific Northwest has a climate conducive to heating the crumb rubber to the point of hazardous off-gassing; his main concern is the effects of crumb rubber when ingested, inhaled or contact with abrasions, especially for youth players whose bodies are rapidly developing.
- He referenced John's chemistry research and questioned why old tires are no longer allowed in landfills if the dangerous chemicals within do not pose a danger of leaching out. He questioned whether ingesting crumb rubber might impact the vulcanization process. He believes it is telling that the installation of synthetic turf materials requires the use of a respirator.
- He referenced the list of young players with cancer being compiled by a women's soccer coach in Washington, noting that approximately 60% on the list are goalies. He theorized that goalies have more physical impact on the turf than other players and therefore may inhale more crumbs.
- In his opinion, absent the actual data needed from the upcoming research, the board has two options for next steps: wait until the next studies are released in order to make a decision, or use an alternative infill material now as a precaution and review the topic again when the next studies are available.
- He referenced the board's adopted goal outcomes, specifically:
 - Incorporate principles of environmental and financial sustainability into the design, operation, improvement, maintenance and funding of park district programs and facilities.
 - Consider the environmental impacts of maintenance and operational activities and standards.
 - Operate and maintain parks in an efficient, safe and cost effective manner, while maintaining high standards.

He believes using an alternative synthetic turf infill material now, even while awaiting conclusive evidence, would meet these goals.

Ali Kavarianian and Bob Scott expressed agreement with Jerry's recommendation to err on the side of caution by using an alternative synthetic turf infill material now and to reevaluate that decision once the next studies are available.

President Pelatt provided the following comments:

- He had asked district staff to evaluate the total carbon footprint of crumb rubber versus Nike Grind and the results were that the Nike Grind has a worse carbon footprint than what the district is currently using. Switching products essentially detrimentally impacts the entire planet in exchange for a remote possibility of being slightly safer for its users.
- He referenced the “cost effective” directive of the goal outcome noted by Jerry, noting that switching to an alternative infill material would cost the district over twice the amount of the traditional crumb rubber infill. He questions the decision of the board not to upgrade the Waterhouse Trail for \$2 million as discussed in the previous agenda item, but considering an alternative infill material that will cost an additional \$2 million for only five synthetic turf fields.
- He questioned the cost-effective thought process of providing a more expensive infill material when no study has proven crumb rubber infill to be harmful. He asked why the board should not just wait to see if a study proves otherwise, especially given the fact that synthetic turf fields have a continual replacement cycle that would allow for a new infill material to be easily integrated.
- In the interest of remaining fiscally conservative, as well as considering the detrimental environmental impacts and lack of scientific evidence, his recommendation is that the district continues to use crumb rubber infill while monitoring any additional studies released regarding potential health impacts.

Jerry commented that the carbon footprint for Nike Grind is the second best and is only higher than crumb rubber because it is shipped from Asia. The carbon footprint would be drastically reduced if the product was someday produced in the USA. Sand infill has the worst footprint.

- ✓ Gery confirmed this and provided an overview of how product shipment impacts the carbon footprint.
- ✓ Larry replied that regardless of why, crumb rubber still has the lowest carbon footprint.

Jerry noted that the carbon footprint for Nike Grind as compared to crumb rubber is only very slightly higher.

- ✓ Larry replied that the same thought process could be applied to the cancer rates of those playing on crumb rubber infill, noting that the increase is not statistically noticeable or supported by scientific study.

Jerry referenced the community benefit improvements and programs that the district has purchased or participated in as outlined within the handout provided to the board this evening, a copy of which was entered into the record. He stated that if the district does not make a change in its infill material now, and a few years from now studies confirm that there is a definite health risk associated with crumb rubber, the district would then need to replace the brand new fields that are slated for construction soon in order to install a cleaner infill material. This would be a much greater overall cost impact to the district versus initially using the alternative infill material.

- ✓ Larry replied that there has been no indication so far that there is huge number of youth negatively affected by crumb rubber. If the number of players affected were driving toward an obvious, undeniable health hazard, he would be more agreeable to acting now before studies officially confirmed the risk. If the studies eventually do define a risk, even a small one, then the district could reassess its specific situation. To arbitrarily lock the district into this decision in advance is not fiscally responsible. Additionally, he doubts whether the board would ever redact its decision to use an alternative infill material, even if the studies eventually prove that there is no elevated health risks associated with the use of crumb rubber.

Jerry expressed disagreement with Larry’s comments, specifically that the board would not redact its decision if studies proved that there is no elevated health risks associated with the use of crumb rubber infill.

John inquired about the reuse or recyclability differences between the various infill materials.

- ✓ Jerry replied that page 2 of the staff report notes that each variety can be repurposed.
- ✓ Gery described a machine recently purchased by FieldTurf that will pick out the crumb rubber and sand infill, clean and reuse it. It is relatively new technology and would work with either crumb rubber, Nike Grind, or coated sand.
- ✓ Doug noted that there is no difference between the products in terms of recyclability. Each has a short enough lifespan that the long-term capability of actually degrading is unknown. However, the good news is that there is an ability to reuse the material, although there will be a cost associated with extracting the material from the turf. The hope is that the cost of reusing the material will be less than purchasing brand new infill.

John proposed that the district test the playing ability of other types of infill material on the district's newest synthetic turf field planned for Conestoga Middle School. Meanwhile, the district could await additional study results prior to making a decision on any other fields.

- ✓ Jerry noted that within the next year and a half, the district will be constructing or replacing five synthetic turf fields. He asked if the district would receive a price break on Nike Grind if the district committed to using it on the next five synthetic turf field projects.
- ✓ Doug replied that there would be no guarantee due to the product availability issue, but assumes that committing to five fields would give the district additional bargaining power.
- ✓ John suggested the district negotiate a lower price based on the option to bring additional fields as opposed to committing the additional fields.

John commented that the test run of the new infill material could be promoted under an environmental and/or playability basis. And the district will be seen as leaders if a study reveals that crumb rubber is harmful. If not, the district will have more information for future decisions in terms of the playability of different infill materials.

- ✓ Bob stated that he is willing to review the type of infill used on a field-by-field basis.
- ✓ Ali agreed, noting that he also likes the option of committing to additional fields.
- ✓ President Pelatt expressed concern with the availability of Nike Grind, noting that the district committing to five fields might not necessarily work in our favor due to limited supply. However, he could agree to try an alternative infill for one field for now.
- ✓ Jerry commented that it would be helpful for the board to make a policy decision on this topic that would help staff do their jobs and wouldn't require the board to debate this issue every time.

John replied to Jerry that there is not enough information right now to make a policy-level decision. The board would continue to monitor the research and make the most prudent decision based on information as it becomes available.

General Manager Doug Menke asked for confirmation that the consensus of the board is to use Nike Grind on the Conestoga Middle School synthetic turf field project.

- ✓ The board confirmed this.

D. General Manager's Report

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

- THPRD Receives Distinguished Budget Presentation Award
 - Heidi Starks, deputy chief administrative officer, announced that the Government Finance Officers Association has awarded the district with the Distinguished Budget Presentation Award for the fiscal year 2015/16 annual budget document.
- New Advisory Committee Structure Update
 - Bruce Barbarasch, superintendent of Natural Resources & Trails Management, provided a recap of the advisory committee kick-off meeting held January 19.
- Board of Directors Meeting Schedule

Doug offered to answer any questions the board may have.

- ✓ Hearing none, President Pelatt requested the staff report for the next agenda item.

Agenda Item #9 – New Business

A. System Development Charge Capital Improvement Plan

Heidi Starks, deputy chief administrative officer, provided an overview of the memo included within the board of directors' information packet regarding a proposed System Development Charge (SDC) five-year Capital Improvement Plan (CIP) project list for the board's review. Heidi noted that following board review and input on the project list this evening staff will present a prioritized SDC CIP project list for board approval at the March regular meeting.

Heidi provided a detailed overview of the public outreach and survey results compiled for the SDC CIP project list via a PowerPoint presentation, a copy of which was entered into the record. Also provided to the board as handouts was a complete compilation of the SDC CIP public survey results, as well as written testimony from Washington County Department of Land Use & Transportation staff and CPO #7, copies of which were entered into the record. The board provided feedback in order of category as noted below.

General Manager Doug Menke explained that the context of the information provided this evening is attempting to show the amount of public input provided on the SDC CIP via the online survey and public meetings; however, as critical are the functional plans, which were developed with much public input, time and effort. District staff is leaning heavily on the functional plans, but wanted to reveal the additional public input received, as well.

Infill Land Acquisition

- Keith Hobson, director of Business & Facilities, noted that these are the areas based on the 2013 Comprehensive Plan Update GRASP analysis that fell below the desired walkable level of service, and where the district does not have land holdings available to be developed.
- President Pelatt noted that the challenge for these areas is the extremely limited amount of park land available for acquisition.

Natural Area Land Acquisition

- Discussion occurred wondering why the Cooper Mountain area would rate last in terms of the survey and neighborhood meeting. Theories ranged from the limited existing population to the fact that there is already the Cooper Mountain Nature Park in the area.
- John Griffiths noted that it is not unusual for a densely populated area to desire natural areas nearby, but the opportunity has usually passed at that point. He encourages the district to look at areas that are not yet populated in order to acquire natural area land.
- Jerry Jones Jr. and President Pelatt expressed agreement with John in needing to acquire natural area land on Cooper Mountain while there is still such land undeveloped.

Neighborhood Park Development

- President Pelatt commented that the location of the neighborhood meetings may be reflected in the overall rankings for this category.
- Bob Scott suggested listing the Parks Master Project List sites on the corresponding map according to the priority rankings.
 - Keith Hobson, director of Business & Facilities, clarified that in reviewing this project list, the board should keep in mind that the total amount of available SDC funds is not enough to address all of the park development projects. However, it would be helpful for the board to gauge whether the top two or three priority sites are listed appropriately.

- John questioned whether the second phase of a park project should be developed, such as for Roger Tilbury Park, when other parks have not yet had phase one developed.
 - Keith replied that this is a valid question, although there are benefits in that the master planning process for Roger Tilbury Park has already been completed.
 - John referenced the opening of Barsotti Park and how well-received that particular park was by the surrounding community, which had lacked a neighborhood park site. President Pelatt expressed agreement.
- Jerry and Bob asked how these projects rate against the GRASP analysis that was conducted via the 2013 Comprehensive Plan Update.
 - Aisha Panas, director of Park & Recreation Services, explained that this was already factored into the sites' rankings within the functional plan.
- Bob expressed agreement with the functional plan rankings for sites C (SW 175th/SW Marty Ln) and D (SW 187th/SW Bonnie Meadow) when considering the lack of parks in those particular neighborhoods. In addition, he agrees with John's insinuation that perhaps completing phase two for Roger Tilbury Park may not be a priority when there are other sites totally undeveloped.
 - Heidi expressed the concern heard that a master plan might become stale if too long passes before a phase two is developed.
- Jerry Jones Jr. commented that sites B (SW Miller Hill Rd/SW Georgene Ct) and D (SW 187th/SW Bonnie Meadow) are located in economically challenged areas.
- General Manager Doug Menke asked for confirmation that sites B, C and D are the board's priorities.
 - Jerry expressed agreement, noting that he also agrees with the previous comments regarding holding on development of a second phase.

Community Park Development

- General Manager Doug Menke asked if the board feels the same philosophically regarding phase two for Winkelman Park as they do for Roger Tilbury Park.
 - John replied that while he does feel the same philosophically, he hears more from the public regarding Winkelman Park than any other district site.
- Bob noted that site J (NW Miller Rd/NW Barnes Rd) is simply too large to develop with the available SDCs, which should move it down in priority.
 - Keith commented that the district could invest in the master planning for the site so that it is ready for development when funding becomes available.
 - Doug noted that the site lends itself well to a phased approach.
- Jerry referenced site L (NW Kaiser Rd/NW Brugger Rd) noting that there are not many park amenities available in that area.
- Doug noted that site K (SW David Rd/SW 160th Ave) has some unknown conditions in regards to a City of Beaverton reservoir possibly being located at that site. He provided a brief overview of the two sites under consideration by the city for an additional reservoir.

Trail Development

- The board expressed agreement with the top two ranked trail segments, Waterhouse Trail Segment #4 and Beaverton Creek Trail Segment #3-4.

Athletic Field Development

- The board expressed agreement with the top two ranked fields, Youth Multipurpose Fields – Natural Turf and Multipurpose Fields – Synthetic Turf.

Natural Area Public Access

- Jerry commented that the low survey ranking for Winkelman Park/Cooper Mountain may be due to the limited number of residents in that area to participate in the survey.

- President Pelatt asked for additional information regarding the Bannister Creek Corridor.
 - Bruce Barbarasch, superintendent of Natural Resources & Trails Management, provided an overview of all three areas under consideration.
- President Pelatt commented that although all three areas are at different stages, he sees an advantage to being able to collaborate with Metro in the Winkelman Park/Cooper Mountain area, as well as the potential for eventually connecting Winkelman Park with the Cooper Mountain Nature Park, which moves this up in priority to the top.

Heidi thanked the board of directors for their feedback this evening, noting that district staff would return to the board to confirm the prioritized list at the March regular meeting.

Agenda Item #10 – Adjourn

There being no further business, the meeting was adjourned at 9:30 pm.

Larry Pelatt, President

Jerry Jones Jr., Secretary

Recording Secretary,
Jessica Collins

Check #	Check Date	Vendor Name	Check Amount
289477	01/15/2016	US Bank	1,300.00
		Bank Charges & Fees	\$ 1,300.00
289429	01/08/2016	NW Natural	1,101.06
		Capital Outlay - Bond - Facility Rehabilitation	\$ 1,101.06
289383	01/06/2016	Native Ecosystems NW, LLC	12,590.00
289396	01/06/2016	Ash Creek Forest Management, LLC	1,315.04
289489	01/15/2016	Clean Water Services	80,000.00
289545	01/25/2016	Ash Creek Forest Management, LLC	12,690.96
		Capital Outlay - Bond - Natural Resources Projects	\$ 106,596.00
289491	01/15/2016	David Evans & Associates, Inc.	49,656.15
289551	01/25/2016	Cornerstone Management Group, Inc.	11,007.00
		Capital Outlay - Bond - New Community Park Development	\$ 60,663.15
289578	01/25/2016	Washington County	2,012.26
		Capital Outlay - Bond - Renovate & Redevelop Neighborhood Parks	\$ 2,012.26
289542	01/25/2016	AKS Engineering & Forestry, LLC	1,397.50
		Capital Outlay - Bond - Youth Athletic Field Development	\$ 1,397.50
289552	01/25/2016	Creative Lighting Solutions	2,121.46
		Capital Outlay - Building Improvements	\$ 2,121.46
22604	01/08/2016	OfficeMax Incorporated	3,382.42
289471	01/15/2016	RMS Pump, Inc.	3,195.40
289549	01/25/2016	Cedar Mill Construction Company, LLC	41,800.00
		Capital Outlay - Building Replacements	\$ 48,377.82
22683	01/08/2016	Traffic Safety Supply Co Inc.	2,556.00
289466	01/15/2016	OP SIS Architecture, LLP	2,946.45
289466	01/15/2016	OP SIS Architecture, LLP	21,377.80
		Capital Outlay - Carryover Projects	\$ 26,880.25
289464	01/15/2016	Northside Trucks & Equipment	24,480.94
		Capital Outlay - Fleet Capital Replacement	\$ 24,480.94
289577	01/25/2016	Washington County	1,188.15
		Capital Outlay - Park & Trail Improvements	\$ 1,188.15
22804	01/08/2016	Parr Lumber Co.	2,987.56
289541	01/25/2016	AKS Engineering & Forestry, LLC	1,525.00
289564	01/25/2016	Multnomah County DCJ	2,300.00
		Capital Outlay - Park & Trail Replacements	\$ 6,812.56
289487	01/15/2016	Certified Environmental Consulting, LLC	2,792.00
		Capital Outlay - SDC - Park Development/Improvement	\$ 2,792.00
23011	01/08/2016	Competitive Edge	1,199.76
		Due From THPF	\$ 1,199.76

Check #	Check Date	Vendor Name	Check Amount
289403	01/06/2016	Linda G. Laviolette	2,625.00
		Dues & Memberships	\$ 2,625.00
289393	01/06/2016	PGE	37,745.72
289509	01/19/2016	PGE	22,297.63
289582	01/25/2016	PGE	1,867.08
289583	01/25/2016	PGE	1,694.73
		Electricity	\$ 63,605.16
289367	01/04/2016	Standard Insurance Company	32,214.80
289501	01/15/2016	Standard Insurance Company	194,402.46
289619	01/29/2016	Kaiser Foundation Health Plan	251,941.17
289620	01/29/2016	Moda Health Plan, Inc.	30,016.32
289625	01/29/2016	Standard Insurance Co.	13,071.50
289631	01/29/2016	UNUM Life Insurance-LTC	1,334.60
		Employee Benefits	\$ 522,980.85
289500	01/15/2016	PacificSource Administrators, Inc.	3,978.81
289502	01/15/2016	Standard Insurance Company	32,287.45
289503	01/15/2016	Standard Insurance Company	2,011.32
289507	01/15/2016	Voya Retirement Insurance & Annuity Co.	7,837.50
289521	01/20/2016	Voya Retirement Insurance & Annuity Co.	8,162.50
289623	01/29/2016	PacificSource Administrators, Inc.	5,157.81
289624	01/29/2016	PacificSource Administrators, Inc.	6,083.03
289626	01/29/2016	Standard Insurance Company	32,595.24
289627	01/29/2016	Standard Insurance Company	2,010.82
289630	01/29/2016	THPRD - Employee Assn.	14,480.92
289633	01/29/2016	Voya Retirement Insurance & Annuity Co.	7,837.50
		Employee Deductions	\$ 122,442.90
289392	01/06/2016	NW Natural	17,034.38
289508	01/19/2016	NW Natural	12,251.97
289581	01/25/2016	NW Natural	3,889.27
23470	01/31/2016	NW Natural	14,344.02
		Heat	\$ 47,519.64
289476	01/15/2016	Universal Whistles, LLC	7,392.00
		Instructional Services	\$ 7,392.00
289572	01/25/2016	Special Districts Association of Oregon	129,241.50
		Insurance	\$ 129,241.50
22639	01/08/2016	Guaranteed Pest Control Service Co, Inc.	1,404.00
22960	01/08/2016	Goodyear Commercial Tire & Service Center	1,130.24
23200	01/08/2016	Guaranteed Pest Control Service Co, Inc.	1,404.00
289495	01/15/2016	Innovative Leak Detection, LLC	2,000.00
289553	01/25/2016	Ecolights Northwest, LLC	1,168.37
		Maintenance Services	\$ 7,106.61
22829	01/08/2016	Platt Electric Supply, Inc.	2,190.22
22838	01/08/2016	Airgas Nor Pac, Inc.	1,599.82
22893	01/08/2016	Wilbur-Ellis Company	1,660.00
22951	01/08/2016	Coastwide Laboratories	8,149.92

Check #	Check Date	Vendor Name	Check Amount
23265	01/08/2016	Wilbur-Ellis Company	1,569.56
23288	01/08/2016	Airgas Nor Pac, Inc.	10,560.15
23309	01/08/2016	Coastwide Laboratories	5,793.70
23422	01/08/2016	Step Forward Activities, Inc.	1,470.00
23432	01/08/2016	Step Forward Activities, Inc.	4,480.00
23433	01/08/2016	Ewing Irrigation Products, Inc.	5,993.20
23452	01/08/2016	Desert Green Turf	1,000.00
		Maintenance Supplies	\$ 44,466.57
22602	01/08/2016	OfficeMax Incorporated	1,483.62
22603	01/08/2016	OfficeMax Incorporated	1,592.05
22604	01/08/2016	OfficeMax Incorporated	1,261.32
22606	01/08/2016	Ricoh Americas Corporation	2,129.60
		Office Supplies	\$ 6,466.59
289382	01/06/2016	MIG, Inc.	2,725.76
289395	01/06/2016	Anitian Corporation	6,225.00
289403	01/06/2016	Linda G. Laviolette	2,625.00
22684	01/08/2016	Brockton Creative Group	5,900.00
289485	01/15/2016	Allegro Design	2,200.00
289492	01/15/2016	FCS Group	1,215.00
ACH	01/25/2016	Beery, Elsnor & Hammond, LLP	7,890.25
ACH	01/25/2016	Smith Dawson & Andrews	3,000.00
		Professional Services	\$ 31,781.01
289400	01/06/2016	Capital One Commercial	1,494.95
23109	01/08/2016	J. Gardner & Associates, LLC	1,024.00
289468	01/15/2016	Oregon Dept of Admin Service	1,055.77
23474	01/31/2016	Comcast Cable	1,010.19
		Program Supplies	\$ 4,584.91
23478	01/31/2016	Waste Management of Oregon	4,969.53
		Refuse Services	\$ 4,969.53
22605	01/08/2016	Ricoh Americas Corporation	3,200.54
		Rental Equipment	\$ 3,200.54
289399	01/06/2016	Beaverton School District #48	1,355.90
		Rental Facility	\$ 1,355.90
289386	01/06/2016	PixelSpoke	2,500.00
289402	01/06/2016	Facilitation & Process, LLC	1,832.50
22669	01/08/2016	GovernmentJobs.com, Inc.	8,000.00
23282	01/08/2016	Northwest Tree Specialists	1,275.00
289563	01/25/2016	Mears Design Group, LLC	2,205.00
289568	01/25/2016	Prodotto LLC	1,000.31
		Technical Services	\$ 16,812.81
289505	01/15/2016	Sabrina Taylor Schmitt	2,105.50
		Technical Training	\$ 2,105.50

Check #	Check Date	Vendor Name	Check Amount
289550	01/25/2016	Comcast Institutional Networks	25,034.40
289579	01/25/2016	Integra Telecom	4,752.94
23471	01/31/2016	AT&T Mobility	6,964.30
		Telecommunications	\$ 36,751.64
289574	01/25/2016	THP Foundation	10,214.85
		THPF Reimbursed Concessions/Sales	\$ 10,214.85
ACH	01/15/2016	Marc Nelson Oil Products, Inc.	2,559.70
		Vehicle Gas & Oil	\$ 2,559.70
23466	01/31/2016	City of Beaverton	10,527.59
23468	01/31/2016	Tualatin Valley Water District	12,857.49
		Water & Sewer	\$ 23,385.08
		Report Total	\$ 1,378,491.20

Tualatin Hills Park & Recreation District

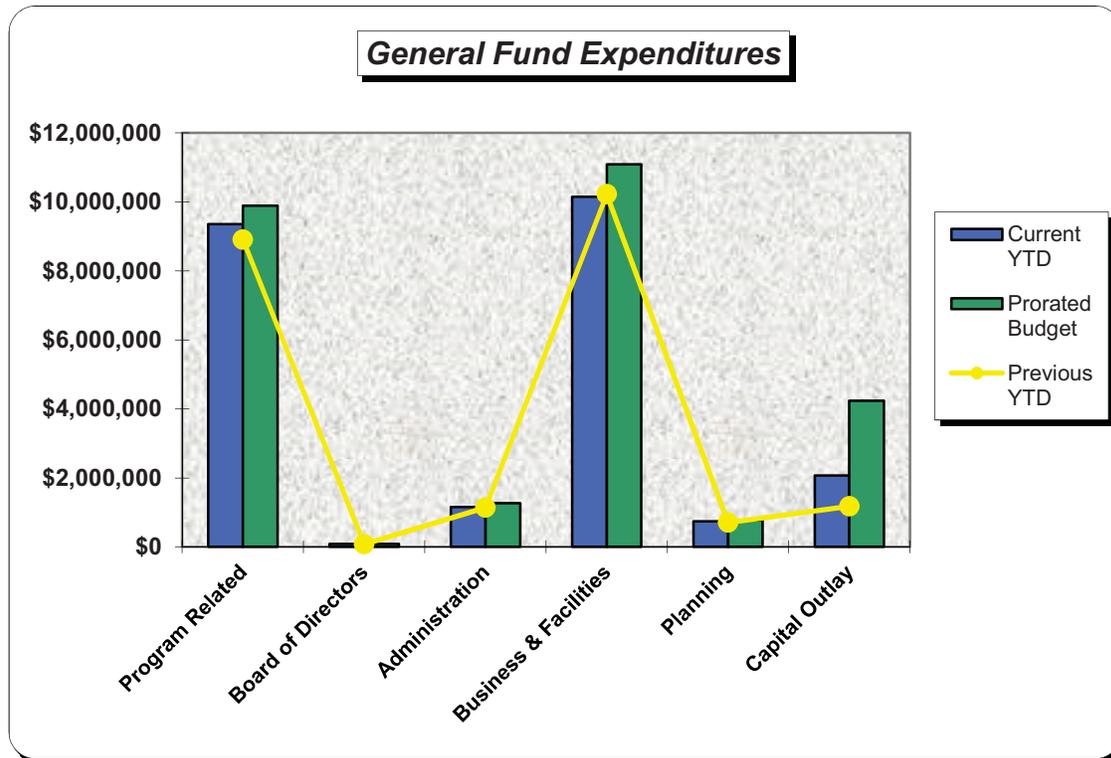
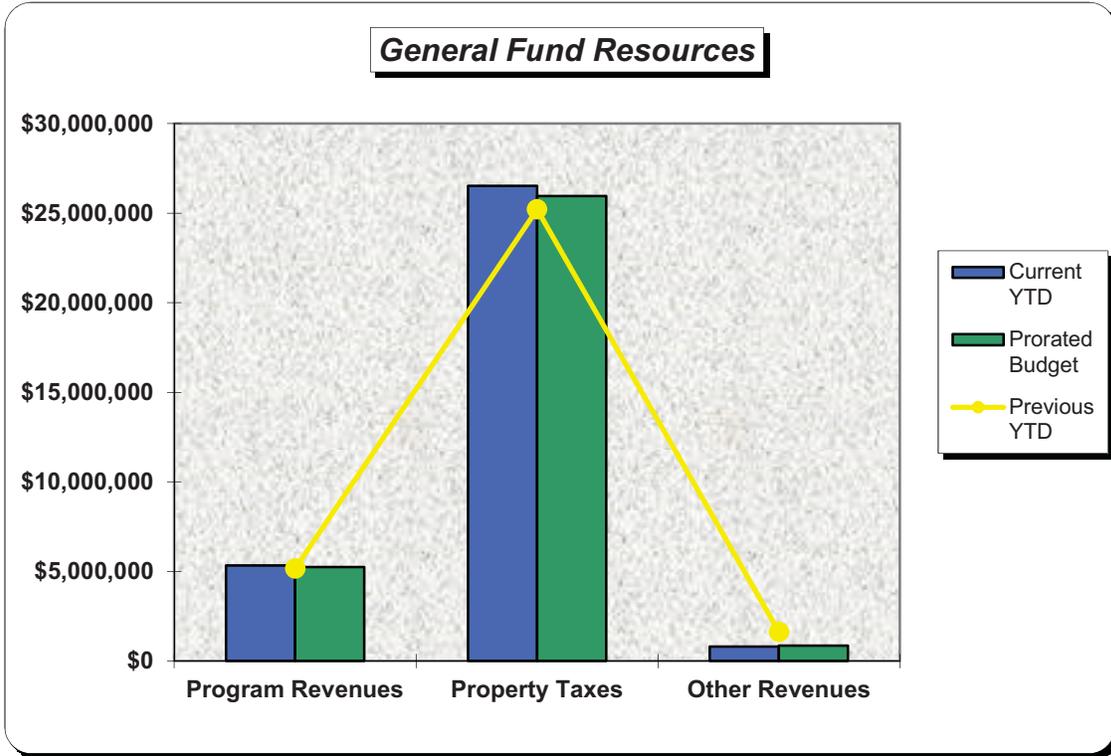
General Fund Financial Summary
January, 2016

	<i>Current Month</i>	<i>Year to Date</i>	<i>Prorated Budget</i>	<i>% YTD to Prorated Budget</i>	<i>Full Fiscal Year Budget</i>
Program Resources:					
Aquatic Centers	\$ 95,963	\$ 1,418,280	\$ 1,388,027	102.2%	\$ 2,899,023
Tennis Center	80,919	562,005	565,465	99.4%	1,055,081
Recreation Centers & Programs	488,800	2,455,224	2,560,499	95.9%	5,104,267
Sports Programs & Field Rentals	54,706	746,612	603,958	123.6%	1,279,734
Natural Resources	23,465	154,319	127,253	121.3%	362,215
Total Program Resources	743,853	5,336,440	5,245,202	101.7%	10,700,320
Other Resources:					
Property Taxes	94,055	26,524,796	25,960,345	102.2%	27,745,905
Interest Income	11,406	47,822	42,239	113.2%	135,000
Facility Rentals/Sponsorships	37,720	370,695	388,827	95.3%	560,000
Grants	-	105,852	105,853	100.0%	626,458
Miscellaneous Income	99,436	290,332	319,140	91.0%	581,407
Total Other Resources	242,617	27,339,497	26,816,404	102.0%	29,648,770
Total Resources	\$ 986,470	\$32,675,937	\$ 32,061,606	101.9%	\$40,349,090
Program Related Expenditures:					
Parks & Recreation Administration	54,494	524,434	518,902	101.1%	948,845
Aquatic Centers	262,674	2,271,135	2,425,245	93.6%	3,993,829
Tennis Center	89,792	631,802	627,924	100.6%	1,075,276
Recreation Centers	313,563	2,911,558	3,122,156	93.3%	5,075,834
Programs & Special Activities	103,348	1,079,867	1,024,038	105.5%	1,607,944
Athletic Center & Sports Programs	145,968	924,906	1,066,722	86.7%	1,848,972
Natural Resources & Trails	109,090	1,010,527	1,109,707	91.1%	1,887,563
Total Program Related Expenditures	1,078,929	9,354,229	9,894,694	94.5%	16,438,263
General Government Expenditures:					
Board of Directors	13,920	87,910	89,894	97.8%	236,900
Administration	154,361	1,160,111	1,264,589	91.7%	2,242,239
Business & Facilities	1,365,760	10,148,547	11,086,860	91.5%	18,236,151
Planning	99,913	741,830	775,392	95.7%	1,337,057
Capital Outlay	336,696	2,067,751	4,233,308	48.8%	6,444,551
Contingency/Capital Replacement Reserve	-	-	-	0.0%	3,150,000
Total Other Expenditures:	1,970,650	14,206,149	17,450,042	81.4%	31,646,898
Total Expenditures	\$ 3,049,579	\$23,560,378	\$ 27,344,736	86.2%	\$48,085,161
Revenues over (under) Expenditures	\$ (2,063,109)	\$ 9,115,559	\$ 4,716,870	193.3%	\$ (7,736,071)
Beginning Cash on Hand		8,437,058	7,736,071	109.1%	7,736,071
Ending Cash on Hand		\$17,552,617	\$ 12,452,941	141.0%	\$ -

Tualatin Hills Park and Recreation District

General Fund Financial Summary

January, 2016





MEMO

DATE: February 23, 2016
TO: Doug Menke, General Manager
FROM: Geoff Roach, Director of Community Partnerships

RE: Resolution Authorizing Local Government Grant Program Application for SW Quadrant Community Park

Introduction

The Oregon Parks and Recreation Department (OPRD) is accepting applications for the 2016 Local Government Grant Program (LGGP) large grant category. Applications are due by April 1. Staff recommends submitting an application to fund construction of three shelter canopies at SW Quadrant Community Park. Staff requests board of directors' approval and signature on the attached resolution authorizing staff to apply for this grant.

Background

The LGGP program includes a small and a large grant category. Large grant requests are over \$75,000 and up to \$750,000. Grant proposals may include land acquisition, park development, and/or rehabilitation of existing facilities. Eligible projects include basic outdoor recreation facilities and associated support facilities. Staff has identified the installation of shelter canopies over three new park features at SW Quadrant Community Park as a strong candidate for LGGP large grant assistance. LGGP grants require a 50% match in funding from the project's sponsoring agency.

Proposal Request

Grant assistance is being sought to construct two canopies over new features the district has planned for SW Quadrant Community Park. Grant funds will also construct a new nature shelter and accompanying trail access. Grant funds will build the following:

- Canopy over planned ADA picnic table area.
- Canopy over participant, care-giver and guest visiting area at the Champions Too Field.
- Nature shelter in the planned park's forested area, including trail access.

The estimated budget for this project includes anticipated construction costs and a 15% contingency. Design and permitting is expected to be complete this spring. Construction bids will be sought this spring. Construction will begin in June 2016 and this project will be completed by fall 2017.

Total estimated cost for the construction of the three park features with the canopies, is \$525,048. Staff recommends submitting a grant application for \$262,524, which is 50% of the total estimated project cost. Upon notice of LGGP grant award, the district will spend the \$262,524 from the FY 2016-17 General Fund. The General Fund will serve as the temporary source of funds to complete the construction of the elements approved in the LGGP grant.

Once construction is complete, the LGGP will reimburse the district. The reimbursed grant revenue from the LGGP will replenish the district's General Fund.

The district's financial responsibility is match funding estimated at \$262,524, which is 50% of the total estimated project cost. The district's match will be funded from the 2008 Bond Measure. The district's plans for SW Quadrant Community Park already include building the ADA picnic table area and the seating area for participants, care givers and guests at the Champions Too Field. Therefore, the district is able to use the construction of these features – along with other support facilities such as parking, restrooms, etc. – as LGGP match. The district will not incur further costs above and beyond the present cost of construction plans for the park if the LGGP grant is awarded. The nature shelter and related access is not in THPRD's budget for the new park. Neither the canopies nor the nature shelter, including related access trail, will be built if grant funding from LGGP or other sources is not secured.

Benefits of Proposal

A successful LGGP grant award allows the district to install canopies over two new features already planned for construction at the new park. In addition, the grant allows the district to construct the nature shelter and access trail that are not currently funded improvements at the new park. All proposed LGGP funded features have been deemed important.

Potential Downside of Proposal

Since the district's match obligation is already a part of the new park plan, there is no apparent downside to this proposal. If the grant is not awarded, the district will proceed with the construction of new park features and the features will remain uncovered. In addition, if the grant is not awarded the nature shelter and related access trail will not be constructed.

Maintenance Impact

If the grant is awarded, it is anticipated that there will be no further impact on maintenance above and beyond the impact reviewed and considered when the new park was authorized.

Action Requested

Board of directors' approval and signature of Resolution No. 2016-03 authorizing a 2016 Local Government Grant Program application for canopies over two new park features and the construction of a nature shelter at SW Quadrant Community Park.

RESOLUTION NO. 2016-03

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
TUALATIN HILLS PARK & RECREATION DISTRICT
AUTHORIZING APPLICATION TO THE OREGON PARKS AND RECREATION
DEPARTMENT FOR THE 2016 LOCAL GOVERNMENT GRANT PROGRAM
FOR DEVELOPMENT AT SOUTHWEST QUADRANT COMMUNITY PARK, ALSO
KNOWN AS THE MODEL COMMUNITY SPORTS PARK**

WHEREAS, state funds are available through the Oregon Parks and Recreation Department for the Local Government Grant Program for park projects; and

WHEREAS, the Tualatin Hills Park & Recreation District (THPRD) is a special service district that is eligible to receive said state grant funds; and

WHEREAS, THPRD has identified as high priorities the installation of canopies over two amenities and construction of a nature shelter at THPRD's new all-abilities 21.5 acre sports park known as Southwest Quadrant Community Park; and

WHEREAS, THPRD has available local matching funds to fulfill its share of obligation related to this grant application should the grant funds be awarded; and

WHEREAS, THPRD will provide adequate funding for on-going operations and maintenance of this park and recreation facility should the grant funds be awarded; and

LET IT HEREBY BE RESOLVED BY THE BOARD OF DIRECTORS OF THE TUALATIN HILLS PARK & RECREATION DISTRICT IN BEAVERTON, OREGON, that:

Section 1: The Board of Directors demonstrates its support for and authorizes staff to submit grant applications to the Oregon Park and Recreation Department for development at Southwest Quadrant Community Park.

Section 2: This resolution shall be effective following its adoption by the Board of Directors.

Approved by the Tualatin Hills Park & Recreation District Board of Directors on the 7th day of March 2016.

Larry Pelatt, President

Jerry Jones Jr., Secretary

ATTEST:

Lindsay Beckman, Recording Secretary



MEMO

DATE: March 2, 2016
TO: Doug Menke, General Manager
FROM: Keith Hobson, Director of Business & Facilities

RE: **Resolution Authorizing Land and Water Conservation Fund (LWCF) Grant Program Application for Somerset West Park**

Introduction

The Oregon Parks and Recreation Department (OPRD) is accepting applications for the 2016 Land and Water Conservation Fund (LWCF) grant program. Applications were due on March 1. Staff submitted an application to help cover costs associated with stream enhancements at Somerset West Park and Swim Center. Staff requests board of directors' approval and signature of Resolution No. 2016-04 to support this request for grant assistance.

Background

The LWCF program, which requires a minimum \$25,000 request, provides funds for eligible outdoor recreational opportunities. Grant proposals may include land acquisition, park development, and/or rehabilitation of existing facilities. Eligible park development projects include basic outdoor recreation facilities and associated support facilities. Staff has identified the opening and enhancement of the existing closed stream at Somerset West Park and Swim Center as a strong candidate for LWCF grant consideration. LWCF grants require a 50% match in funding from the project sponsoring agency.

Proposal Request

Grant assistance is being sought to help cover costs associated with the "daylighting" of the stream currently contained in a pipe in the west-central portion of Somerset West Park and Swim Center. While the draft master plan for the Somerset West Park proposes the daylighting of the stream, there are not sufficient bond funds to cover the full cost of the work. Grant funds would be used to assist in the design and enhancement of the closed stream channel located south of the play area between the pathway and 185th Avenue (see attached map). The project will include grading to create a natural stream bed and native plantings along the new stream channel, and the estimated project costs include design/engineering, permitting, construction and a 15% contingency. This project would be completed in 2018 prior to the redevelopment of the park as part of the 2008 bond measure.

The total estimated cost for this project is \$280,000. Staff submitted an application requesting \$140,000, which is 50% of the total estimated project cost. Staff is proposing that the LWCF grant amount of \$140,000 be initially funded from the FY 2016-17 General Fund. This amount would be reimbursed at the completion of the project. The district's financial responsibility is estimated at \$140,000, which is 50% of the total estimated project cost. The district's matching amount of \$140,000 would be funded from the 2008 bond measure using funds designated for natural area enhancement.

Benefits of Proposal

With a successful grant application, the district will receive funds to help cover project costs; improved stream function and flood control; and additional recreation and education opportunities through nature play and interpretive elements at Somerset West Park and Swim Center.

Potential Downside of Proposal

There is no apparent downside to this proposal.

Maintenance Impact

Maintenance impacts are estimated to be \$700 per year.

Action Requested

Board of directors' approval and signature of Resolution No. 2016-04 to apply to the 2016 Land and Water Conservation Fund (LWCF) grant program for the enhancement of an existing stream at Somerset West Park and Swim Center.

RESOLUTION NO. 2016-04

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
TUALATIN HILLS PARK & RECREATION DISTRICT
AUTHORIZING APPLICATION TO THE OREGON PARKS AND RECREATION
DEPARTMENT TO THE 2016 LAND AND WATER CONSERVATION FUND GRANT
PROGRAM FOR ENHANCEMENT AT SOMERSET WEST PARK AND SWIM CENTER**

WHEREAS, federal funds are available through the Oregon Parks and Recreation Department for the Land and Water Conservation Fund Grant Program for park projects; and

WHEREAS, the Tualatin Hills Park & Recreation District (THPRD) is a special service district that is eligible to receive said federal grant funds; and

WHEREAS, THPRD has identified the opening and enhancement of a closed stream at Somerset West Park & Swim Center as a high priority need in the district; and

WHEREAS, THPRD has available local matching funds to fulfill its share of obligation related to this grant application should the grant funds be awarded; and

WHEREAS, THPRD will provide adequate funding for on-going operations and maintenance of this park and recreation facility should the grant funds be awarded; and

LET IT HEREBY BE RESOLVED BY THE BOARD OF DIRECTORS OF THE TUALATIN HILLS PARK & RECREATION DISTRICT IN BEAVERTON, OREGON, that:

Section 1: The Board of Directors demonstrates its support for and authorizes staff to submit a grant application to the Oregon Park and Recreation Department for enhancement at Somerset West Park & Swim Center.

Section 2: This Resolution shall be effective following its adoption by the Board of Directors.

Approved by the Tualatin Hills Park & Recreation District Board of Directors on the 7th day of March 2016.

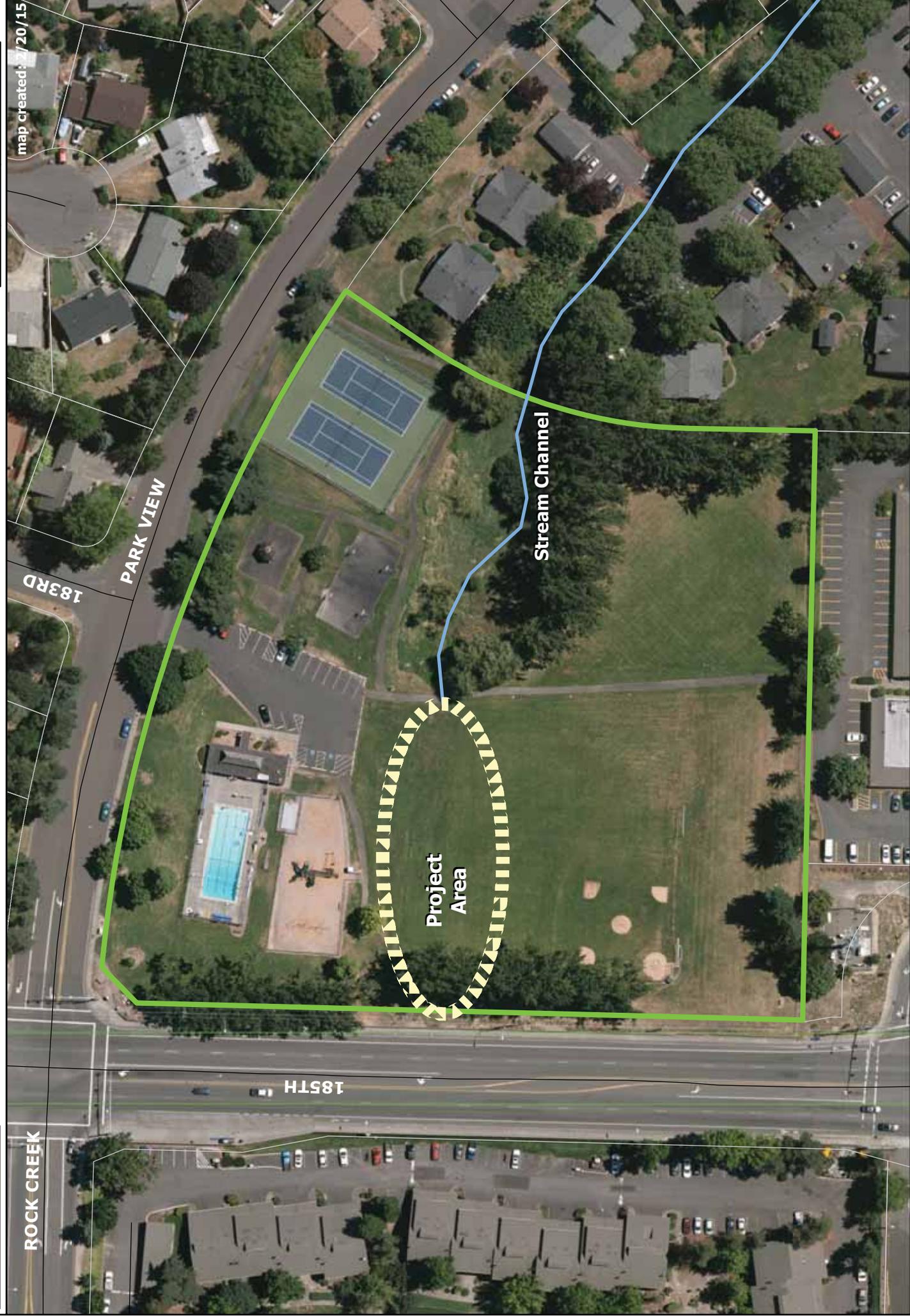
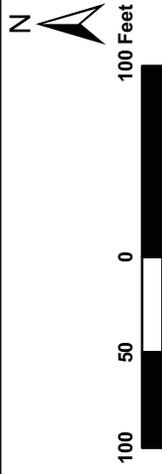
Larry Pelatt, President

Jerry Jones Jr., Secretary

ATTEST:

Lindsay Beckman, Recording Secretary

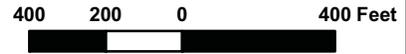
Somerset West Park Improvements 2016 LWCF Grant Application Aerial View / 6.2 acres



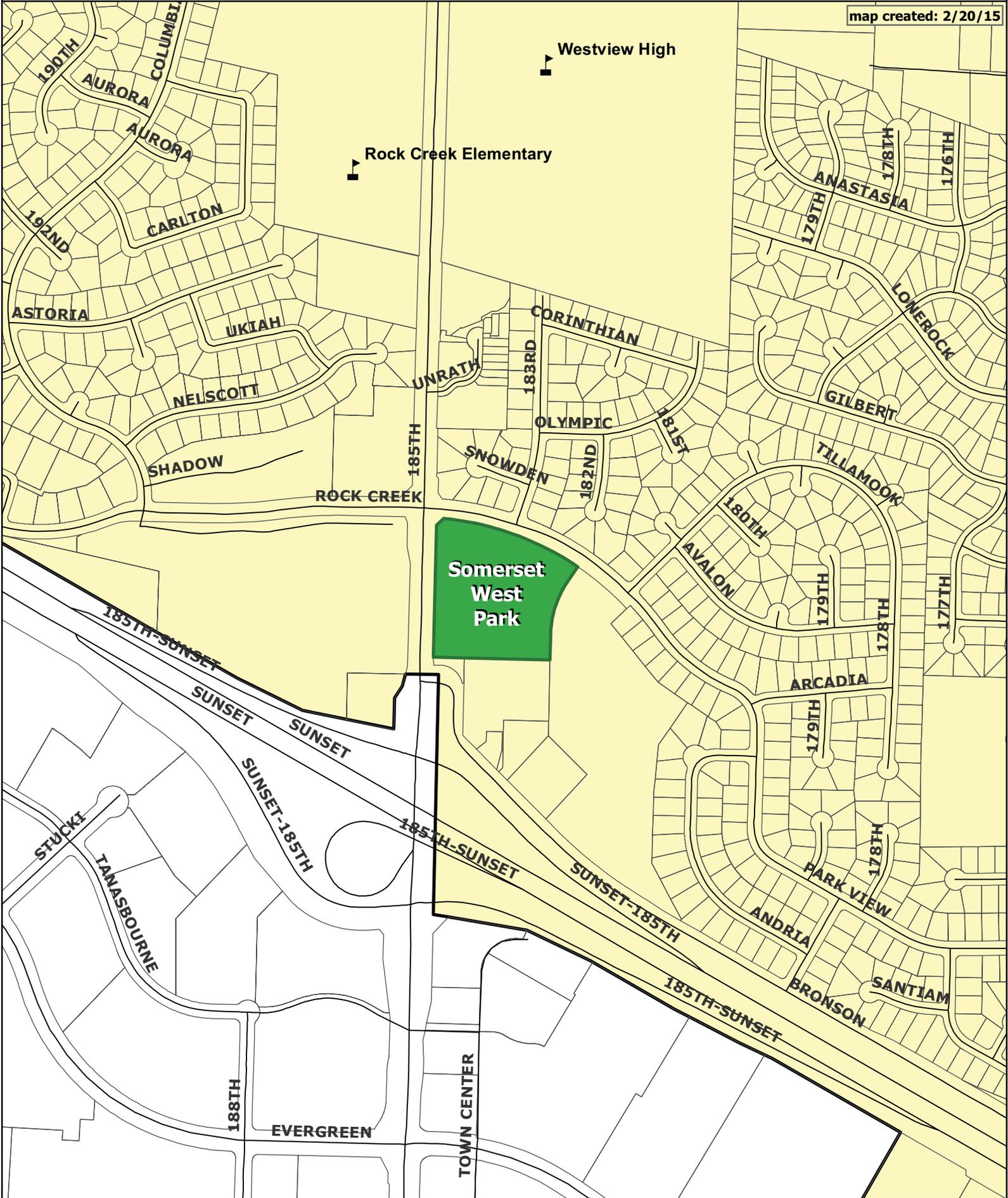


TUALATIN HILLS
PARK & RECREATION DISTRICT

Somerset West Park Improvements 2016 LWCF Grant Application Vicinity Map



map created: 2/20/15



**Somerset
West
Park**

Westview High

Rock Creek Elementary

190TH
AURORA
COLUMBI
AURORA
CARLTON
192ND

ASTORIA
UKIAH
NELSCOTT
SHADOW
ROCK CREEK
185TH

UNRATH
CORINTHIAN
183RD
OLYMPIC
181ST
SNOWDEN
182ND

178TH
ANASTASIA
176TH
179TH

LONEROCK
GILBERT
TILLAMOOK
181ST
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185TH-SUNSET
ANDRIA
PARK VIEW
178TH
BRONSON
SANTIAM

STUCKI
TANASBOURNE
188TH
EVERGREEN
TOWN CENTER



MEMO

DATE: February 16, 2016
TO: The Board of Directors
FROM: Doug Menke, General Manager

RE: **Resolution Reappointing Parks Bond Citizen Oversight Committee Members**

Introduction

Staff requests board of directors' reappointment of five Parks Bond Citizen Oversight Committee members.

Background

As of April 1, 2016, there will be six open positions on the district's Parks Bond Citizen Oversight Committee due to the expirations of the following committee members' terms: Wink Brooks, Kahler Martinson, Anthony Mills, Kevin O'Donnell, Stephen Pearson, and Jack Platten. Terms are for two years.

Due to the learning curve involved in serving on this committee, as well as the fact that the committee's charge is nearing conclusion in the foreseeable future, a proposal has been made to no longer open the oversight committee to new members. The committee members whose terms are expiring have been asked if they are interested in continuing to serve on the committee for another term. All but one (Kahler Martinson) have agreed to serve an additional term.

The resolution establishing the committee designates the membership size to be no less than seven (7) and no more than twelve (12) members. The attached resolution reappointing the oversight committee members would bring the committee's membership to eleven (11).

Board president Larry Pelatt and oversight committee chair Rob Drake support this proposed approach. For your reference, please find attached the applications for the five committee members requesting reappointment, as well as the committee's current roster.

Proposal Request

Staff requests board of directors' reappointment of Wink Brooks, Anthony Mills, Kevin O'Donnell, Stephen Pearson, and Jack Platten to the Parks Bond Citizen Oversight Committee, each for a term of two years.

Action Requested

Board of directors' approval of Resolution 2016-05 Reappointing Parks Bond Citizen Oversight Committee Members.

**RESOLUTION 2016-05
TUALATIN HILLS PARK & RECREATION DISTRICT, OREGON**

**A RESOLUTION REAPPOINTING
PARKS BOND CITIZEN OVERSIGHT COMMITTEE MEMBERS**

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

WHEREAS, the committee members shall be appointed by the Board for a two-year term; and

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

THE TUALATIN HILLS PARK & RECREATION DISTRICT RESOLVES AS FOLLOWS:

The Board of Directors approves the reappointments of

Wink Brooks
Anthony Mills
Kevin O'Donnell
Stephen Pearson
Jack Platten

to the Parks Bond Citizen Oversight Committee.

Duly passed by the Board of Directors of the Tualatin Hills Park & Recreation District this 7th day of March 2016.

Larry Pelatt, Board President

Jerry Jones Jr., Board Secretary

ATTEST:

Lindsay Beckman, Recording Secretary



**Tualatin Hills Park & Recreation District
Parks Bond Citizen Oversight Committee Application**

Name: Winslow C. "Wink" Brooks

Date: February 17, 2014

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

1. Please explain your interest in serving on the Parks Bond Citizen Oversight Committee:

Having served on the THPRD Parks Bond Oversight Committee since 2009 I remain interested in continuing as a member of the Oversight Committee. The THPRD Parks Bond was a well thought out bond measure supporting a balanced menu of recreation needs and opportunities. Ensuring the bond proceeds are spent in a manner that conforms to the promises of the bond measure are an important continuing responsibility of the District.

Having now lived in the Tualatin Valley for 30 years I have very much come to appreciate the resources and beauty the Valley has to offer its residents. The Park Bond approval is an exciting additional resource that, due to my past experience and interest in parks and open space, piqued my initial interest in this public involvement opportunity. As the now increasingly semi-retired former Planning Director of the City of Hillsboro, I continue to have time to devote to public affairs in a way that continues to benefit our community. My wife and I have been residents of the Tualatin Hills Park and Recreation District since 1986 and very much enjoy the benefits of being a part of the District and the resources the District has to offer.

2. How long have you lived in the community?

1986

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

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

With the exception of being appointed by Governor Tom McCall to Oregon's first Bicycle Advisory Committee, my experience with advisory committees has been limited to my professional career. During the bulk of my career I provided staff support to the many volunteers on committees related to various urban planning functions that make our urban environment more functional and attractive.

During my professional years I was a member of various urban planning technical advisory committees at the regional and local level, particularly Metro's regional technical advisory committees. At the local level, I provided staff support and guidance to many project oriented local government planning advisory committees in the Cities of Tigard, Tualatin and particularly Hillsboro.

4. If employed, what is your occupation?

Semi/retired: Urban Planning Consultant / Principal – Wink Brooks Strategies, LLC

5. Please describe any work experience or areas of expertise that you feel would benefit the Parks Bond Citizen Oversight Committee:

During my career as a professional urban planner with 40+ years of urban planning experience, I have had a long-standing interest in parks and recreation planning. Early in my career I was a parks planner for Multnomah County, active in the acquisitions of Tyron Creek State Park and land in the Sandy River Canyon. I was also responsible for actions that led to the acquisition of the City of Gresham's first five neighborhood parks. During the remainder of my career I have had the good fortune to work with other municipal park and recreation departments to identify park acquisition sites and to work strategically to acquire needed and appropriate open space. My great love of the outdoors and a rich urban environment continues to sustain my interest in parks and open space.

Please return application by February 24, 2014 to:

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

Fax: 503-629-6303

Email: jcollins@thprd.org

**Tualatin Hills Park & Recreation District
Parks Bond Citizen Oversight Committee Application**

Name: Anthony Mills

Date: 2-19-2014

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

1. Please explain your interest in serving on the Parks Bond Citizen Oversight Committee:

I am applying for reappointment to this committee.

2. How long have you lived in the community?

My permanent address has been within the boundary of the District since 1974 with the exception of a few years residing in Hillsboro in the 1990s.

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

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

2014-	Planning Commission, Washington County
2012-	Urban Roads Maintenance District Advisory Committee, Washington County
2012-	Cultural Coalition of Washington County (Since January 2012)
2011-	Parks and Recreation Advisory Board, Washington Co. (since October).
2011-	TV Highway Community Advisory Committee (since September 2011).
2011-	Aloha Community Library Association, Member (since May 2011).
2010-	Parks Bond Citizen Oversight Committee, Tualatin Hills Park & Recreation District
2007-	Tualatin Soil and Water Conservation District, Associate Director (appointed April 2007).
2005-	Citizen Participation Organization 6, (Aloha, Reedville Cooper Mountain), Member.

4. If employed, what is your occupation?

For the past six years I have worked as a security contractor at the Hawthorn Farm Intel campus. Since 2002 I have worked as a part-time bookkeeper for Todd Investment Properties, LLC, a sole proprietorship that owns and manages residential and commercial properties. I handle all office duties, bookkeeping, payroll, and prepares income tax information for accountant. I have also assisted in bookkeeping duties for the Oregon Medical Case Management Group from 2007 to 2009.

5. Please describe any work experience or areas of expertise that you feel would benefit the Parks Bond Citizen Oversight Committee:

I have added my resume to this application; I hope that it will show more of my background, which includes a BS and MS in Political Science from the University of Oregon. After graduation I worked for Washington State University in Vancouver, Washington and Krasnoyarsk, Russia, as a researcher and business advisor.

Please return application by February 22, 2014 to:

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

Fax: 503-629-6303

Email: jcollins@thprd.org



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

Tualatin Hills Park & Recreation District Budget Committee Application

Name: Kevin O'Donnell	Date: 12/1/13*
Address:	<i>Resubmitted 2/13/14 for</i> _____
Phone:	<i>Oversight Committee</i> _____
Email:	_____

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

1. Please explain your interest in serving on the Budget Committee:
 I am a big supporter of THPRD and I feel it is a 'well run' organization. One of the big reasons that I am a THPRD supporter is I believe it is fiscally prudent. I feel this is an opportunity to help THPRD and the community which it serves.

2. How long have you lived in the community?
 17 years.

3. Have you served on other volunteer committees? Yes [] No []
- THPRD Trails Advisory Committee (2012-current)
 - Metro's Westside Trail Advisory Committee (2012-current)
 - CPO 7 Steering Committee (2008-current). Served as Vice-Chair and currently Chair; I expect to be Past Chair in 2014.
 - Washington County Neighborhood Bikeway Plan Technical Advisory Committee (2013-current)
 - Oak Hills soccer coach playing on THPRD fields (2008-current)
 - Neighborhood HOA Board Member (2009-current)

4. Have you or your family participated in any District activities?
- What: Sunday Trailways, native plant sales, Big Truck Days, numerous camps/lessons for swimming/tennis/parks/golf/safety/etc. for my 2 kids. Big user of trails and playgrounds.
 - When: some participation for 17 years, with a lot more over the past 8 years with kids and my increased community involvement
 - Where: Nature Park, HMT, Conestoga, Cedar Hills Rec, Cooper Mountain, and trails everywhere (Fanno Creek, Rock Creek, Westside, Waterhouse, etc.)

5. If employed, what is your occupation?
 technical person, currently an IT systems analyst; college education is MBA with emphasis in Information Systems

6. Please describe any work experience or areas of expertise that you feel would benefit the Budget Committee:
 I am detailed-orientated with a passion for making our community better. Having worked on various committees from THPRD, Washington County and Metro, I believe I have the background and experience to be a valuable addition to this budget committee.



Tualatin Hills Park & Recreation District Parks Bond Citizen Oversight Committee Application

Name: Stephen Pearson

Date: 2/04/14

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

1. Please explain your interest in serving on the Parks Bond Citizen Oversight Committee:

I am interested in making sure the people in the THPRD district get the most effective and efficient use of the bond funds to refurbish, replace, and expand services to the public. This position dovetails with my work experience as capital budget coordinator for Portland Parks and Recreation bureau. I believe my service to date on the bond committee, and particularly my work on each of the Committee's reports to the board and public give me history and experience to continue to assist the committee and staff.

2. How long have you lived in the community?

I have lived in Portland area since 1979 and in the THPRD district since 1991.

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

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

THPRD budget committee member (current)

Beaverton School District CPT and Citizen Advisory Committee-through August, 2013

THPRD 2008 bond exploratory committee (prior to Board decision to go for bond)

Cascade Prime Timers (active adults club) Board member, Finance Committee Chair, and soon to be Treasurer

4. If employed, what is your occupation?

Now Retired, formerly capital budget coordinator for Portland Parks & Recreation bureau through 2011, prior to that capital budget analyst for Multnomah County's facility department

5. Please describe any work experience or areas of expertise that you feel would benefit the Parks Bond Citizen Oversight Committee:

As Portland Parks capital budget coordinator, I created the budget with input from engineers, project managers, and operational staff; monitored expenditures against budgets; and shifted funds where appropriate to maximize the projects that could be completed within the available funding levels

Please return application by February 24, 2014 to:

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

Fax: 503-629-6303

Email: jcollins@thprd.org



**Tualatin Hills Park & Recreation District
Parks Bond Citizen Oversight Committee Application**

Name: Jack R. Platten

Date: 2/15/14

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

I reside in the City of Beaverton, and within the THPRD boundaries

1. Please explain your interest in serving on the Parks Bond Citizen Oversight Committee:
Please explain your interest in serving on the Parks Bond Citizen Oversight Committee: I have a strong interest, developed by service on the Beaverton Planning Commission, as well as my recent service on the THPRD Parks Bond Citizen Oversight Committee, in land use, finance, and public service.
2. How long have you lived in the community?
Since 1990
3. Have you served on other volunteer committees? Yes No
If yes, please explain where, when, and what your responsibilities were:
Beaverton Planning Commission, commissioner 2007 -2009
City of Beaverton Vision Action Team, member 2009
West Slope Neighborhood Advisory Committee, Recorder, 2006 to present
4. If employed, what is your occupation?
Attorney, self employed
5. Please describe any work experience or areas of expertise that you feel would benefit the Parks Bond Citizen Oversight Committee:
Please see the attached resume

Please return application by February 24, 2014 to:

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

Jack R. Platten

Attorney at Law

Professional Licensing and Affiliations

Oregon State Bar, Federal District Court Oregon, Ninth Circuit Court of Appeals
Arbitrator - Financial Industries Regulatory Authority
Beaverton Planning Commission 2007-2009
Tualatin Hills Park and Recreation District, Bond Oversight Committee

Education

Stanford University, 1958-1960, electrical engineering.
University of California at Riverside, BA with High Honors in History, 1963.
University of Chicago. JD 1966
Staff member University of Chicago Law Review
Chicago Legal Aid Clinic
Portland State University, Graduate School of Business 1996 - 1997
As part of this program I headed a study of the warehouse and transportation operations of the Oregon Food Bank

Professional Experience

- Associate attorney with the firm of Keane, Haessler, Bauman and Harper 1966-1970, emphasis on securities law and business transactions
- Senior Securities Examiner and Investigator, Oregon Corporation Division. 1970-1973

At the Oregon Corporation Division (now the Division of Finance and Corporate Securities) I handled applications for securities registrations, liquidated an insolvent securities broker-dealer, drafted rules and legislation, participated in enforcement proceedings with the Oregon Attorney General's office, the SEC, the NASD, and the Oregon Banking, Insurance and Real Estate Divisions, as well as other states' securities regulatory agencies, and conducted a number of formal hearings as attorney for the State.

- Private practice 1973 to present both as a partner (eventually managing partner) in a firm of twelve attorneys and as a sole practitioner.

Notable matters have included:

Plaintiff's attorney in a securities law related attorney malpractice action, which was settled for the policy limits.

Testified as an expert witness in lawsuits involving securities law issues

Approximately 70 real estate syndications (apartments, office buildings, mini-warehouses, undeveloped land, shopping center development, commercial buildings, historic rehabilitations, etc). This involved acquisition, development, sale, management and debt financing of the properties, as well as all federal and state securities law aspects of the syndications. Total equity funds raised exceeded \$70,000,000.

Representation of eleven NASD securities broker-dealers (over a period of twelve years), as general counsel or special counsel in all aspects of their business, including investigation and defense of civil lawsuits and regulatory proceedings against the broker-dealers and/or their licensed salesmen, investigation and evaluation of proposed business investments and offerings, regulatory compliance, defense of SEC, NASD and Canadian provincial enforcement proceedings, and the organization, financing, licensing, purchase and sale of several NASD securities broker-dealers. I was involved with the employment, termination and licensing of registered representatives, negotiation, operation and termination of clearing contracts for introducing brokers, and drafting of compliance manuals.

Associate member of the Portland Board of Realtors (1973-1979), arbitrator for real estate brokerage disputes, drafted a standard form of commercial earnest money receipt recommended by the Portland Board of Realtors and was the legal counsel for the Oregon Chapter of the Real Estate Syndication and Sales Institute (RESSI). I taught two Oregon Association of Realtors continuing education classes on the business, tax and securities law aspects of real estate syndication, represented RESSI in negotiations with the Oregon Corporation Division and Real Estate Division over proposed rules and legislation and taught a class for mortgage brokers on the securities laws at a conference sponsored by the Oregon Corporation Division. I was an organizer and presenter for an Oregon State Bar continuing legal education course on recognizing a security.

Numerous federal, state and Canadian provincial securities registrations and private placements, primarily of start-up companies, in a variety of different industries. I have written registration statements (Securities Act of 1933, Securities Exchange Act of 1934 and various State Acts) periodic reports, prospectuses, private placements and offering circulars for over 200 companies.

Since 1985, I have been primarily involved, both as an attorney and equity owner, in the organization, financing and acquisition of companies in a variety of industries, including:

Acquisition of a Washington State regional landfill, four hauling companies, two transfer stations and a recycling company and their merger into the predecessor of Waste Management. This transaction took approximately two years, involved \$38,000,000 in equity and bank debt, and involved significant regulatory, environmental, land-use, contract negotiation and municipal government liaison work.

Acquisition, financing and resale of Walt's Radiators and Mufflers, a chain of brake, muffler and radiator shops headquartered in Tacoma, with thirty locations in eight states and annual revenues exceeding \$20,000,000. This involved \$10,000,000 of venture capital and bank financing.

Acquisition, financing and merger of Seattle Chocolates, a small chocolate company located in Seattle.

Corporate counsel for a company which designed, patented and licensed a line of proprietary recyclable resin waste and specialty containers for commercial use. This involved corporate

organization, private financing, negotiation of agreements with manufacturers and distributors in the United States, Puerto Rico and Australia, selection and supervision of patent and intellectual property counsel, overseeing the auditing functions and selection of auditors and other personnel matters.

Corporate counsel for a start-up micro-distillery located in Oregon. This included organization of the corporation, preparation of materials for a private offering of securities, licensing as a distillery under federal and state laws and significant shareholder, lender and employee relation matters.

Consulting and advice to entrepreneurs and companies in a variety of industries in connection with financing, negotiation with underwriters and venture capitalists, general corporate management and business matters. I have incorporated or organized several hundred corporations, limited and general partnerships and LLCs in a number of states, including Oregon, Washington, California, Utah, Nevada, Delaware, Texas, Florida, Arizona, Illinois and New York.

Arbitrator in securities law related proceedings, involving both customer actions against securities broker-dealers and disputes between securities broker-dealers, for the New York Stock Exchange, the National Association of Securities Dealers, and the Financial Industry Regulatory Authority (into which the NASD and NYSE arbitration functions have been merged)..



Tualatin Hills Park & Recreation District Parks Bond Citizen Oversight Committee

Updated: October 1, 2015

<i>Committee Member</i>	<i>Term Expires</i>
Frank Angelo	April 2017
Wink Brooks	April 2016
Rob Drake, Chair	April 2017
Boyd Leonard	April 2017
Kahler Martinson	April 2016
Rob Massar	April 2017
Matthew McKean	April 2017
Anthony Mills	April 2016
Kevin O'Donnell	April 2016
Stephen Pearson	April 2016
Jack Platten	April 2016
Nancy Wells	April 2017
<i>Ex-Officio Member</i>	<i>Term Expires</i>
Bob Scott Board of Directors	N/A
Keith Hobson Director of Business & Facilities	N/A



[7G]

MEMO

DATE: February 23, 2016
TO: Doug Menke, General Manager
FROM: Keith Hobson, Director of Business & Facilities

RE: **Westside/Waterhouse Trail Connection Project**

Introduction

Staff is seeking board of directors' approval of the lowest responsible bid for the construction of the Westside/Waterhouse Trail connection project.

Background

The project went out to bid on January 25, 2016 to qualified general contractors for public projects. The construction estimate determined by an independent consultant was \$417,050. In addition to the construction estimate, there is an additional \$11,000 of district purchased project components. These components include park signage and off-site mitigation and enhancement efforts to satisfy Clean Water Services requirements for the project. The total construction cost estimate prior to the bid opening for these two items was \$428,050.

The bid opening was held on February 17, 2016 and the district received a total of three bids. The lowest bid came from Lyda Excavating but was determined to be non-responsive. Therefore, the lowest responsible bidder was determined to be Benchmark Contracting with a bid of \$435,850. Staff has reviewed their bid and has determined that Benchmark Contracting has submitted a responsive and qualified bid. Adding the district purchased project components of \$11,000 to the Benchmark Contracting base bid of \$435,850 results in a total construction cost of \$446,850.

The estimated total project cost at this point is the total construction cost of \$446,850, plus the remaining project soft cost expenses and contingency of \$656,581 which equals \$1,103,431. Based on the current total project budget of \$1,585,613, there is a surplus between the estimated project cost and the project budget of \$482,182. A breakdown of project costs is provided below.

Budget Item	Current Project Cost
Construction	\$446,850 Includes: <ul style="list-style-type: none"> • \$435,850 (<i>lowest responsible bid from Benchmark Contracting</i>) • \$11,000 (<i>district provided components</i>)
Contingency	\$76,984
Soft costs	\$579,597
Total Project Cost	\$1,103,431
Project budget variance (over) under	\$ 482,182

All permit documents have been submitted to the City of Beaverton, Washington County and ODOT Rail. Staff is completing the final assurance requirements and expects the permits to be issued in March, which is prior to the anticipated start of construction in April. The construction phase of the project is scheduled for completion by fall of 2016.

Proposal Request

Staff is seeking board of directors' approval of the lowest responsible base bid for a total cost of \$435,850 from Benchmark Contracting, for the construction of the Westside/Waterhouse Trail connection project. Staff also is requesting authorization for the general manager or his designee to execute the contract.

Benefits of Proposal

Approval of the lowest responsible bid will provide a significant trail connection between the Westside Trail and the Waterhouse Trail. This 1,600 lineal foot trail segment connection is a key link that furthers a district goal to provide alternative transportation opportunities for bicyclist and pedestrians on a continuous 10-mile trail from Barrows Park in the southern portion of the district, north to the Portland Community College Rock Creek Campus. This trail connection will also provide commuter bicyclists access around the Tualatin Hills Nature Park for easier and safer commuting to major business and shopping centers in Beaverton and Tigard.

Potential Downside of Proposal

There is no apparent downside to the project. The anticipated overall cost of the project is less than the project budget.

Action Requested

Board of directors' approval of the following items:

1. Acceptance of the lowest responsible bid from Benchmark Contracting, for the amount of \$435,850; and
2. Authorization for the general manager or his designee to execute the contract.

Tualatin Hills Park & Recreation District PROJECT AWARD RECOMMENDATION REPORT

Project:	Westside/Waterhouse Trail Connection	
Contractor:	Benchmark Contracting	
Contractor worked for THPRD previously: No		
Contractor references checked: Yes		
Contractor registered with appropriate boards: Yes		
SCOPE OF WORK		
Location:	North side of the Tualatin Hills Nature Park, adjacent to the Tri-Met tracks.	
Description:	Pervious asphalt trail with existing trestle upgrades and culvert crossings. Safety improvements to the Merlo Light Rail track crossing and safety improvements to county ROW at Merlo Rd. with a mid-block crossing.	
FUNDING		
Funds Budgeted and Estimated Costs	Amount:	Page:
Current total project budget: Bond Capital Projects Report	\$1,585,613	
Estimated project cost: (lowest responsible contractor bid, district purchased project components, soft costs and contingency)	\$1,103,431	
Project budget variance: (over) under	\$482,182	

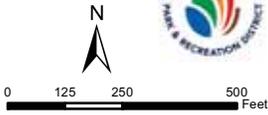
BID PROPOSALS RECEIVED

Low to High Bid	Contractor	Base Bid Amt.	Completed Bid forms
1	Lyda Excavating	\$420,000	No
2	Benchmark Contracting	\$435,850	Yes
3	GT General Contracting	\$454,741.71	Yes

ANTICIPATED PROJECT SCHEDULE	
Invitation to Bidders	January 25, 2016
Mandatory Pre-Bid Conference	February 2, 2016 at 1:30
Sealed Bids Due and Bid Closing Time	February 17, 2016 at 2:00 pm
Bid Opening	February 17, 2016 at 2:05 pm
Bid Results Distributed	February 18, 2016
Final Bid Review / Memo to Board	February 19, 2016
THPRD Board Meeting to Approve Bid	March 7, 2016
Start Contract Preparation	March 8, 2016
Notice to Proceed (approx.)	March 30, 2016
Preconstruction Site Meeting (approx.)	April 11, 2016, time TBD
Site Mobilization (approx.)	April 18, 2016
Desired Project Duration	5 months

Westside/Waterhouse Trail Connection

- Proposed Trail
- Existing Trails
- Mid-Block Crossing
- THPRD Properties



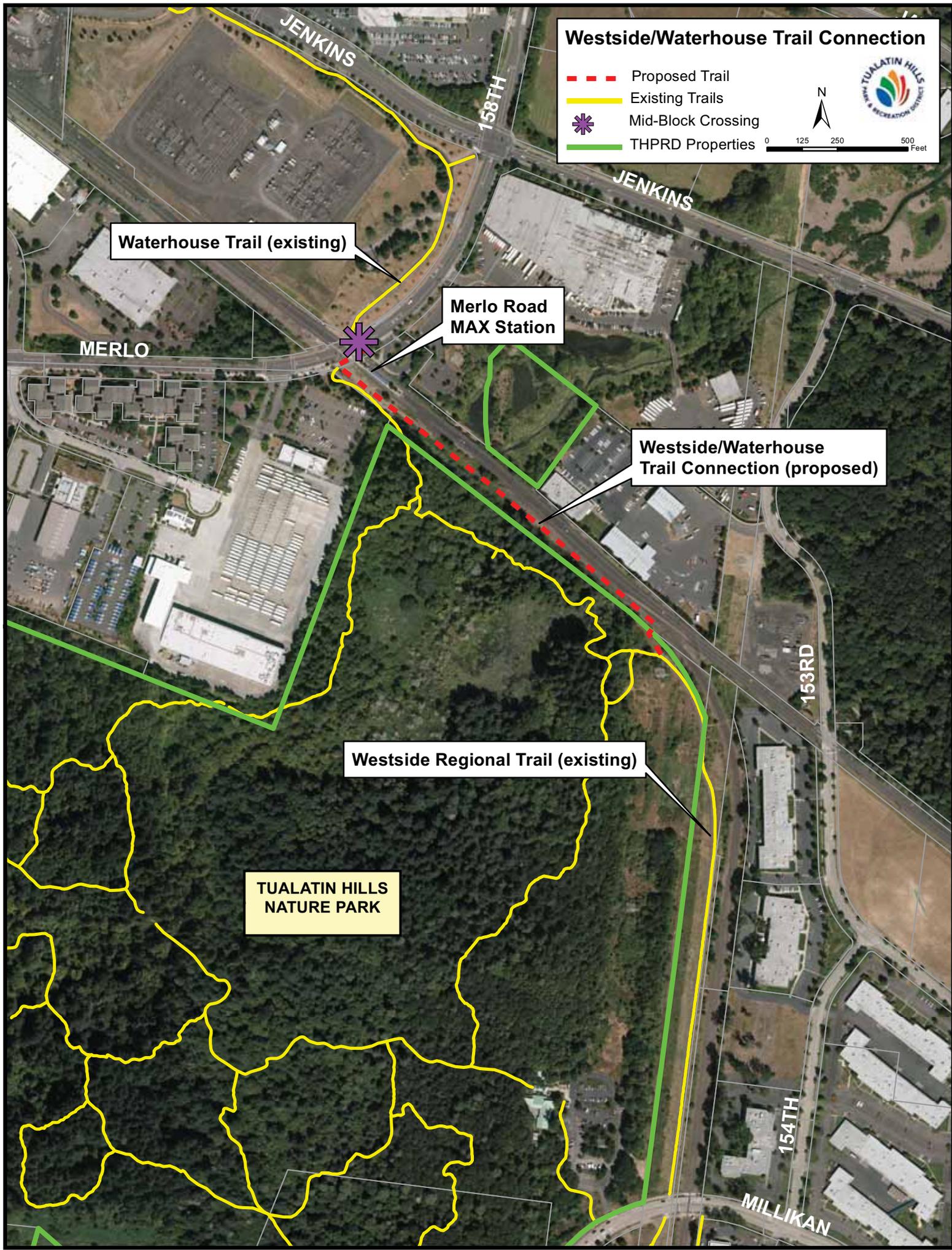
Waterhouse Trail (existing)

Merlo Road MAX Station

Westside/Waterhouse Trail Connection (proposed)

Westside Regional Trail (existing)

TUALATIN HILLS NATURE PARK





MEMO

DATE: March 1, 2016
TO: Doug Menke, General Manager
FROM: Keith Hobson, Director of Business & Facilities

RE: **Resolutions Amending System Development Charge Methodology and Adopting System Development Charge**

Introduction

Staff is requesting the board of directors approve resolutions adopting the updated System Development Charge (SDC) methodology, and increasing the SDC fees based on the methodology update. The methodology update has been underway since May 2015 and has been available for public review since November 2015. The board met the requirement to conduct a public hearing on this at the January 12, 2016 meeting.

Background

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

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

At the February 1 board meeting staff also reviewed options for implementing the new SDC rates supported by the updated methodology. These options included full implementation, a phased-in implementation, and a discounted implementation. Based on the feedback received staff is recommending implementing the full fee without a phase-in, but discounting the fee in the North Bethany planning area by 3%.

Proposal Request

Staff is requesting board approval of Resolution 2016-06 which adopts the attached 2015 SDC Methodology Report and amends the district SDC methodology.

In addition, staff is requesting board approval of Resolution 2016-07 which implements an SDC rate increase based on the new methodology at full fee in the base area, South Cooper Mountain and Bonny Slope West subareas, and discounts the fee 3% in the North Bethany subarea.

Both resolutions have been reviewed and approved by the district's legal counsel.

Benefits of Proposal

Approval of the SDC methodology update and implementation plan will ensure that the district has adequate funding to pay for land acquisition and districtwide park amenities needed to maintain service levels with the population growth and development. The use of a base fee plus a supplemental fee in the new service subareas, North Bethany, Bonny Slope West, and South Cooper Mountain, assists the district in keeping pace with these rapidly developing, new service areas.

Potential Downside of Proposal

The proposed implementation plan with a 3% discount in the North Bethany subarea will equate to a minor revenue loss for the district, however this discount can be revisited at each annual fee adjustment for inflationary cost indexing, or at any time the board desires.

The adoption of the new methodology and the implementation of the resulting fees will result in a significant fee increase, which may create concerns over the impact on housing affordability. However, the fee increases are driven largely by the increased cost of land and increasing development costs so failure to update the methodology will leave the district unable to maintain service levels in newly developing areas.

Action Requested

Board of directors' approval of Resolution 2016-06 amending the district's System Development Charge methodology, and approval of Resolution 2016-07 adopting the System Development Charge rate increases based on the new methodology.

RESOLUTION NO. 2016-06

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

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

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

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

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

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

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

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

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

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

RESOLUTION NO. 2016-06

Approved by the Tualatin Hills Park & Recreation District Board of Directors on the 7th day of March 2016.

Larry Pelatt, President

Jerry Jones, Jr., Secretary

ATTEST:

Lindsay Beckman, Recording Secretary

RESOLUTION NO. 2016-07

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

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

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

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

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

WHEREAS, a public hearing was held on January 12, 2016, at which the THPRD Board of Directors (“Board of Directors”) received testimony regarding the 2015 Methodology Report and the proposed SDCs; and

WHEREAS, the Board of Directors adopted the 2015 SDC Methodology Report by Resolution 2016-06 on March 7, 2016; and

WHEREAS, as reflected in the 2015 SDC Methodology Report, the SDCs represent 100% of the growth costs for the THPRD base area and the South Cooper Mountain, Bonny Slope West and North Bethany overlay areas; and

WHEREAS, the Board of Directors determined the SDC for residential development in the North Bethany overlay area should be discounted by three (3) percent; and

WHEREAS, the Board of Directors may re-evaluate whether to implement the full SDC for the North Bethany overlay area at such time as the board deems appropriate.

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

- Section 1: The SDC schedule attached as Exhibit A to this Resolution is adopted.
- Section 2: The existing SDC schedule and references to SDC amounts in the SDC Administrative Procedures Guide shall be updated to reflect the SDC schedule attached as Exhibit A.
- Section 3: This Resolution 2016-07 becomes effective on March 7, 2016.

RESOLUTION NO. 2016-07

Approved by the Tualatin Hills Park & Recreation District Board of Directors on the 7th day of March 2016.

Larry Pelatt, President

Jerry Jones, Jr., Secretary

ATTEST:

Lindsay Beckman, Recording Secretary

RESOLUTION NO. 2016-07

Exhibit A

**SYSTEM DEVELOPMENT CHARGE
Schedule of Fees**

	Single Family Residential	Multi-family Residential	New Employee
Tualatin Hills Park & Rec District (Base)	\$10,800	\$8,619	\$360
South Cooper Mountain Area	\$12,624	\$10,075	\$360
Bonny Slope West	\$12,789	\$10,206	\$360
North Bethany	\$12,268	\$9,791	\$360

Tualatin Hills Park & Recreation District



Draft Report PARKS SYSTEM DEVELOPMENT CHARGE UPDATE Draft Report

November 2015

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SECTION I: BACKGROUND

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

A. POLICY

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

ORS 223.299 defines two types of SDC:

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

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

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

B. SCOPE OF SERVICES

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

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

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

C. CALCULATION OVERVIEW

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

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

C.1 Reimbursement Fee

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

C.2 Improvement Fee

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

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

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

C.3 Adjustments

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

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

C.3.a Fund Balance

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

C.3.b Compliance Costs

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

C.4 Geographic Allocation

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

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

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

SECTION II: GROWTH

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

A. GROWTH

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

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

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

Abbreviations: CAGR - compound annual growth rate

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

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

B. ALLOCATION TO RESIDENTIAL AND NON-RESIDENTIAL GROWTH

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

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

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

SECTION III: IMPROVEMENT FEE

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

A. FACILITY NEEDS

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

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

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

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

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

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

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

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

Source: THPRD staff, compiled by FCS GROUP.

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

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

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

B. PROJECT LIST

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

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

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

Source: THPRD, compiled by FCS GROUP.

C. IMPROVEMENT FEE ELIGIBILITY

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

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

Source: Previous tables, compiled by FCS GROUP.

D. IMPROVEMENT FEE CALCULATION

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

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

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

Source: Previous table, compiled by FCS GROUP.

E. ADJUSTMENTS

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

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

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

Source: THPRD staff, compiled by FCS GROUP.

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

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

Source: Previous tables, compiled by FCS GROUP.

SECTION IV: IMPLEMENTATION

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

A. CALCULATED SDCS BY USE

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

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

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

¹Multifamily charge per unit applies manufactured housing units as well.

²Senior housing defined as congregate care facilities with common dining.

B. ANNUAL ADJUSTMENT

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

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

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

C. EXISTING AND PROPOSED SDCS

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

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

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

D. COMPARISON WITH OTHER JURISDICTIONS

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

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

Source: Respective cities, compiled by FCS GROUP.

Note: Hillsboro SDC reflects fully phased in SDC.

APPENDICES

Appendix A: Parks Demand by Place of Resident

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

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

Appendix B: Project List

Project List	Project #	Type	Overlay Area of Benefit	Source	Timing	Size	Units	Total	Land	Improvements	Cost	Share
								Project Cost	Supplemental Project Cost	Project Cost	Share	Supplemental Project Cost
	1	Develop neighborhood park (SE-1)	None	THPRD Project List 9/50	5-10 Years	6.65 Acres		\$ 3,460,000	\$ -	\$ 3,460,000	100%	\$ -
	2	Develop neighborhood park (SW-4)	Neighborhood Parks	THPRD Project List 9/50	10-15 Years	6.60 Acres		2,640,000	-	2,640,000	100%	-
	3	Develop neighborhood park (SW-5)	Neighborhood Parks	THPRD Project List 9/50	5-10 Years	2.02 Acres		808,000	-	808,000	100%	-
	4	Develop neighborhood park (NW-2)	Neighborhood Parks	THPRD Project List 9/50	5-10 Years	5.34 Acres		2,136,000	-	2,136,000	100%	-
	5	Develop neighborhood park (NW-4)	Neighborhood Parks	THPRD Project List 9/50	5-10 Years	2.50 Acres		1,000,000	-	1,000,000	100%	-
	6	Develop neighborhood park (NE-2)	Neighborhood Parks	THPRD Project List 9/50	5-10 Years	7.40 Acres		2,960,000	-	2,960,000	100%	-
	7	Develop neighborhood park (NE-3)	Neighborhood Parks	THPRD Project List 9/50	5-10 Years	1.66 Acres		684,000	-	684,000	100%	-
	8	Develop neighborhood park (NE-4)	Neighborhood Parks	THPRD Project List 9/50	5-10 Years	6.85 Acres		2,740,000	-	2,740,000	100%	-
	9	Acquire and Develop Neighborhood Park	Bonny Slope West	THPRD Project List 9/50	5-10 Years	1.50 Acres		900,000	300,000	1,200,000	100%	300,000
	10	Acquire and Develop Neighborhood Park	Bonny Slope West	THPRD Project List 9/50	5-10 Years	1.50 Acres		2,100,000	300,000	2,400,000	100%	300,000
	11	Develop Neighborhood Park	North Bethany	THPRD Project List 9/50	0-5 Years	1.50 Acres		900,000	-	900,000	100%	-
	12	Develop Neighborhood Park	North Bethany	THPRD Project List 9/50	0-5 Years	1.50 Acres		900,000	-	900,000	100%	-
	13	Develop Neighborhood Park	North Bethany	THPRD Project List 9/50	5-10 Years	1.50 Acres		900,000	-	900,000	100%	-
	14	Acquire and Develop Neighborhood Park	North Bethany	THPRD Project List 9/50	5-10 Years	1.50 Acres		2,325,000	525,000	2,850,000	100%	525,000
	15	Acquire and Develop Neighborhood Park	North Bethany	THPRD Project List 9/50	5-10 Years	1.50 Acres		2,325,000	525,000	2,850,000	100%	525,000
	16	Acquire and Develop Neighborhood Park	North Bethany	THPRD Project List 9/50	10-15 Years	2.00 Acres		2,800,000	400,000	3,200,000	100%	400,000
	17	Acquire and Develop Neighborhood Park	North Bethany	THPRD Project List 9/50	0-5 Years	2.00 Acres		2,800,000	400,000	3,200,000	100%	400,000
	18	Acquire and Develop Neighborhood Park	South Cooper Mountain Area	THPRD Project List 9/50	0-5 Years	2.00 Acres		2,800,000	400,000	3,200,000	100%	400,000
	19	Acquire and Develop Neighborhood Park	South Cooper Mountain Area	THPRD Project List 9/50	5-10 Years	2.00 Acres		2,800,000	400,000	3,200,000	100%	400,000
	20	Acquire and Develop Neighborhood Park	South Cooper Mountain Area	THPRD Project List 9/50	5-10 Years	2.00 Acres		2,800,000	400,000	3,200,000	100%	400,000
	21	Acquire and Develop Neighborhood Park	South Cooper Mountain Area	THPRD Project List 9/50	5-10 Years	2.00 Acres		2,800,000	400,000	3,200,000	100%	400,000
	22	Acquire and Develop Neighborhood Park	South Cooper Mountain Area	THPRD Project List 9/50	10-15 Years	2.00 Acres		2,800,000	400,000	3,200,000	100%	400,000
	23	Acquire and Develop Neighborhood Park	South Cooper Mountain Area	THPRD Project List 9/50	10-15 Years	2.00 Acres		2,800,000	400,000	3,200,000	100%	400,000
	24	Acquire and Develop Neighborhood Park	South Cooper Mountain Area	THPRD Project List 9/50	10-15 Years	2.00 Acres		2,800,000	400,000	3,200,000	100%	400,000
	25	Acquire and Develop Neighborhood Park	South Cooper Mountain Area	THPRD Project List 9/50	10-15 Years	2.00 Acres		2,800,000	400,000	3,200,000	100%	400,000
	26	Acquire and Develop Neighborhood Park	South Cooper Mountain Area	THPRD Project List 9/50	15-20 Years	2.00 Acres		2,800,000	400,000	3,200,000	100%	400,000
	27	Acquire and Develop Neighborhood Park	None	THPRD Project List 9/50	10-15 Years	1.00 Acres		1,000,000	-	1,000,000	100%	-
	28	Acquire and Develop Neighborhood Park	None	THPRD Project List 9/50	10-15 Years	1.00 Acres		1,000,000	-	1,000,000	100%	-
	29	Acquire and Develop Neighborhood Park	None	THPRD Project List 9/50	10-15 Years	1.00 Acres		1,000,000	-	1,000,000	100%	-
	30	Acquire and Develop Neighborhood Park	None	THPRD Project List 9/50	10-15 Years	1.00 Acres		1,000,000	-	1,000,000	100%	-
	31	Acquire and Develop Neighborhood Park	None	THPRD Project List 9/50	10-15 Years	1.00 Acres		1,000,000	-	1,000,000	100%	-
	32	Acquire and Develop Neighborhood Park	None	THPRD Project List 9/50	10-15 Years	1.00 Acres		1,000,000	-	1,000,000	100%	-
	33	Acquire and Develop Neighborhood Park	None	THPRD Project List 9/50	15-20 Years	1.00 Acres		1,000,000	-	1,000,000	100%	-
	34	Acquire and Develop Neighborhood Park	None	THPRD Project List 9/50	15-20 Years	1.00 Acres		1,000,000	-	1,000,000	100%	-
	35	Acquire and Develop Neighborhood Park	None	THPRD Project List 9/50	15-20 Years	3.50 Acres		3,500,000	-	3,500,000	100%	-
	36	Acquire and Develop Neighborhood Park	None	THPRD Project List 9/50	15-20 Years	3.50 Acres		3,500,000	-	3,500,000	100%	-
	37	Acquire and Develop Neighborhood Park	None	THPRD Project List 9/50	15-20 Years	3.50 Acres		3,500,000	-	3,500,000	100%	-
	38	Acquire and Develop Neighborhood Park	None	THPRD Project List 9/50	15-20 Years	3.50 Acres		3,500,000	-	3,500,000	100%	-
	39	Develop Community Park (SW-1)	Community Parks	THPRD Project List 9/50	10-15 Years	11.00 Acres		7,700,000	-	7,700,000	100%	-
	40	Develop Community Park (NW-1)	Community Parks	THPRD Project List 9/50	15-20 Years	6.00 Acres		3,600,000	-	3,600,000	100%	-
	41	Develop Community Park (NW-1)	Community Parks	THPRD Project List 9/50	15-20 Years	15.00 Acres		15,900,000	-	15,900,000	100%	-
	42	Acquire and Develop Community Park	Community Parks	THPRD Project List 9/50	5-10 Years	42.97 Acres		19,659,000	-	19,659,000	100%	-
	43	Acquire and Develop Community Park	Community Parks	THPRD Project List 9/50	10-15 Years	30.00 Acres		30,000,000	-	30,000,000	100%	-
	44	Develop Natural Areas	Natural Areas	THPRD Project List 9/50	0-5 Years	119.00 Acres		119,000	-	119,000	100%	-
	45	Develop Natural Areas	Natural Areas	THPRD Project List 9/50	5-10 Years	119.00 Acres		119,000	-	119,000	100%	-
	46	Acquire Natural Areas	Natural Areas	THPRD Project List 9/50	0-5 Years	300.00 Acres		300,000	-	300,000	100%	-
	47	Acquire Natural Areas	Natural Areas	THPRD Project List 9/50	0-5 Years	300.00 Acres		300,000	-	300,000	100%	-
	48	Acquire Natural Areas	Natural Areas	THPRD Project List 9/50	0-5 Years	300.00 Acres		300,000	-	300,000	100%	-
	49	Develop Linear Parks and Trails - Regional (56 acres)	Trails	THPRD Project List 9/50	0-5 Years	10.00 Miles		35,810,000	-	35,810,000	100%	-
	50	Develop Linear Parks and Trails - Community (40 acres)	Trails	THPRD Project List 9/50	0-5 Years	14.00 Miles		25,600,000	-	25,600,000	100%	-
	51	Develop Linear Parks and Trails	Trails	THPRD Project List 9/50	0-5 Years	1.50 Miles		11,413,500	-	11,413,500	100%	-
	52	Develop Linear Parks and Trails	Trails	THPRD Project List 9/50	0-5 Years	4.50 Miles		163,500	-	163,500	100%	-
	53	Develop Linear Parks and Trails	Trails	THPRD Project List 9/50	5-10 Years	6.00 Miles		15,217,500	-	15,217,500	100%	-
	54	Develop Sunset Highway Trail Overcrossing	Trails	THPRD Project List 9/50	15-20 Years	0.10 Miles		10,000,000	-	10,000,000	100%	-
	55	Develop and Renovate Recreation Facilities	Recreation Facilities	THPRD Project List 9/50	5-10 Years	60,000.00 SF		42,120,000	-	42,120,000	100%	-
	56	Acquire and Develop a Recreation/Aquatic Center (NWQ, 14 acres)	Recreation Facilities	THPRD Project List 9/50	5-10 Years	2.00 Total		1,600,000	-	1,600,000	100%	-
	57	Develop Regulation Baseball/Soccer Fields	Sports Facilities	THPRD Project List 9/50	5-10 Years	5.00 Total		2,400,000	-	2,400,000	100%	-
	58	Develop Regulation Baseball/Soccer Fields	Sports Facilities	THPRD Project List 9/50	5-10 Years	5.00 Total		2,400,000	-	2,400,000	100%	-
	59	Develop Regulation Baseball/Soccer Fields	Sports Facilities	THPRD Project List 9/50	0-5 Years	2.00 Total		4,800,000	-	4,800,000	100%	-
	60	Develop Youth Baseball/Soccer Fields	Sports Facilities	THPRD Project List 9/50	0-5 Years	2.00 Total		4,800,000	-	4,800,000	100%	-
	61	Develop Youth Baseball/Soccer Fields	Sports Facilities	THPRD Project List 9/50	0-5 Years	2.00 Total		4,800,000	-	4,800,000	100%	-
	62	Develop Youth Baseball/Soccer Fields	Sports Facilities	THPRD Project List 9/50	0-5 Years	2.00 Total		4,800,000	-	4,800,000	100%	-
	63	Develop Regulation Soccer/Lacrosse/Football Fields (natural)	Sports Facilities	THPRD Project List 9/50	0-5 Years	3.00 Total		2,400,000	-	2,400,000	100%	-
	64	Develop Regulation Soccer/Lacrosse/Football Fields (natural)	Sports Facilities	THPRD Project List 9/50	5-10 Years	3.00 Total		2,400,000	-	2,400,000	100%	-
	65	Develop Regulation Soccer/Lacrosse/Football Fields (natural)	Sports Facilities	THPRD Project List 9/50	5-10 Years	3.00 Total		2,400,000	-	2,400,000	100%	-
	66	Develop Regulation Soccer/Lacrosse/Football Fields (art)	Sports Facilities	THPRD Project List 9/50	5-10 Years	2.00 Total		4,000,000	-	4,000,000	100%	-
	67	Develop Regulation Soccer/Lacrosse/Football Fields (art)	Sports Facilities	THPRD Project List 9/50	5-10 Years	2.00 Total		4,000,000	-	4,000,000	100%	-
	68	Develop Regulation Soccer/Lacrosse/Football Fields (art)	Sports Facilities	THPRD Project List 9/50	5-10 Years	2.00 Total		4,000,000	-	4,000,000	100%	-
	69	Develop Youth Soccer/Lacrosse/Football Fields	Sports Facilities	THPRD Project List 9/50	0-5 Years	4.00 Total		2,400,000	-	2,400,000	100%	-
	70	Develop Youth Soccer/Lacrosse/Football Fields	Sports Facilities	THPRD Project List 9/50	5-10 Years	4.00 Total		2,400,000	-	2,400,000	100%	-
	71	Develop Youth Soccer/Lacrosse/Football Fields	Sports Facilities	THPRD Project List 9/50	5-10 Years	5.00 Total		3,000,000	-	3,000,000	100%	-
Totals								\$ 374,646,000	\$ 54,945,000	\$ 429,591,000		\$ 11,675,000
										\$ 295,226,000		\$ 12,800,000

Source: See "Source List" column.



MEMO

DATE: March 7, 2016
TO: Doug Menke, General Manager
FROM: Aisha Panas, Director of Park & Recreation Services

RE: **Athletic Facilities Functional Plan**

Summary

At the January 12, 2016 Board of Directors meeting staff presented the draft of the Athletic Facilities Functional Plan for the board's review and input. Following the meeting staff conducted the public outreach as outlined and is returning to the board at the March 7 meeting to review the public input received, outline changes to the plan and seek adoption of the plan.

Background

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

With the 2013 Comprehensive Plan Update, there was a directive for staff to create functional plans to guide the implementation. In total, five functional plans were developed in the areas of athletic facilities, natural resources, parks, programs and trails.

The draft plan was reviewed by various affiliated sports organizations and internal departments prior to a broader outreach being conducted. The draft plan was made available online at the district's website for public review and comment beginning January 7, 2016. In addition, the draft plan was emailed to all THPRD affiliated organizations, posted on the Athletic and Tennis Center web pages and district social media outlets.

Public outreach included meetings with affiliated sports organizations, a public meeting on February 10, 2016 and a public meeting with the Advisory Committees on February 16, 2016.

After receiving public and departmental feedback, the following changes have been made to the draft plan:

1. Changed language in recommendation section from "should" (suggested action) to "will" (defined action)
2. Changed "cricket pitch" to "practice cricket pitch" in the facility inventory at the HMT Recreation Complex.
3. Figure 8 - soccer fields, added: "Run outs, side lines and end lines may be adjusted to accommodate property owner standards"
4. Figure 10 - football fields, added: "Run outs, side lines and end lines may be adjusted to accommodate property owner standards"

Benefits of Proposal

The AFFP provides staff with guidance for the planning, use and development of athletic facilities. Adoption of the draft plan will direct staff to begin specific action items as part of the plan's implementation. Completion of these specific action items will provide staff with current data and parameters to respond to opportunities, plan athletic facility development efficiently, advance the Access for All Initiative and provide services districtwide. Additionally, the plan is designed to be a living document, allowing current conditions to be used in the decision making process while still following the overall plan, including integration of the five functional plans.

Potential Downside of Proposal

There are no potential downsides to the proposal.

Action Requested

Staff is seeking board of directors' adoption of the Athletic Facilities Functional Plan as presented.

Tualatin Hills Park & Recreation District

Athletic Facilities Functional Plan



DATE

DRAFT February 22, 2016

Tualatin Hills Park & Recreation District
Athletic Facilities Functional Plan

Board of Directors

Larry Pelatt, President

Jerry Jones Jr., Secretary

John Griffiths, Secretary Pro-Tempor

Ali Kavarianian, Director

Bob Scott, Director

THPRD Management Oversight

Doug Menke, General Manager

Aisha Panas, Director of Park & Recreation Services

Keith Hobson, Director of Business & Facilities

THPRD Project Team

Scott Brucker, Superintendent of Sports

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April Hammel, Program Coordinator

Brian Leahy, Tennis Center Supervisor

Troy Schader, Athletic Facilities Supervisor

Matt Kilmartin, Park Planner

Lindsay Beckman, Leadership Team Assistant

Consultant

Mark Fulop and Fatima Oswald, Facilitation & Process, LLC

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1.0 Executive Summary

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

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

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

Current Conditions

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

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

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

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

Table 1

Athletic Facility Locations and Inventory

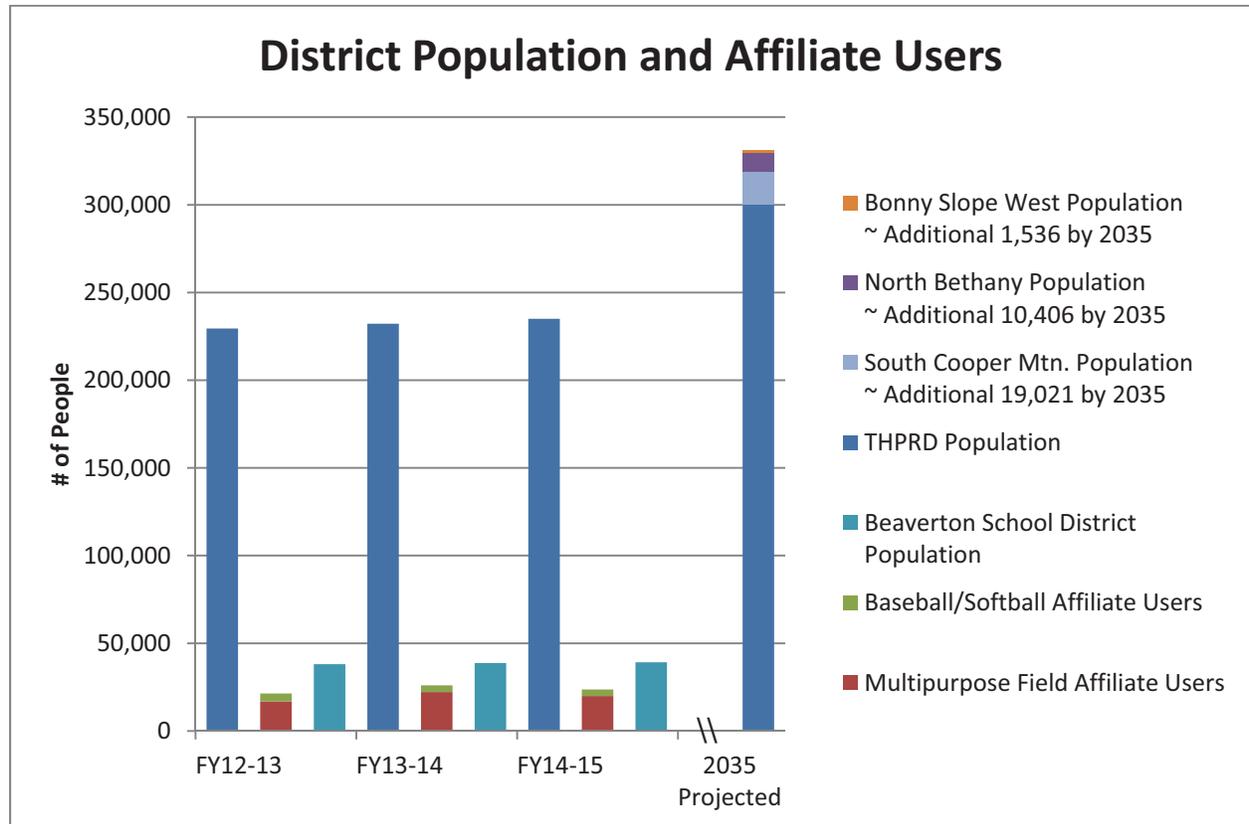
Athletic Facility Type	Quadrant	Number of Fields
Multipurpose Fields	NE	31
	NW	46
	SE	40
	SW	27
	Total	144
Synthetic Turf Fields	NE	1
	NW	5
	SE	3
	SW	1
	Total	10
Baseball/Softball Fields	NE	40
	NW	15
	SE	28
	SW	22
	Total	105
Outdoor Tennis Courts	NE	32
	NW	35
	SE	24
	SW	13
	Total	104
Outdoor Basketball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

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

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

Figure 1

Population Trends



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

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

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

Recommendations: General Action Steps

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

Examples include but are not limited to:

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

Recommendations: Priority Action Steps

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

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

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

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

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

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

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

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

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

2.0 Introduction

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

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

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

3.0 Overview of the Functional Plan

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

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

4.0 Athletic Facility Use

THPRD continually strives to meet the recreational needs of its diverse community. We do so in a customer-centered environment with the ultimate goal of supporting healthy lifestyles. Through single and multiuse athletic facilities, THPRD engages a range of community members, community groups, and other entities that use THPRD athletic facilities. These groups include the general public, THPRD programs, groups and organizations such as the BSD, and affiliated sports organizations. Athletic facilities are used for the following purposes: scheduled youth and adult sports programs, drop-in times/daily neighborhood activities, community events, family events, and concert and theater activities. Athletic facility reservations are determined through priority use – a tiered system with facility application fees and rental fees. (For additional details on priority use, reference section 18, page 37 of this document.)

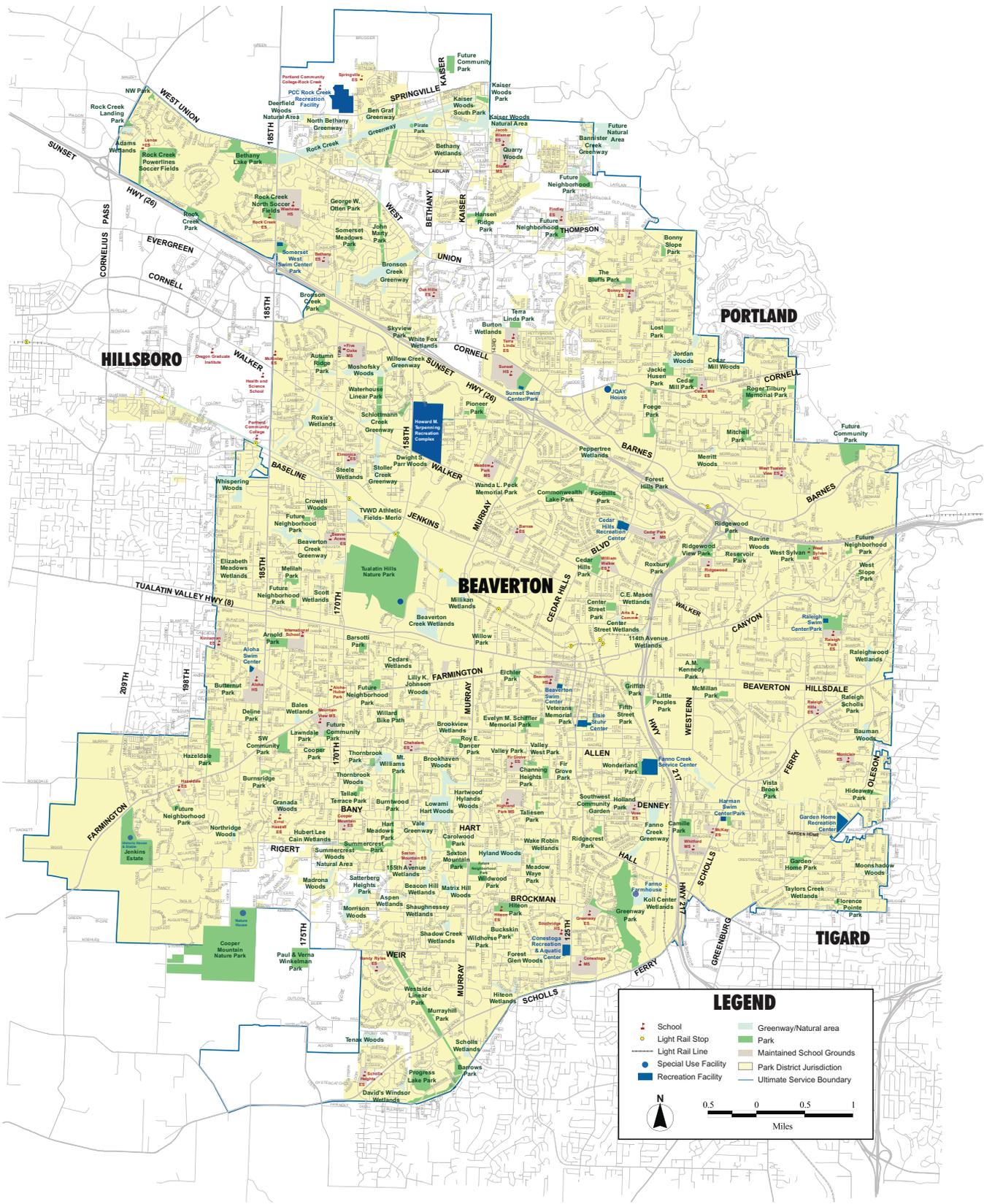


The following map of THPRD Parks, Recreation Facilities, Maintained School Grounds, and Natural Areas (Figure 2) shows the scope of the district athletic facilities, parks, trails, natural areas, and recreational facilities. By focusing on a balanced approach to maximizing services across our district, our goal is to ensure that THPRD achieves its mission to provide high quality parks and recreation facilities, programs, services, and natural areas that meet the needs of the diverse communities we serve.



TUALATIN HILLS PARK & RECREATION DISTRICT

Parks, Recreation Facilities, Maintained School Grounds & Natural Areas

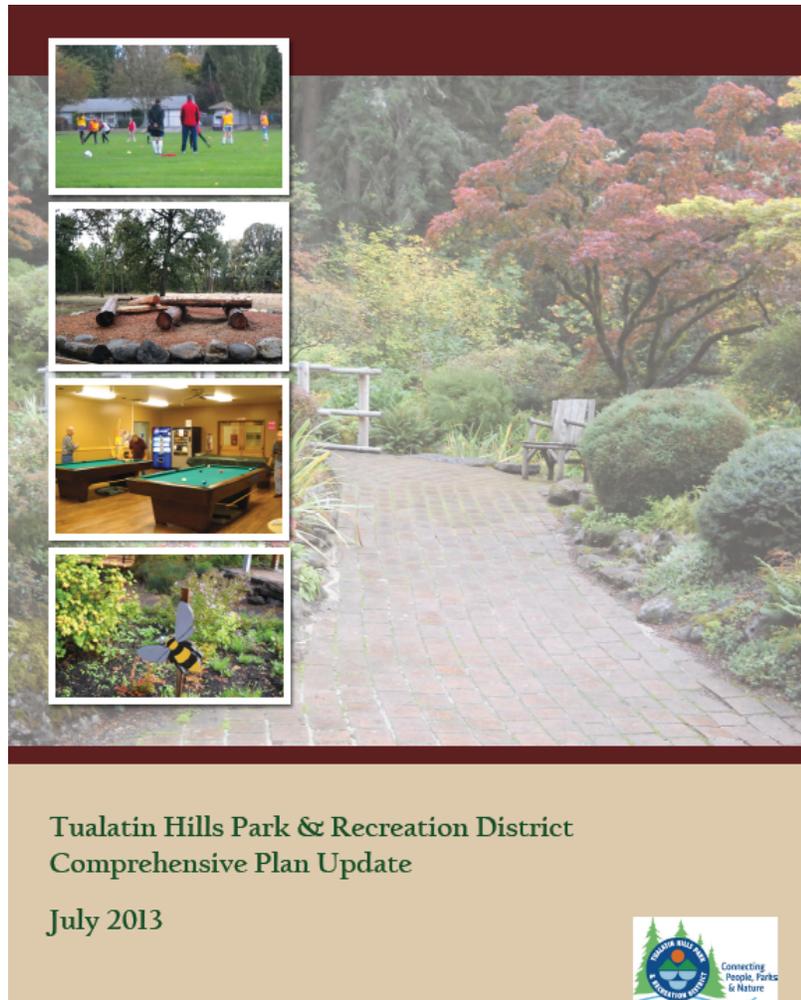


5.0 Comprehensive Plan Needs

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

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

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



Tualatin Hills Park & Recreation District
Comprehensive Plan Update

July 2013



6.0 Athletic Facility Locations and Inventory

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

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

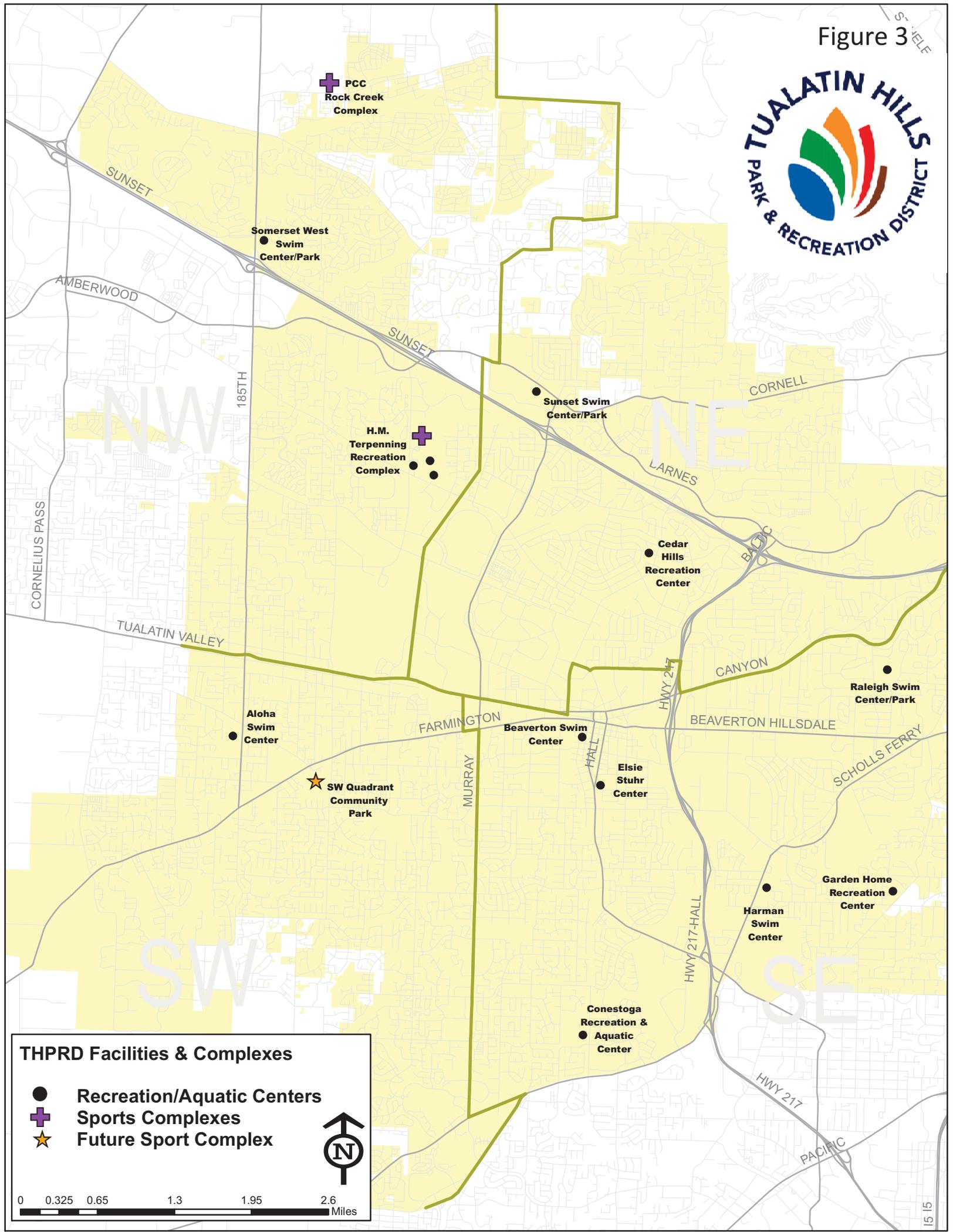
Table 2

Athletic Facility Locations and Inventory

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

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

Figure 3



THPRD Facilities & Complexes

- Recreation/Aquatic Centers
- ✚ Sports Complexes
- ★ Future Sport Complex

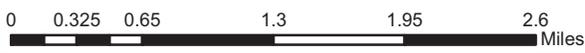
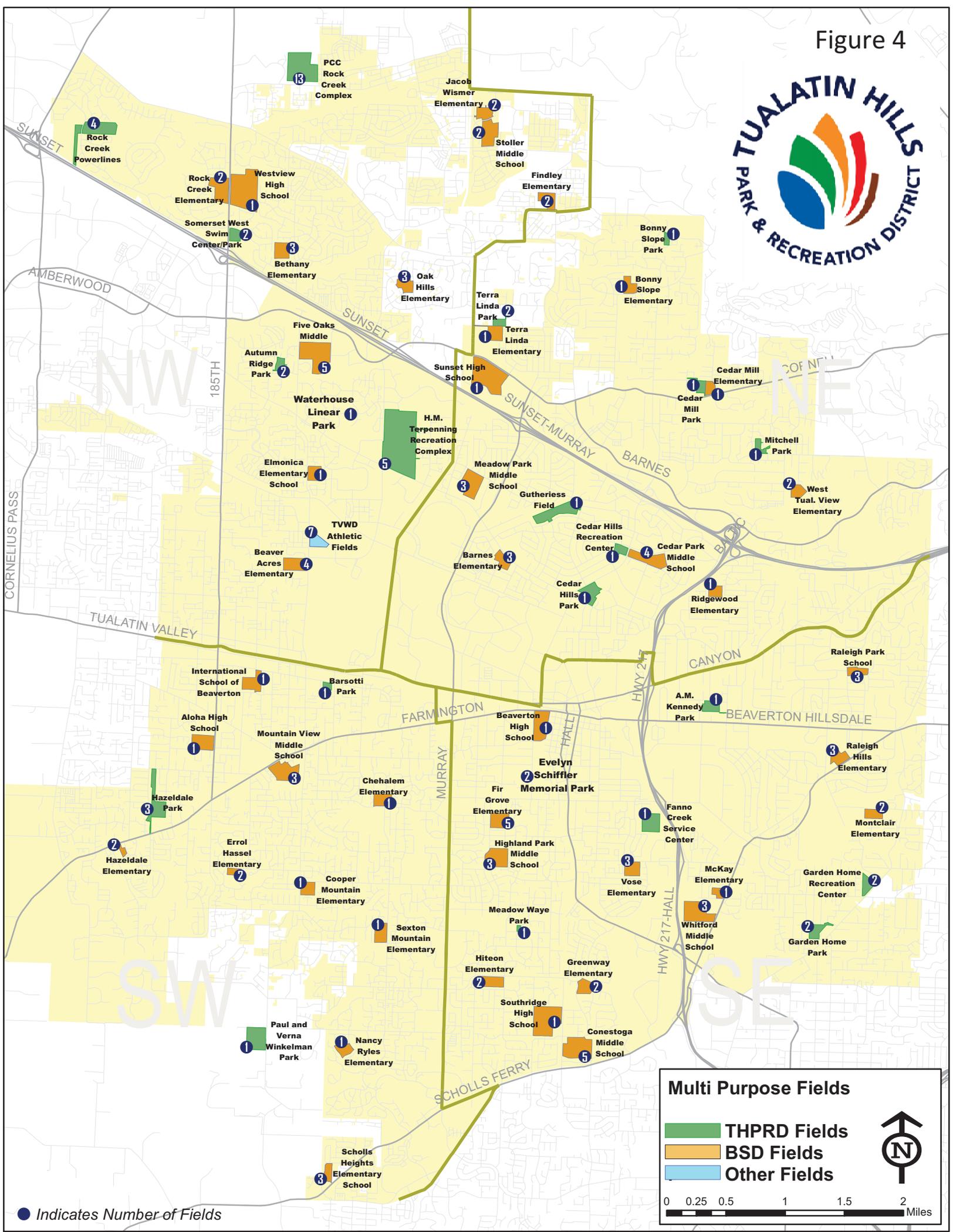



Figure 4



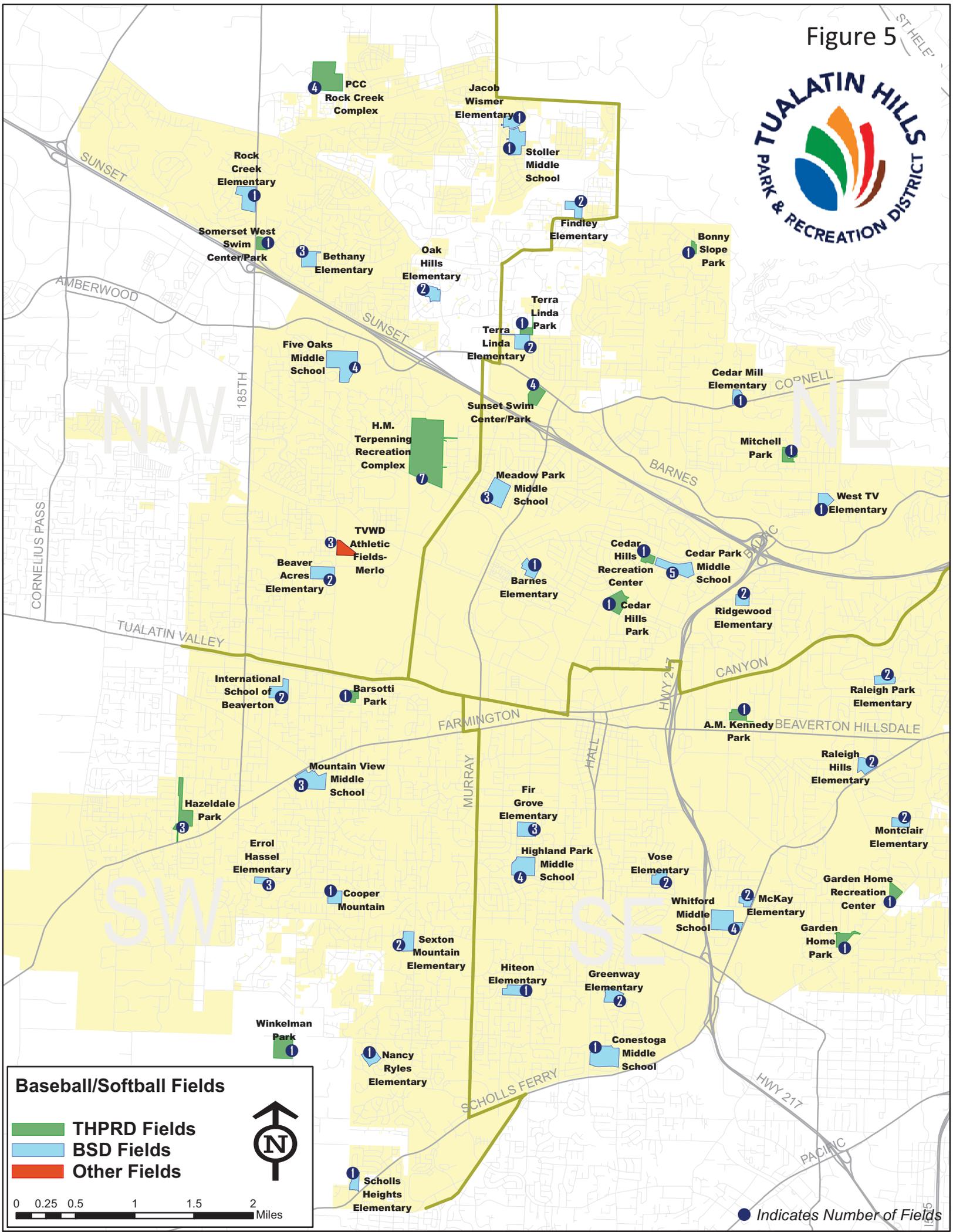
● Indicates Number of Fields

Multi Purpose Fields

- THPRD Fields
- BSD Fields
- Other Fields

0 0.25 0.5 1 1.5 2 Miles

Figure 5



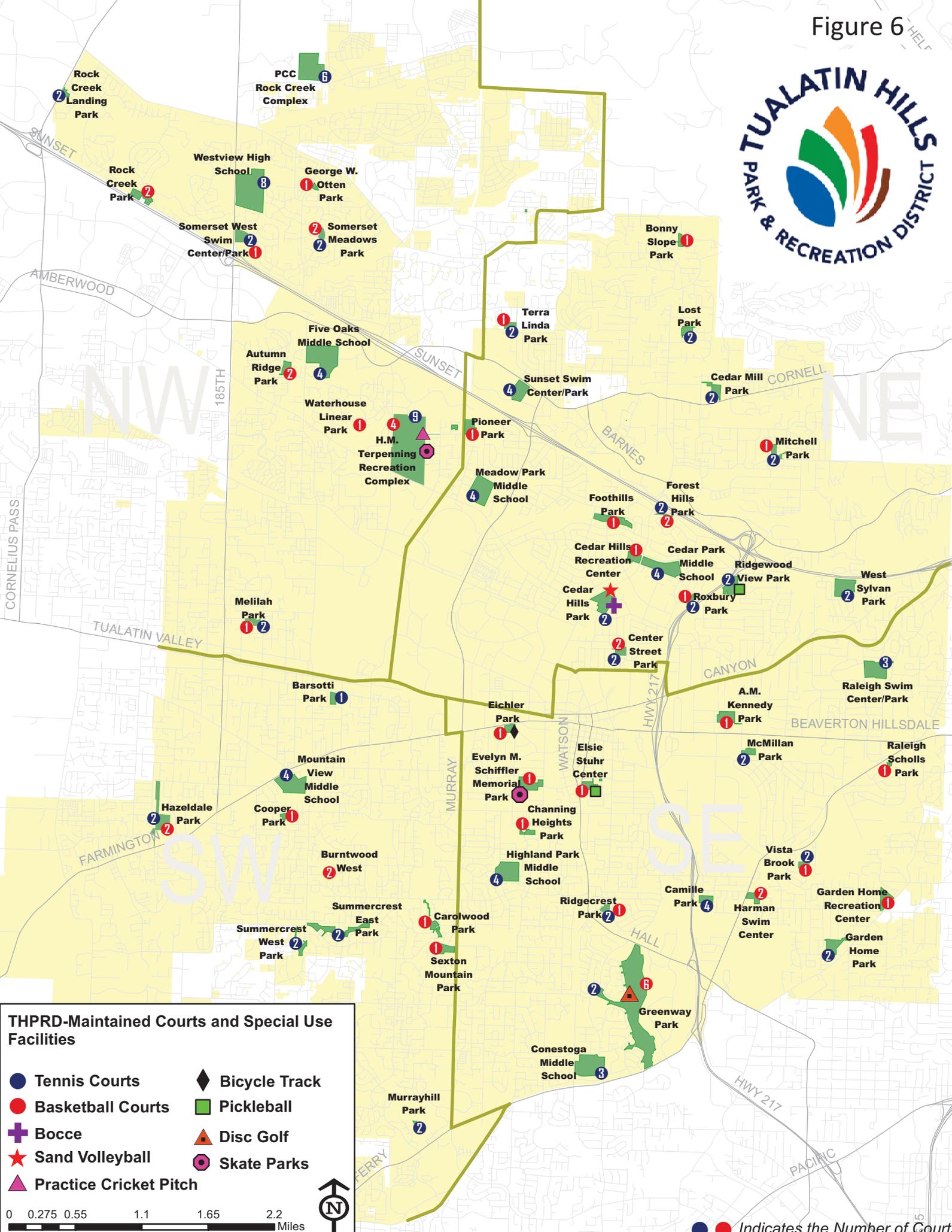
Baseball/Softball Fields

- THPRD Fields
- BSD Fields
- Other Fields



● Indicates Number of Fields

Figure 6



THPRD-Maintained Courts and Special Use Facilities

- Tennis Courts
- Basketball Courts
- + Bocce
- ★ Sand Volleyball
- ▲ Practice Cricket Pitch
- ◆ Bicycle Track
- Pickleball
- ▲ Disc Golf
- Skate Parks

0 0.275 0.55 1.1 1.65 2.2 Miles

↑ N

● ● Indicates the Number of Courts

Table 3

THPRD Athletic Facilities and Sites

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

	Quadrant	Multipurpose Turf Fields	Multipurpose Grass Fields	Baseball & Softball Fields	Tennis Courts	Basketball Courts	Outdoor Pools	Amenities							
								Parking Lot Capacity	Restrooms		Concessions		Water		
									Perms.	Seas.	Yr-Round	IR	QC	DF	Other
Sports Complexes															
Portland Community College (PCC) - Rock Creek	NW	2	1	4	6			240	2	1	1	X	X	X	Maintenance Yard
H.M. Terpenning Complex	NW	2	3	7	9	4		360	2	7	4	X	X	X	Cricket Pitch 2 Skate Parks
Mt. View Middle School *Future Site	SW		3	3											
Parks															
A.M. Kennedy Park	SE		1	1		1		On Street			1	X	X	X	
Autumn Ridge Park	NW		2			2				1		X	X	X	
Barsotti Park	SW		1	1	1 * youth court			15		1		X	X	X	
Bonny Slope Park	NE		1	1		1					1	X	X	X	
Burntwood Park	SW					2					1	X	X	X	
Camille Park	SE				4						1	X	X	X	
Carolwood Park	SW					1						X	X	X	
Cedar Hills Park	NE		1	1	2			30			1	X	X	X	2 Sand volleyball 3 Bocce
Cedar Hills Recreation Center	NE		1	1		1				1		X	X	X	
Cedar Mill Park	NE		1		2					1		X	X	X	
Center Street Park	NE				2	2						X	X	X	
Channing Heights Park	SE					1						X	X	X	
Cooper Park	SW					1						X	X	X	
Eichler Park	SE					1				1		X	X	X	Bicycle Track
Elsie Stuhr Center	SE					1						X	X	X	Pickle Ball
Evelyn Schiffer Memorial Park	SE		2			1					2	X	X	X	
Fanno Creek Service Center	SE	1										X	X	X	
Foothills Park	NE					1					1	X	X	X	
Forest Hills Park	NE				2	2						X	X	X	
Garden Home Park	SE		2	1	2						1	X	X	X	
Garden Home Recreation Center	SE		2	1		1				1		X	X	X	
George Olten Park	NW					1						X	X	X	
Greenway Park	SE				2	6					1	X	X	X	
Gutherless Field	NE		1									X	X	X	
Harman Swim Center/Park	SE					2						X	X	X	
Hazeldale / Rosa Park	SW		3	3	2	2				2		X	X	X	
Jackie Husen Park	NE										1	X	X	X	
Lost Park	NE				2							X	X	X	
McMillan Park	SE				2							X	X	X	

THPRD Athletic Facilities and Sites

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

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

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

THPRD Athletic Facilities and Sites

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

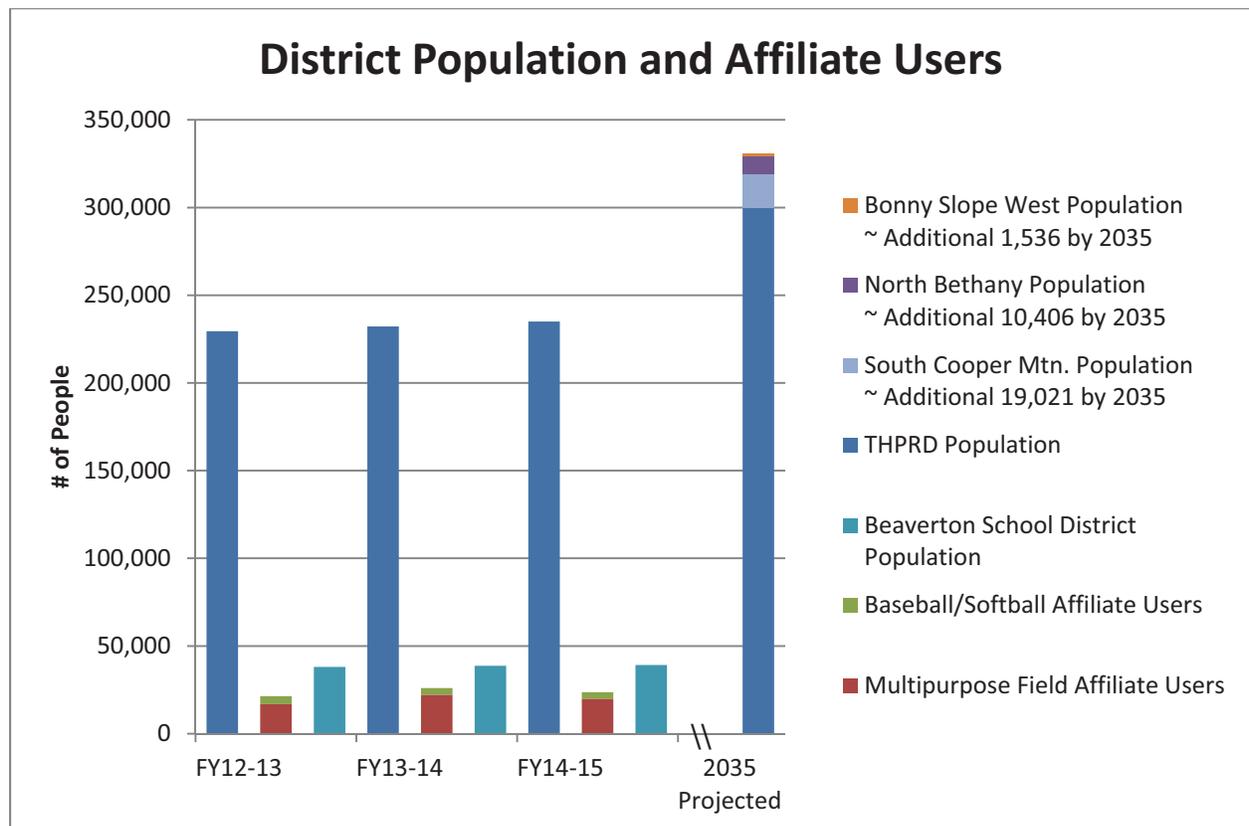
	Quadrant	Multipurpose Turf Fields	Multipurpose Grass Fields	Baseball & Softball Fields	Tennis Courts	Basketball Courts	Outdoor Pools	Parking Lot Capacity	Amenities						
									Restrooms	Concessions	Water		Other		
											Perms.	Seas.		Yr-Round	IR
Cooper Mountain	SW		1	1									X	X	
Elmonica	NW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

7.0 Capacity, Use, and Demand

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

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

Figure 7



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

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

Figure 8

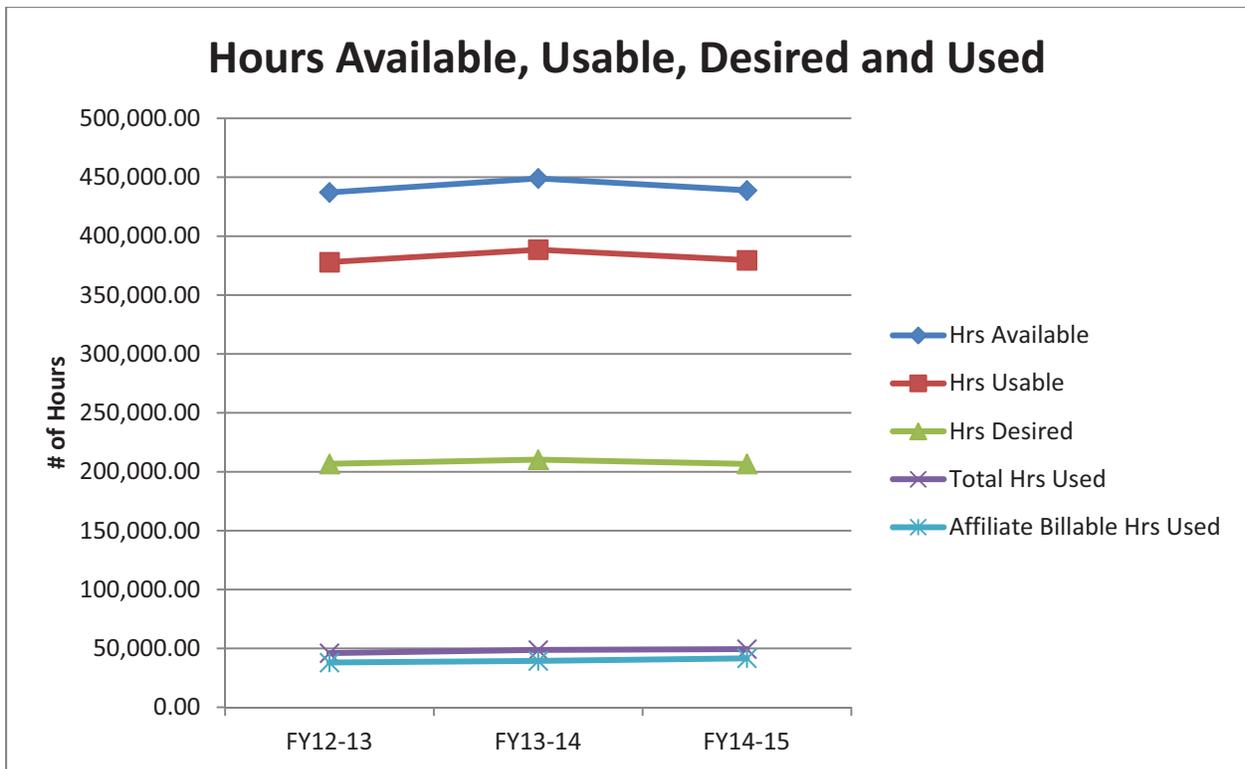
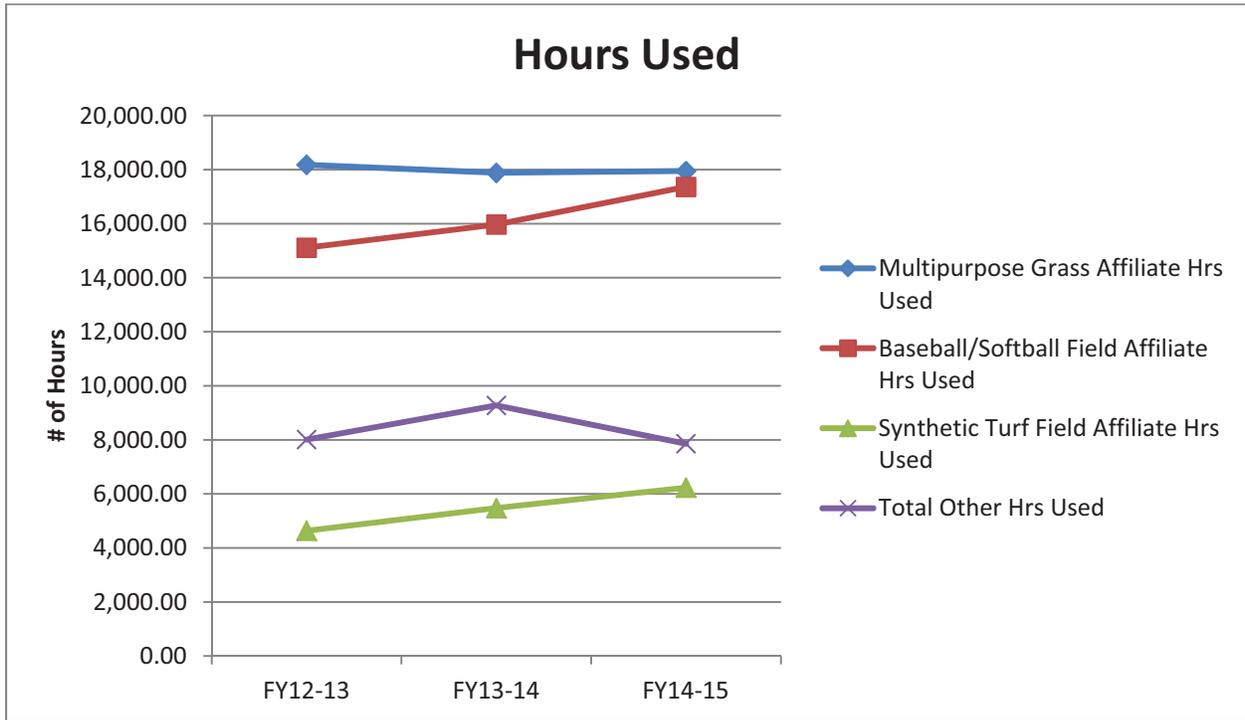


Figure 9



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



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

Table 4

Affiliate Users and Affiliate Billable Hours Used by Sport

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

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



8.0 Future Conditions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9.0 Community Input on Facility Needs and Use

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

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

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

- Is a neighborhood meeting required?
- Decision making authority

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

10.0 Meeting Future Athletic Facility Needs Cost-Effectively

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

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

11.0 Future Athletic Facilities Through Land Acquisitions

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

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

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

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

12.0 Partnerships and Shared Use Intergovernmental Agreements

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

13.0 New and Repurposed Facilities

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

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

Figure 10 on the following page represents the application of THPRD's planning and decision making process around facility development to meet population changes and growing demand. Represented is an aerial view of the Howard M. Terpenning Complex as it stood in 1990 and 2011. Since the original construction began in 1976, much has changed:

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

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

Figure 10

Howard M. Terpenning Complex



HMT aerial view circa 1990



HMT aerial view circa 2011

14.0 Facility Design, Layout Guidelines, and Materials

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

See Appendices for specific diagrams.

THPRD Baseball/Softball Field (Figure 15)
THPRD Soccer Field (Figure 16)
THPRD Lacrosse Field (Figure 17)
THPRD Football Field (Figure 18)
THPRD Rugby Field (Figure 19)
THPRD Tennis Court (Figure 20)

THPRD Pickleball Court (Figure 21)
THPRD Basketball Court (Figure 22)
THPRD Sand Volleyball Court (Figure 23)
THPRD Bocce Court (Figure 24)
THPRD Cricket Pitch (Figure 25)

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

See Appendices for specific diagrams.

Synthetic Turf Profile (Figure 26)
Sand-base Sports Field Profile (Figure 27)
Native Field Profile with Sub-Surface Drainage (Figure 28)
Skinned Clay Infield Profile (Figure 29)
Asphalt Court Profile with Acrylic Surfacing (Figure 30)
Asphalt Court Profile (Figure 31)
Sand Volleyball Court Profile (Figure 32)
Bocce Court Profile (Figure 33)

15.0 Lighting

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

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

16.0 Athletic Facility Amenities and Optional Structures

Amenities and optional structures (i.e., the furnishings and other elements provided in direct support of the athletic facility being developed) are determined through the planning process. The layout standards may be adjusted to adhere to project or site-specific conditions as determined by the design team. THPRD will consider recommendations and standards identified in the Parks Functional Plan for amenities. Facility amenities should take into consideration use of color schemes that promote easy visibility and/or contrast from adjacent park features. The following series of photos on pages 34-35 represent the standard furnishings used in THPRD athletic fields, and photos on page 36 depict optional structures in support of athletic facilities.

- Bleachers
- Player benches
- Trash/Recycling receptacles
- Drinking fountains
- Signage: Refer to the THPRD Signage Master Plan for additional details
- Restrooms – permanent and portable
- Concessions
- Dugouts
- Storage

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

Standard Furnishings

Bleachers



Player Benches



Trash Receptacles



Recycling Receptacles



Drinking Fountain



Kiosk



Standard Furnishings Signage

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



**Athletic Center
503/629-6330**

**Synthetic Turf
Field 2**

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

The following are prohibited inside
the fenced area:

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

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



**Field Use
By Permit Only**

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

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

**USO DEL CAMPO SOLO
CON PERMISO**

Si lo usa sin autorización se le pedirá
que se retire. Los permisos serán
chequeados y verificados.

Violators subject to exclusion and/or fine.



Standard Structures

Restrooms



Portable Enclosure



Portable Enclosure



Concessions



Dugouts



Storage



17.0 Department Involvement, Design, and Review

All facility designs involve a design team, which is an advisory group consisting of representatives from each internal stakeholder department, and consultants. These teams are created for the purpose of informing the design process. Review of design drawings and specifications typically takes place during the design development and construction documentation phases. Comments are incorporated into the design documents before and after the community input process (refer to section 9.0, page 28 of this plan for more details).

18.0 Athletic Facility Assignment Priorities, Tiered System

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

Athletic facilities are assigned by facility type with priority based on THPRD's five (5) tiered system, unless superseded by an IGA (see section 4). These tiers, in order of priority, are:

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

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

19.0 Maintenance Standards

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

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

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

Maintenance Standards



Finished



20.0 Funding

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

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

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

Figure 11

Cost Recovery Pyramid Methodology



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

Ongoing operational costs (including maintenance and scheduling) of athletic facilities that are reserved for individual use or group use (reservations) and designated athletic fields (reserved for use) are offset through rental fees or field use fees. These athletic facilities are considered

Tier III or Tier IV and include sports complexes, synthetic turf fields, and monitored facilities. Fees are set in accordance with cost recovery targets and are adjusted annually to match inflation or changes to levels of service.

Facility funding methods include:

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

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

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

General Fund Capital

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

System Development Charges

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

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

Grants

Multiple grant opportunities exist to fund athletic facility improvements, in part or wholly. Grant sources include private foundations, such as the United States Tennis Association, and

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

Donations

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

General Obligation or Revenue Bond Funding

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

21.0 Measuring Our Results

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

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

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

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

1. Staff time per hour used

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



22.0 Recommendations: 2015-2020

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

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

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

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

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

Table 5

Completed projects, 2008 Bond measure

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

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

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

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

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

Significant factors and considerations influencing these recommendations include:

Use trends:

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

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

Figure 12

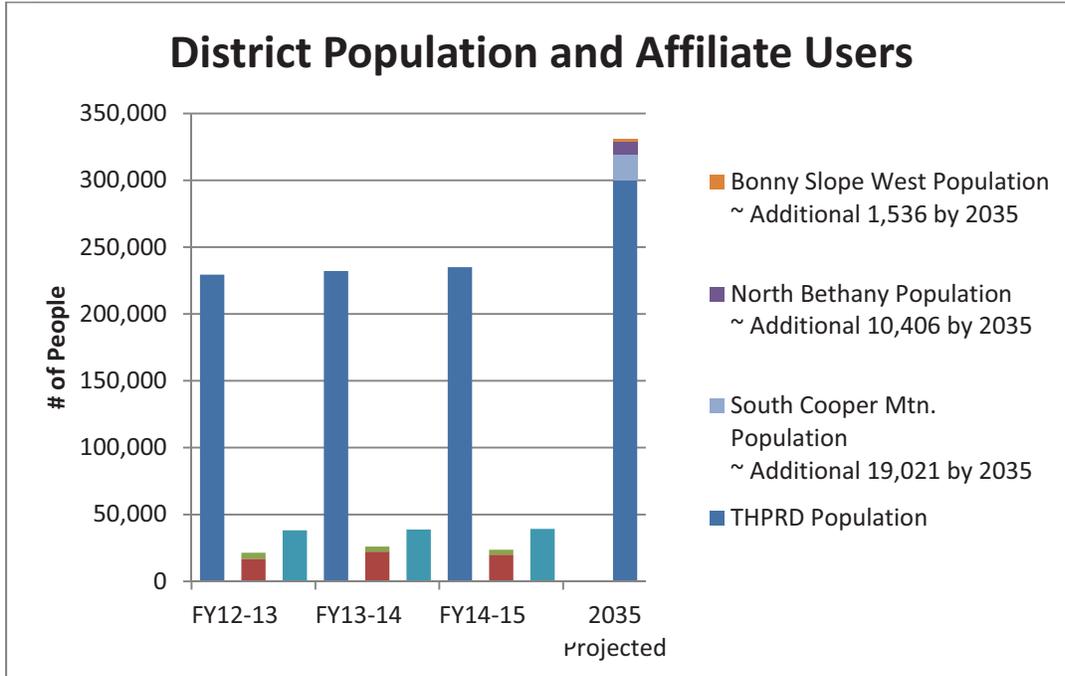


Figure 13

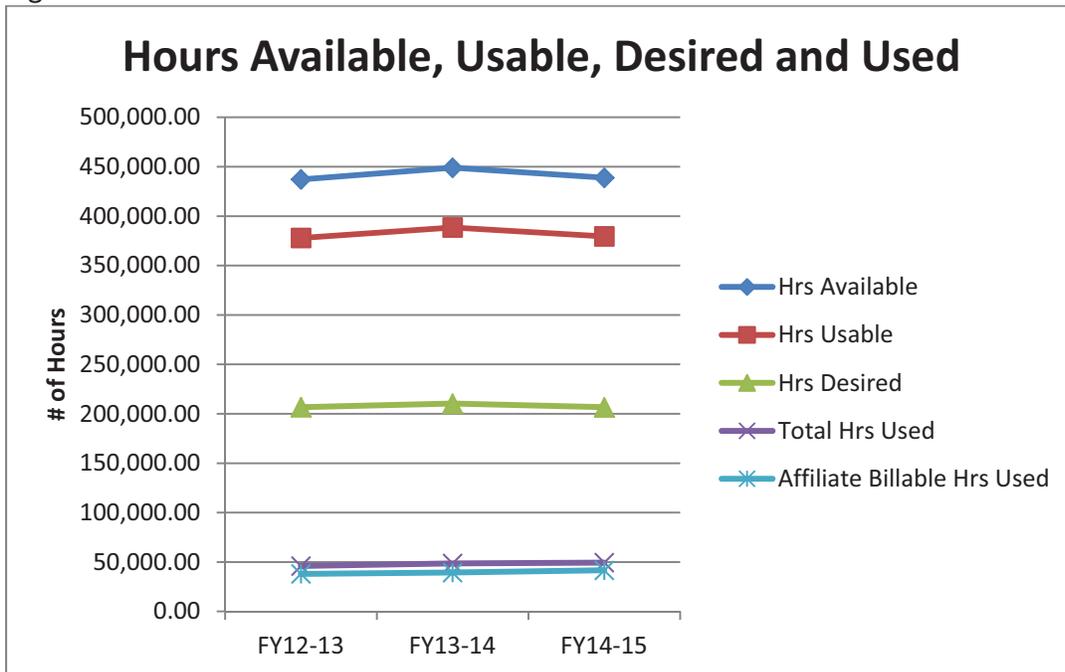


Figure 14

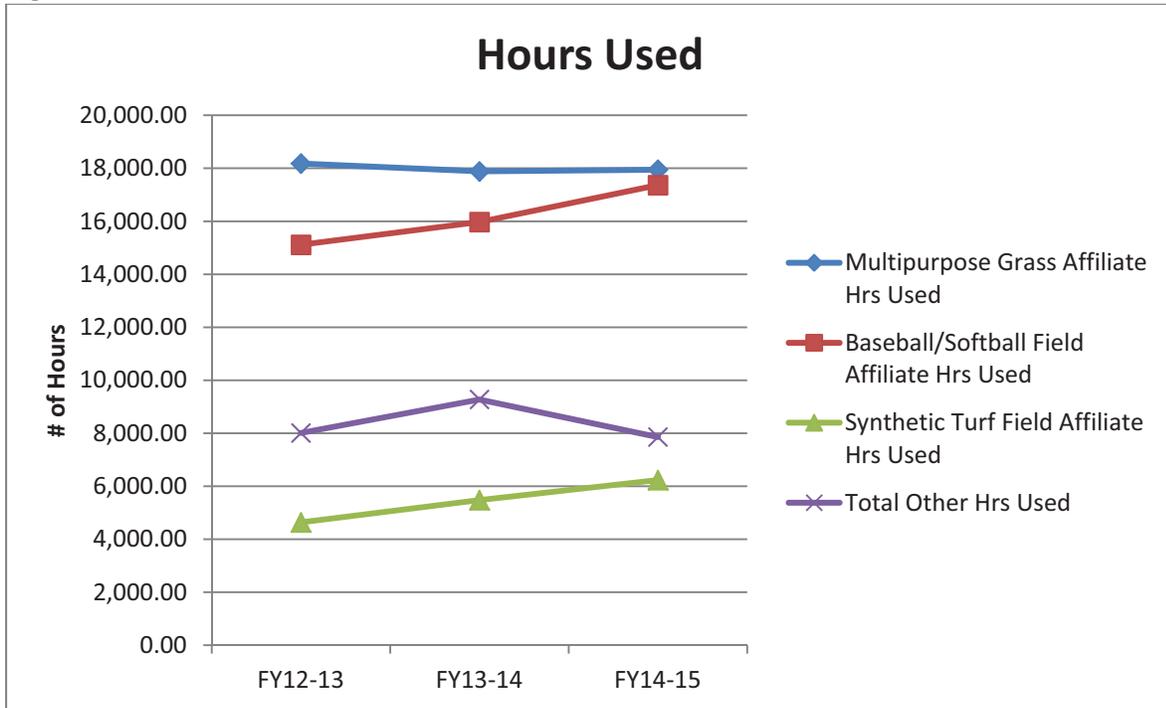


Table 6

Affiliate Users and Affiliate Billable Hours Used by Sport

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

Access

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

Access for All Initiative

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

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

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

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

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

Cost Recovery

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

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

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

Recommendations: General Action Steps

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

Examples include but are not limited to:

- a. Location is in an identified area of demand for facilities
- b. Location or facility meets a defined need
- c. Location or facility provides a new service

2. THPRD will continue to evaluate and track the use of all athletic facilities.

Examples include but are not limited to:

- a. Determine levels of use and identify efficiencies of assignment
- b. Review assignment process to increase access for adults and non-traditional sports
- c. Assist in identifying levels of demand or surplus capacity
- d. Maintain the ratio of population to facility availability
- e. Identify facilities that can be repurposed or moved to a lower level of service

3. THPRD will track the relationship of facility use fees and resulting changes in demand or use to assist with projecting future needs.

- a. Increase use of targeted facilities to assist with improving cost recovery

4. THPRD will evaluate the permitted athletic facility assignment procedures.

- a. Maximize use of synthetic turf fields
- b. Maximize use of facilities with lights
- c. Maximize use of athletic facility locations with multiple fields for efficiency

5. THPRD will consider how every decision or plan related to athletic facilities addresses Access for All goals or advances Access for All priorities.

6. THPRD will routinely check in with other community experts and partners to determine gaps in services.

- a. Use this information to prioritize planning and the use of athletic facilities
- b. Identify and evaluate opportunities to partner on athletic facilities and programs

Recommendations: Priority Action Steps

7. THPRD will develop a system of collecting and tracking the use of tennis courts, basketball courts, and other special use facilities, in parks or at non-monitored facilities.

- a. Define the demand for, and determine the appropriate locations for repurposing or redevelopment of existing facilities to expand services in a cost effective manner

8. THPRD will complete planning and construct the balance of the athletic facilities identified in the 2008 funding measure.
 - a. NW quadrant multipurpose grass youth athletic field, TBD
 - b. SW quadrant multipurpose grass youth athletic field, Living Hope Church
9. THPRD will increase athletic facility allocation for non-mainstream sports.
 Cricket is currently assigned one day a week at one location. The sport is in demand among an identified underserved ethnic population.
 - a. Assure that the double wide synthetic turf field at the SW quadrant Community Park can accommodate cricket play
 - b. Review scheduling practices to provide time for cricket at the PCC Rock Creek Recreation Facility in the NW quadrant
10. THPRD will continue to monitor and track all local, regional, and national sports and activity trends.
 - a. Identify underserved population needs related to athletic facilities
 - b. Identify non-mainstream sports facility demand
 - c. Identify trends that require advance planning to develop, repurpose, or redevelop athletic facilities
 - d. Identify opportunities to increase use, or add new uses, of athletic facilities
11. THPRD will address growth in the North Bethany planning area. (NE quadrant)
 The North Bethany planning area is growing at a faster rate than was previously anticipated. This planning area is estimated to see a population growth of 10,721 residents and 5,000 housing units in the next 20 years.
 - a. Identify and execute partnerships to provide two baseball and softball fields that provide 3,954 hours of available time and two youth multipurpose grass athletic fields that provide 3,658 hours of multipurpose athletic field capacity.
 - b. Develop full sized athletic field or fields on THPRD property that will yield 5,096 hours of multipurpose athletic field capacity.
 - c. Develop one youth multipurpose grass athletic field on THPRD property that will yield 1,829 hours of multipurpose athletic field capacity.
 - d. Provide space in all new park developments for athletic facilities and amenities through the planning process. These include but are not limited to: tennis, volleyball, basketball, and casual use.
 - e. Consider assuming operations of the Springville K-8 multipurpose grass youth athletic field.
12. THPRD will address planned growth in the South Cooper Mountain planning area. (SW quadrant)
 The South Cooper Mountain planning area is in the initial stages of development with an estimated population of 19,021 and between 2,900 and 3,530 housing units by 2035.

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

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

Glossary

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

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

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

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

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

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

Appendices

Layout Guidelines

- Figure 15: Baseball/Softball Dimensions
- Figure 16: Soccer Field Dimensions
- Figure 17: Lacrosse Field Dimensions
- Figure 18: Football Field Dimensions
- Figure 19: Rugby Field Dimensions
- Figure 20: Tennis Court Dimensions
- Figure 21: Pickleball Court Dimensions
- Figure 22: Basketball Court Dimensions
- Figure 23: Sand Volleyball Court Dimensions
- Figure 24: Bocce Court Dimensions
- Figure 25: Cricket Pitch Dimensions

Athletic Facility Profiles

- Figure 26: Synthetic Turf Profile
- Figure 27: Sand Base Sports Field
- Figure 28: Native Field with Sub-surface Drainage
- Figure 29: Skinned Clay Infield Detail
- Figure 30: Asphalt Court Sections with Acrylic Surfacing
- Figure 31: Asphalt Court Section
- Figure 32: Sand Volleyball Court Section
- Figure 33: Bocce Court Profile

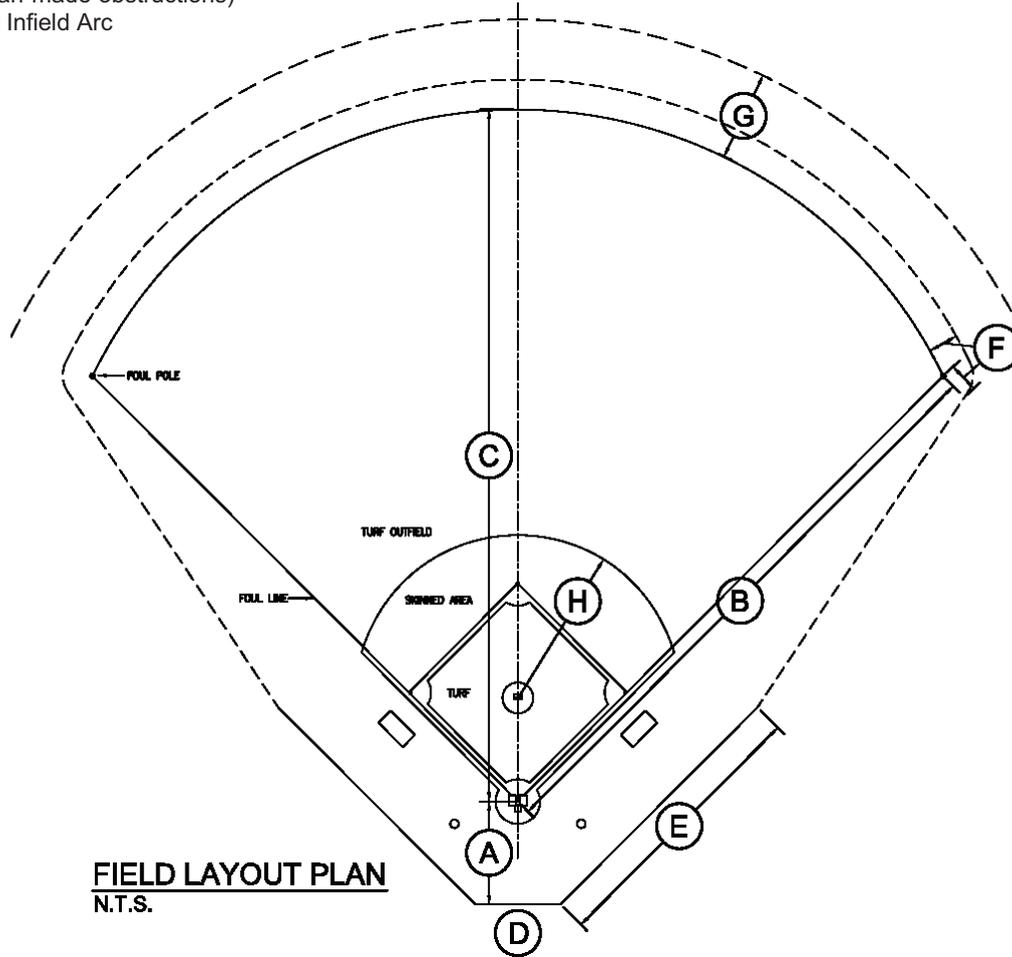
Baseball/Softball Field Dimensions

Figure 15



Key for THPRD baseball standards:

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



Baseball/Softball Fields

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

Typical Field Programming: Season

Spring / Summer

Program

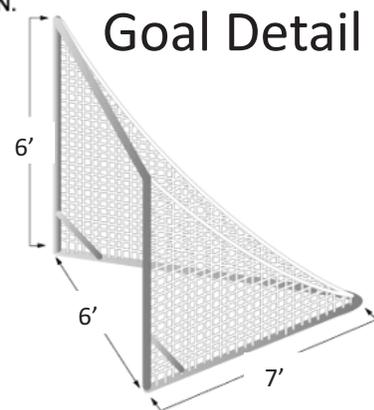
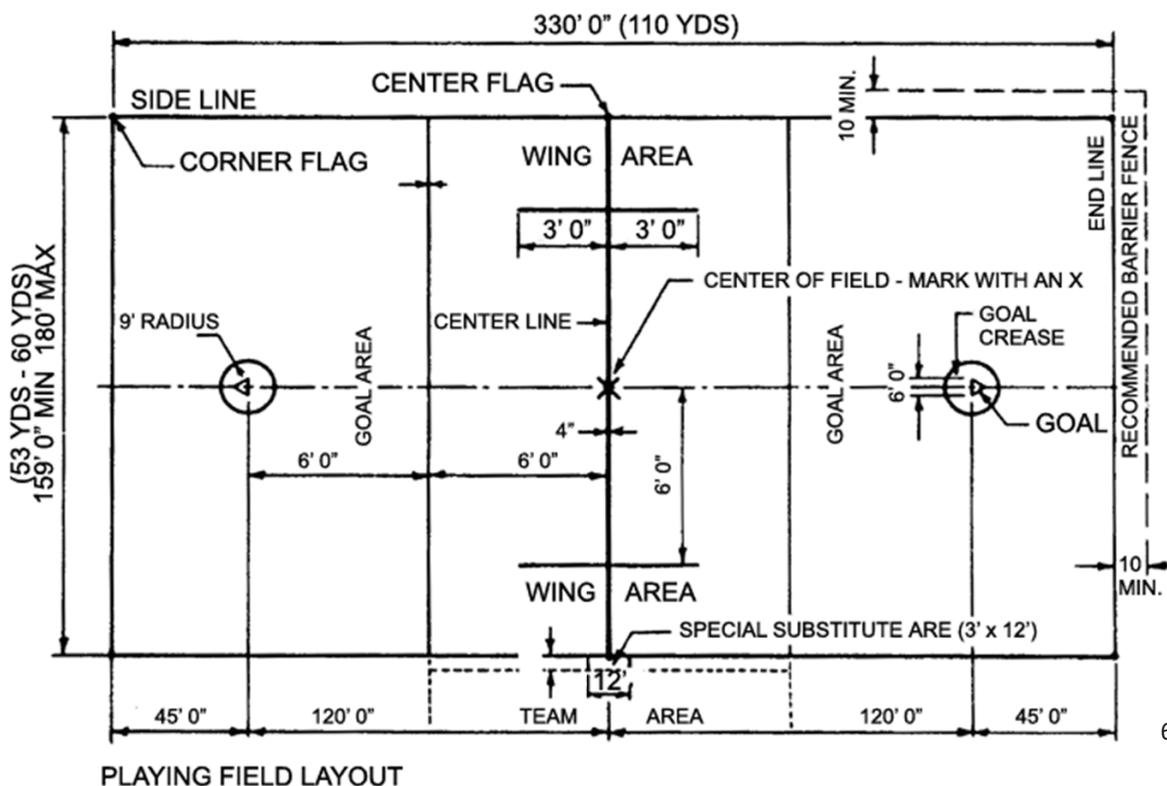
Baseball / Softball

Notes:

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

Figure 17

Lacrosse Field Dimensions



Lacrosse Fields

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

Typical Field Programming:

Season

Winter
Spring / Summer

Program

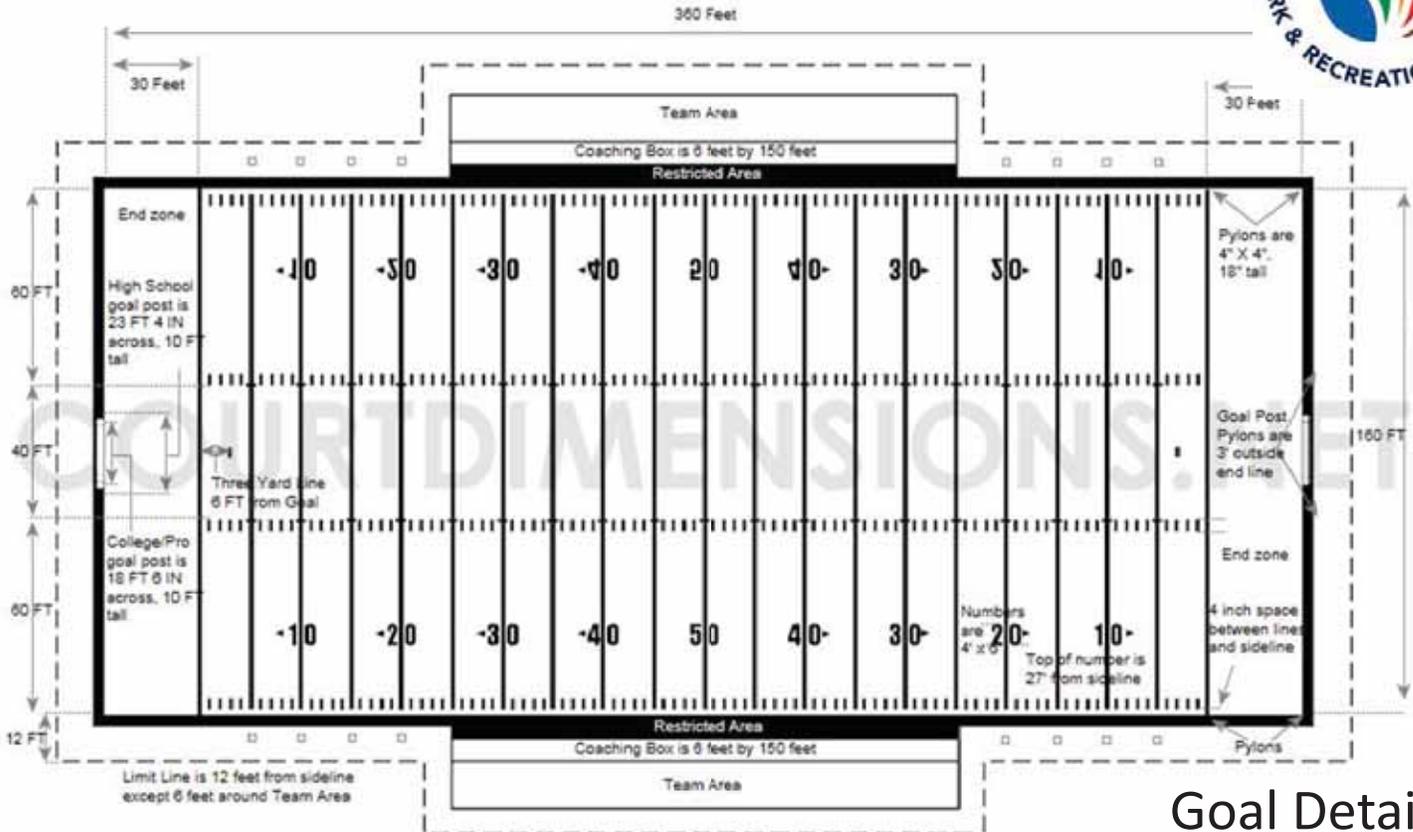
Lacrosse / Rugby
Lacrosse / Soccer

Notes:

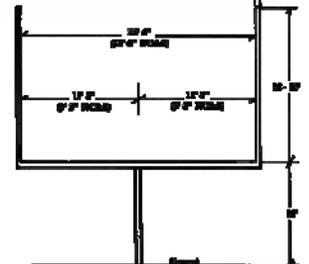
- 1) Provide a minimum 12' buffer between double fields. Increase distance whenever possible to accommodate teams.
- 2) Both boys and girls lacrosse prefer 15' clear end line run-outs. A full size soccer field can accommodate a girls preferred size if portable soccer goals are pushed back off the field.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

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

Football Field Dimensions



Goal Detail



Football Fields

Field Type	User Group	Minimum Field Size	Optimum Field Size	Side Lines	End Line Run Out	Optimum w/ Run Outs
Small Full Size			160' x 360'	6'	12'	172' x 384'

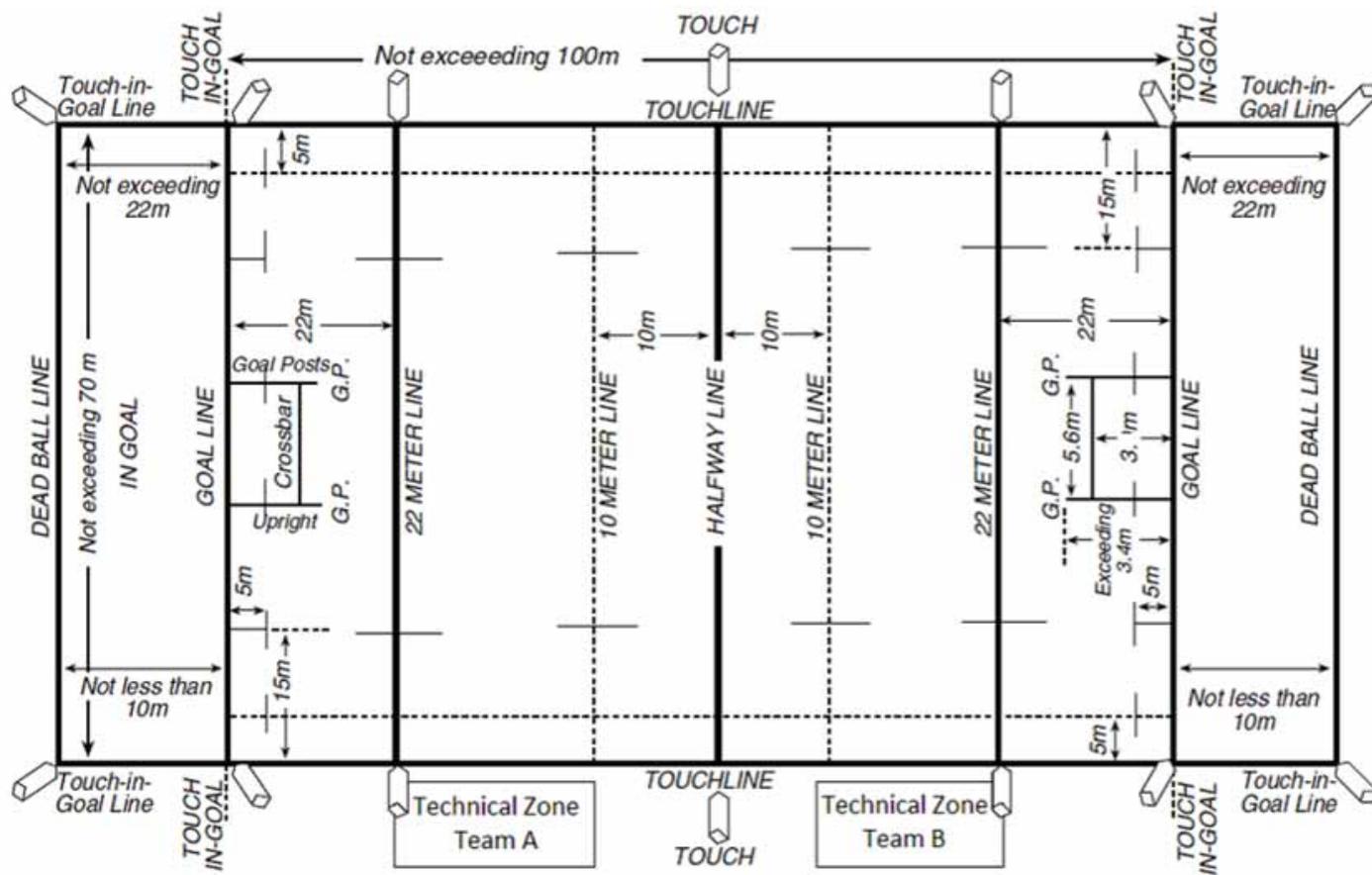
Typical Field Programming: Season Fall Program Football / Soccer

- Notes:**
- 1) Provide a minimum 12' buffer between double fields. Increase distance whenever possible to accommodate teams.
 - 2) Field design shall include space on both sides of the field for spectators and teams.
 - 3) Irrigation/drainage system boxes and vaults shall be located outside the field of play whenever possible. This includes side line and end line run out zone. If boxes or vaults are located within these areas, they must be located a minimum of 4" below grade.

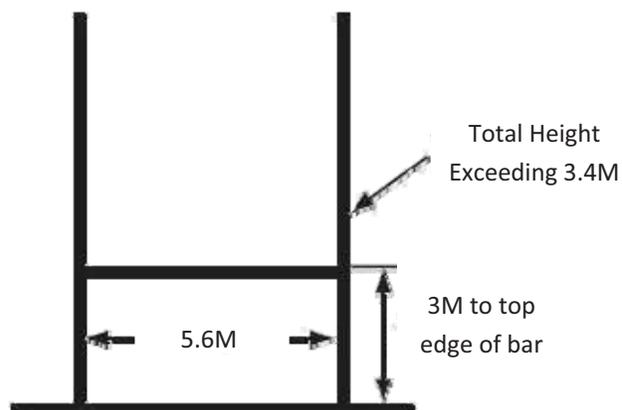
As a general rule a playing field shall have a minimum safety zone of 6' at side lines and 10' at end lines. Synthetic field fencing shall considering adequate space for safety, field uses, spectators, teams and maintenance access. Run outs, side lines and end lines may be adjusted to accommodate property owner standards.

Field image source: www.courtdimensions.net
 Goal image source: turf.missouri.edu

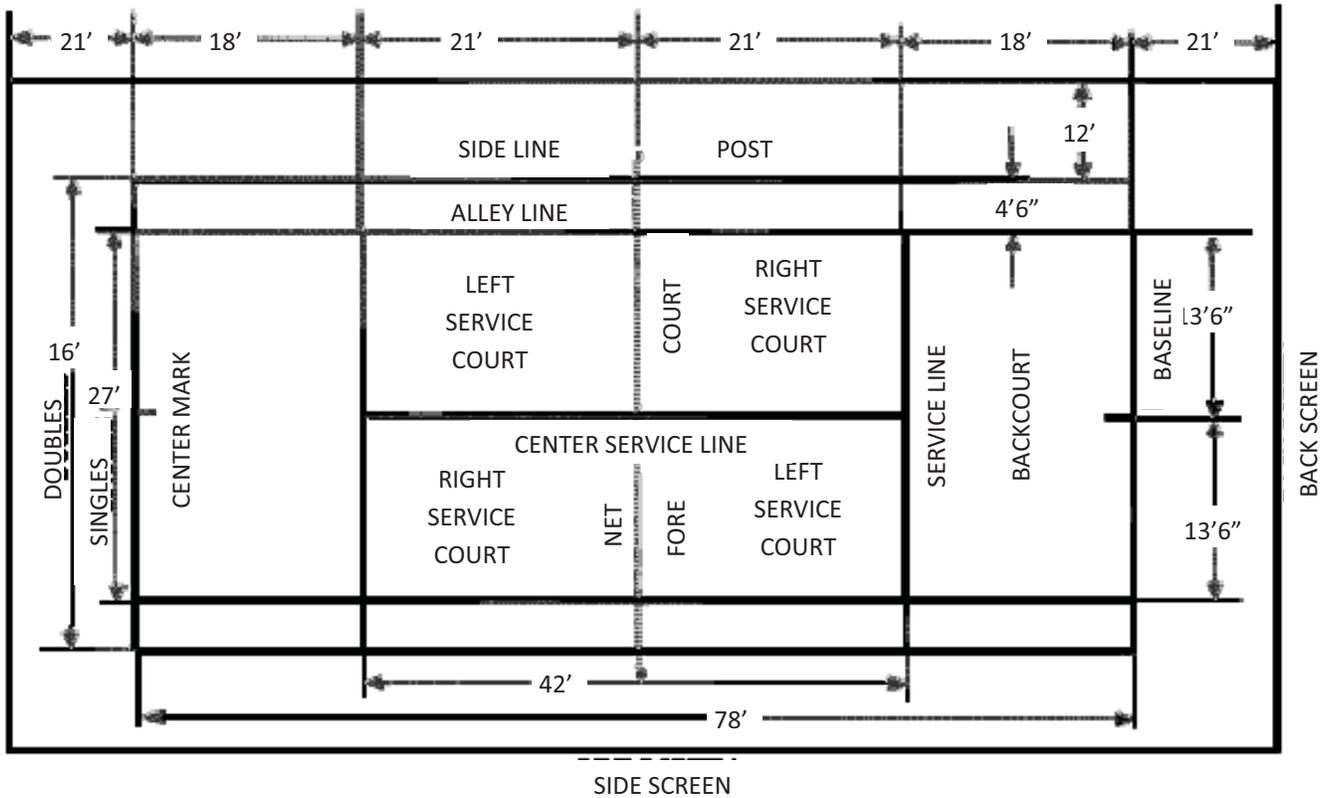
Rugby Field Dimensions



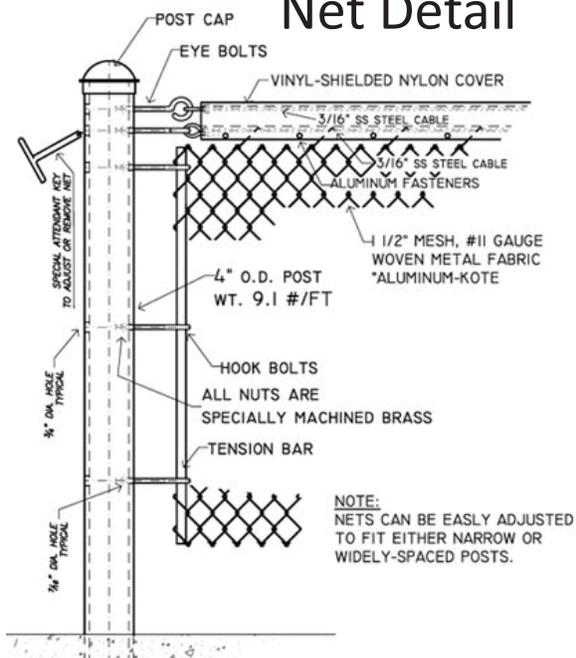
Goal Detail



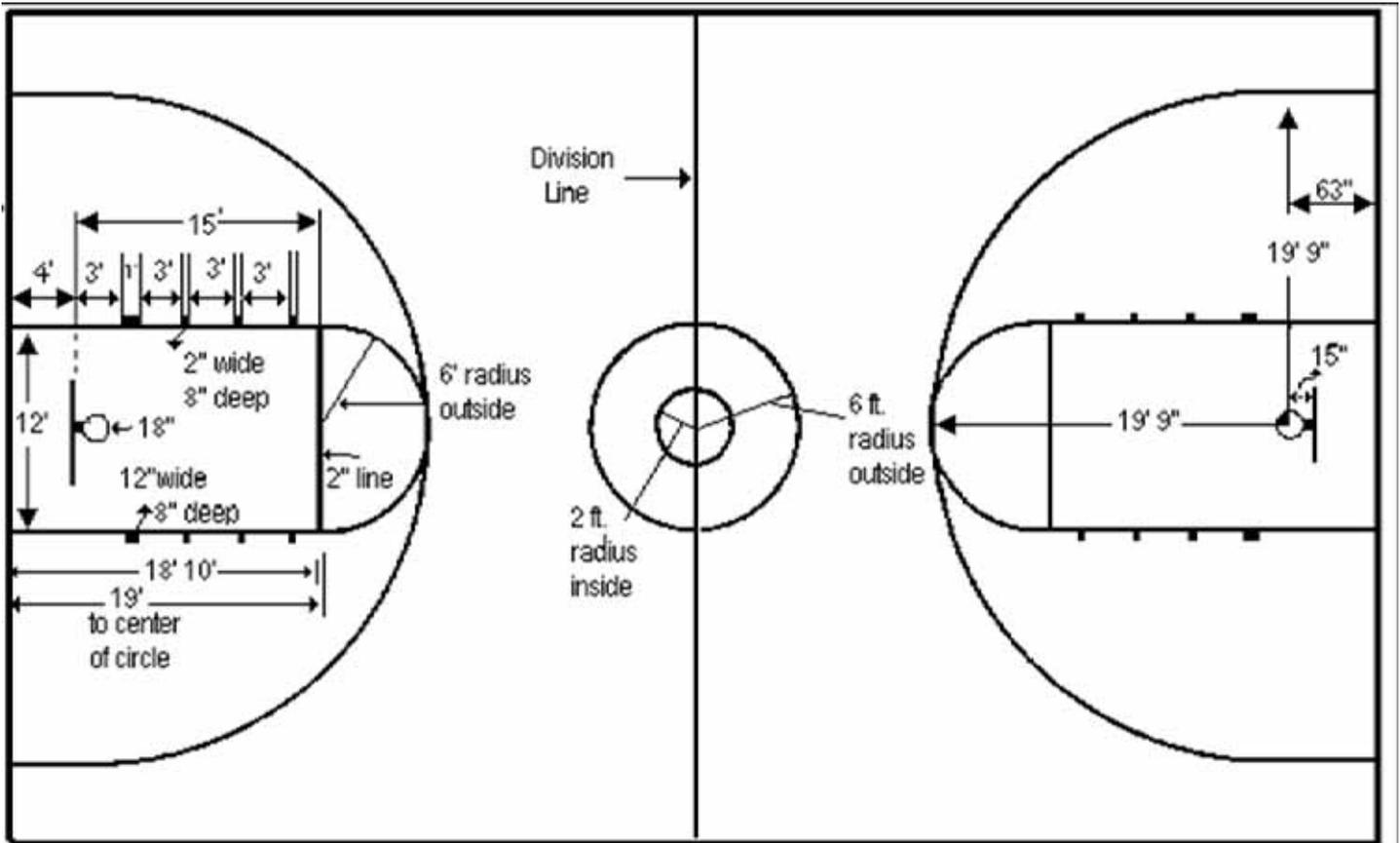
Tennis Court Dimensions



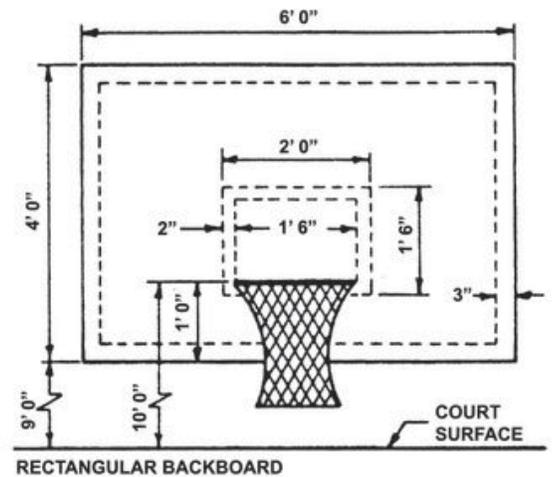
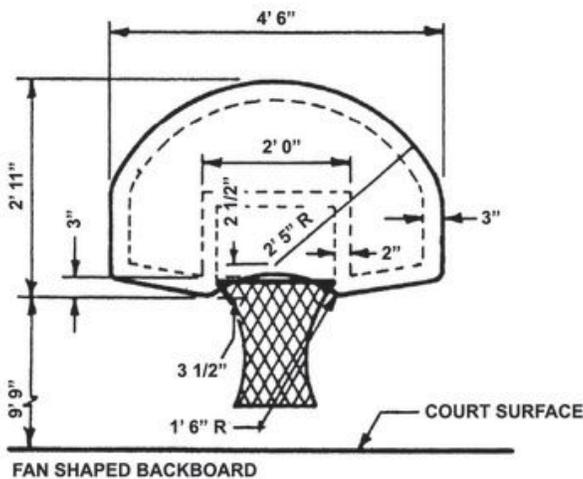
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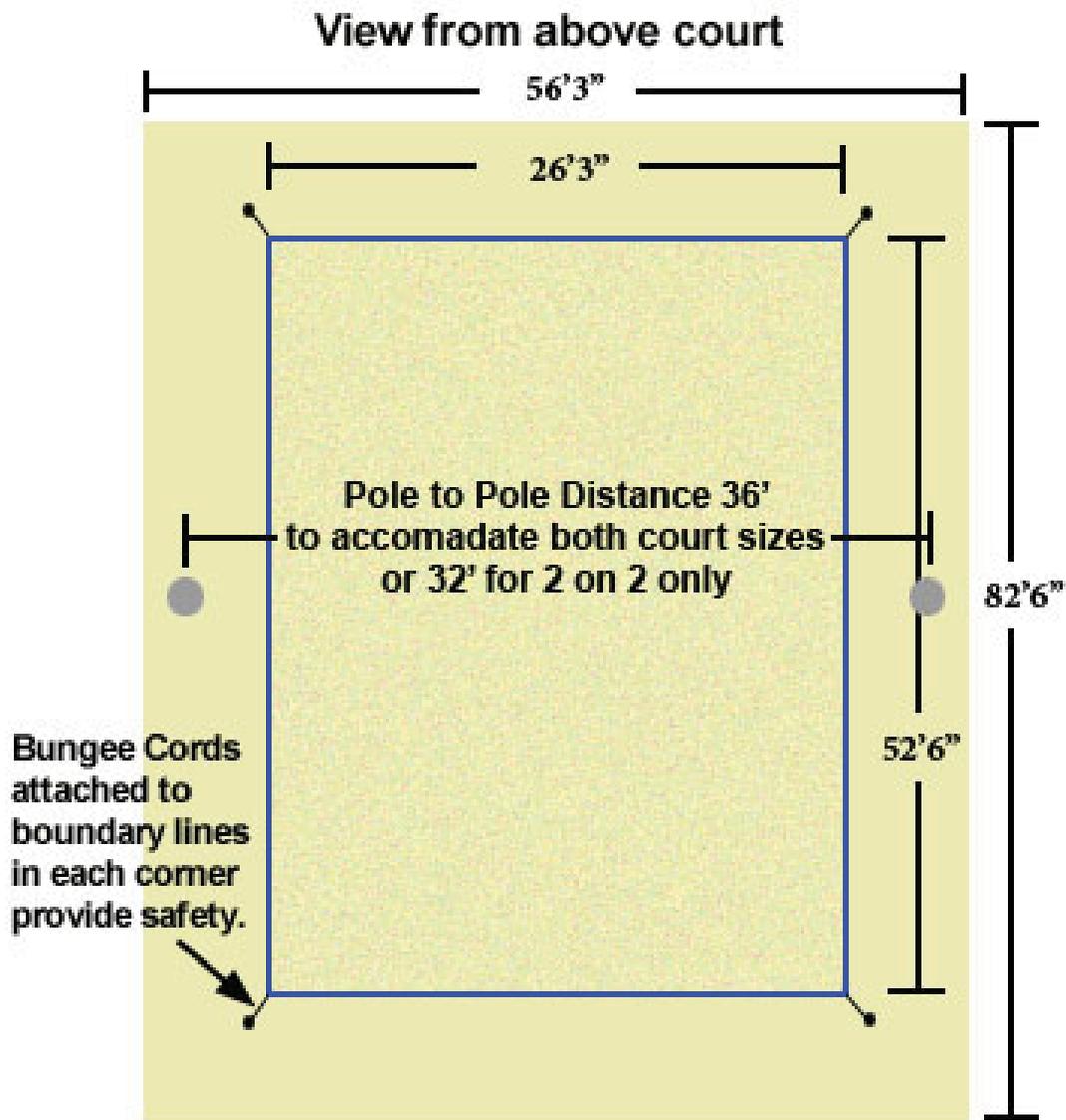
Basketball Court Dimensions



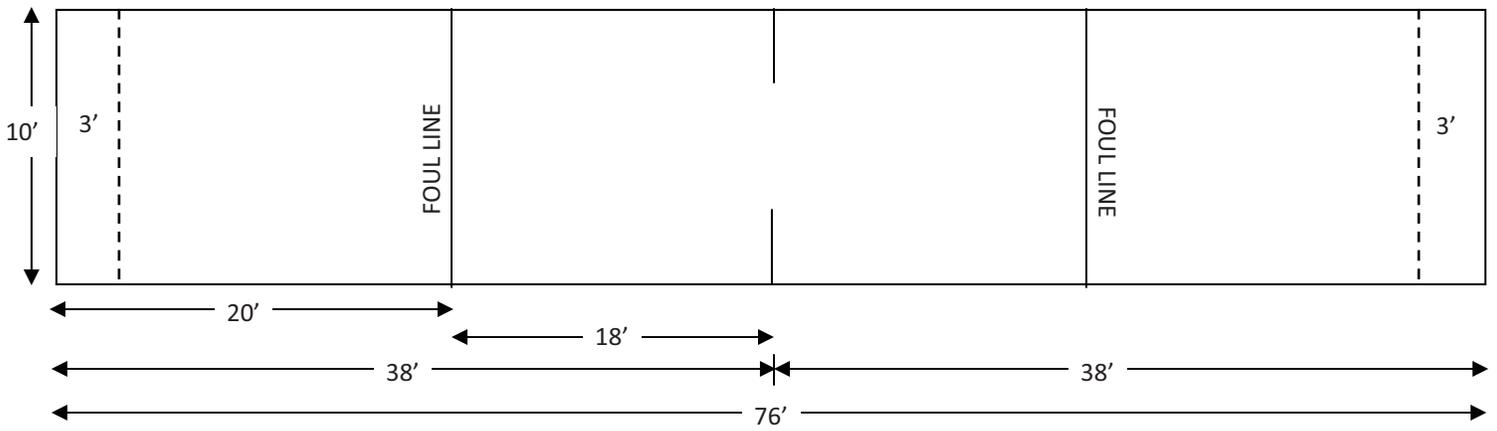
Net Detail



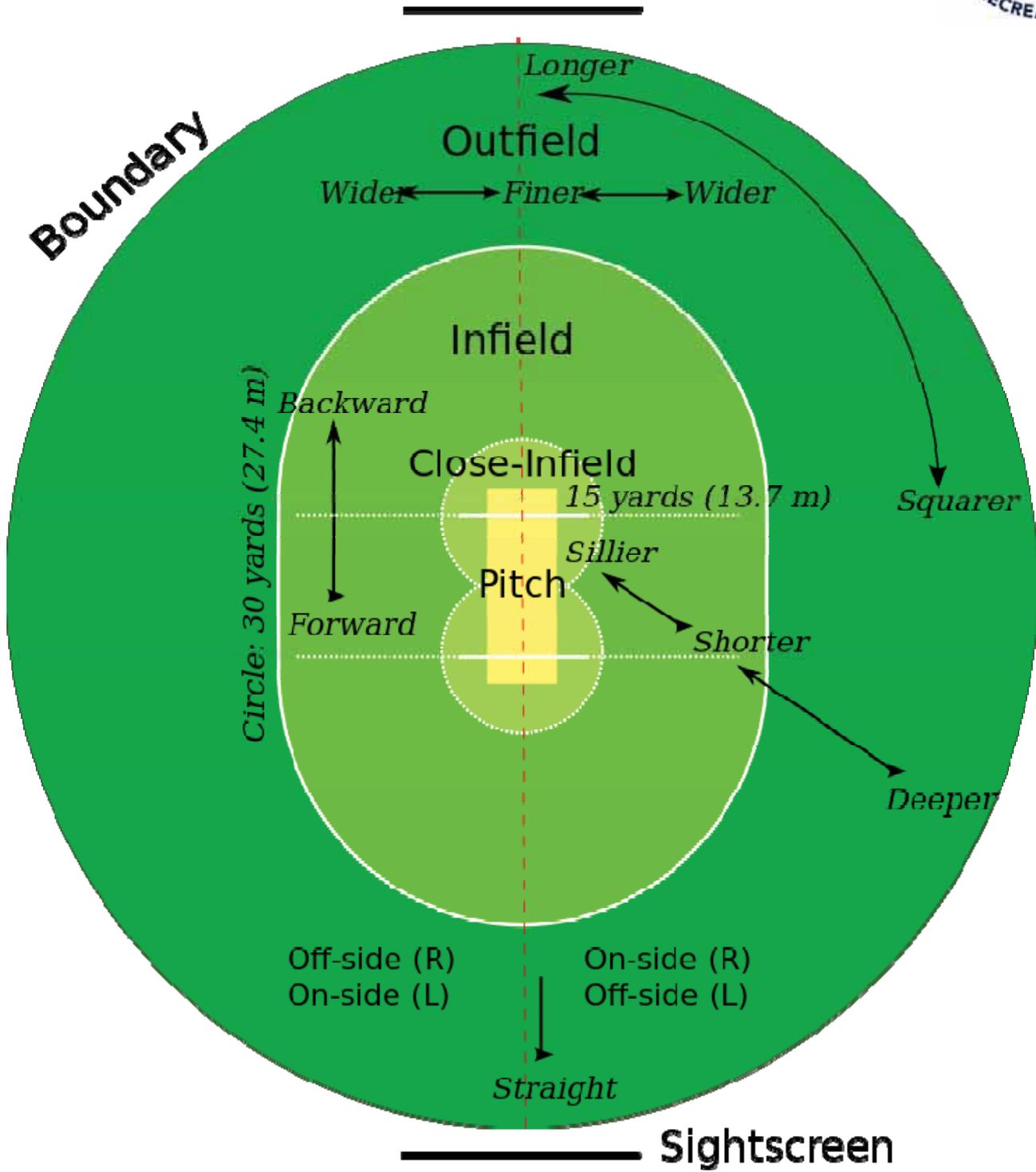
Sand Volleyball Court Dimensions

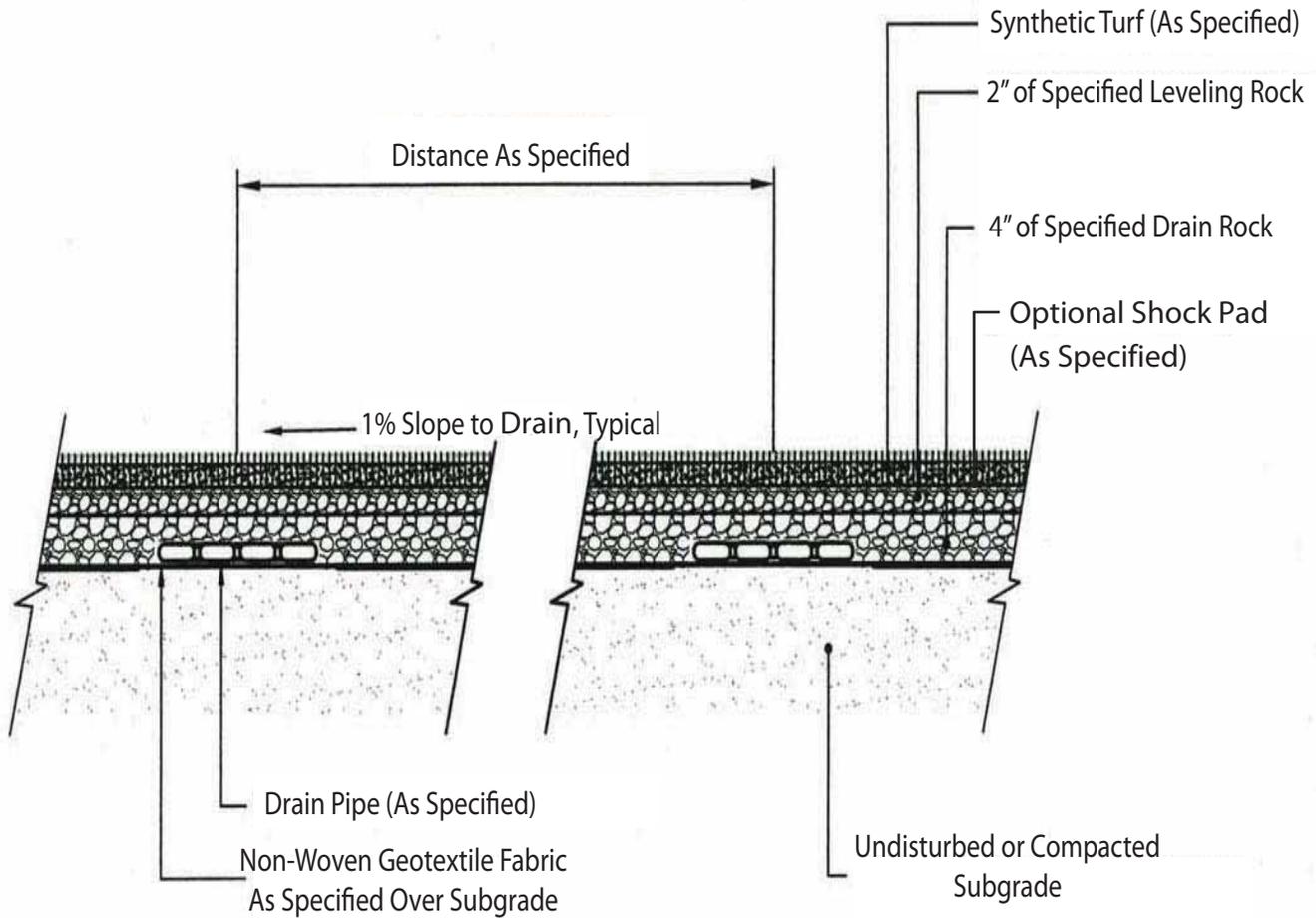


Bocce Court Dimensions



Cricket Pitch Dimensions

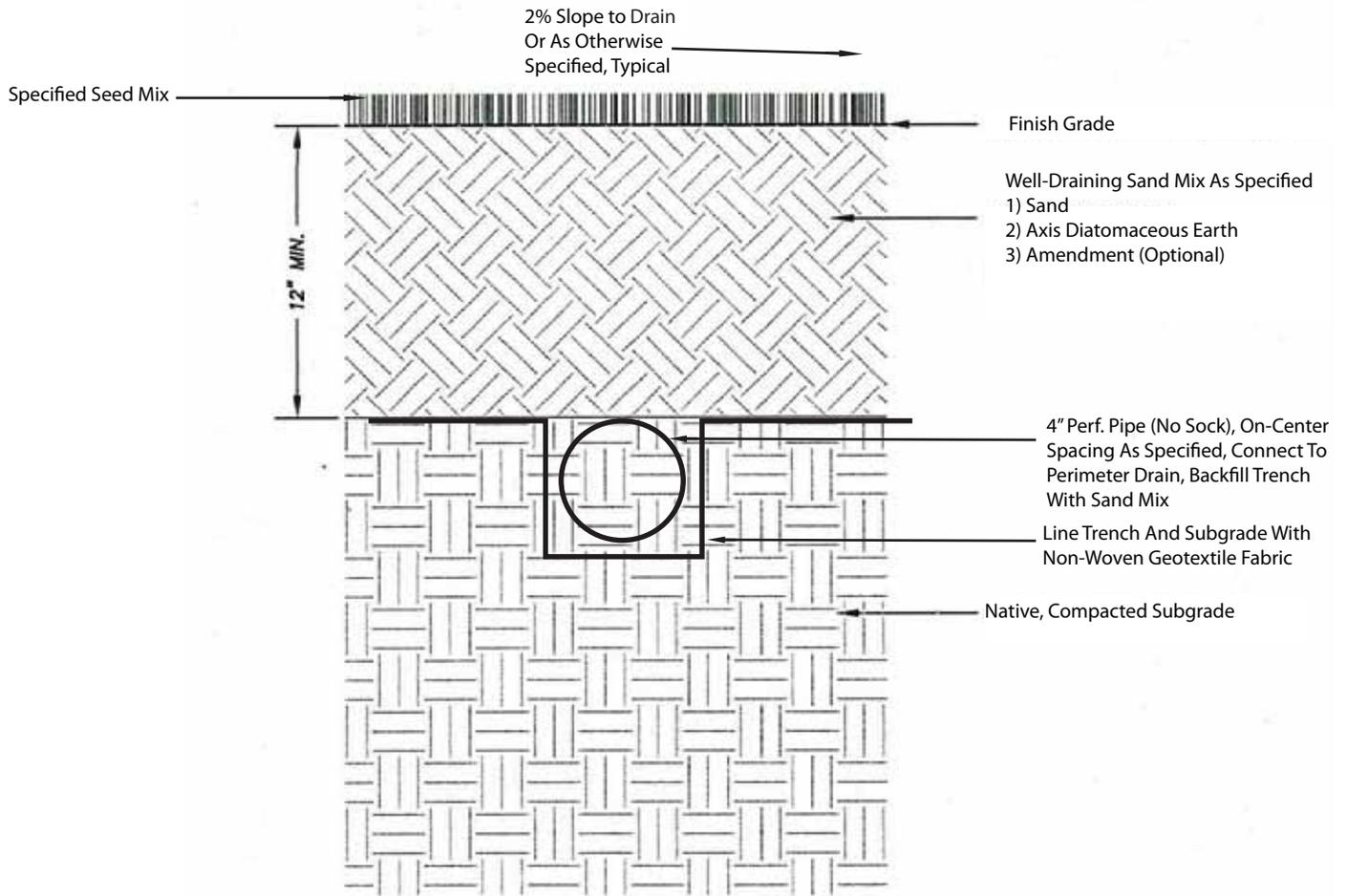




Synthetic Turf Profile

Not to Scale

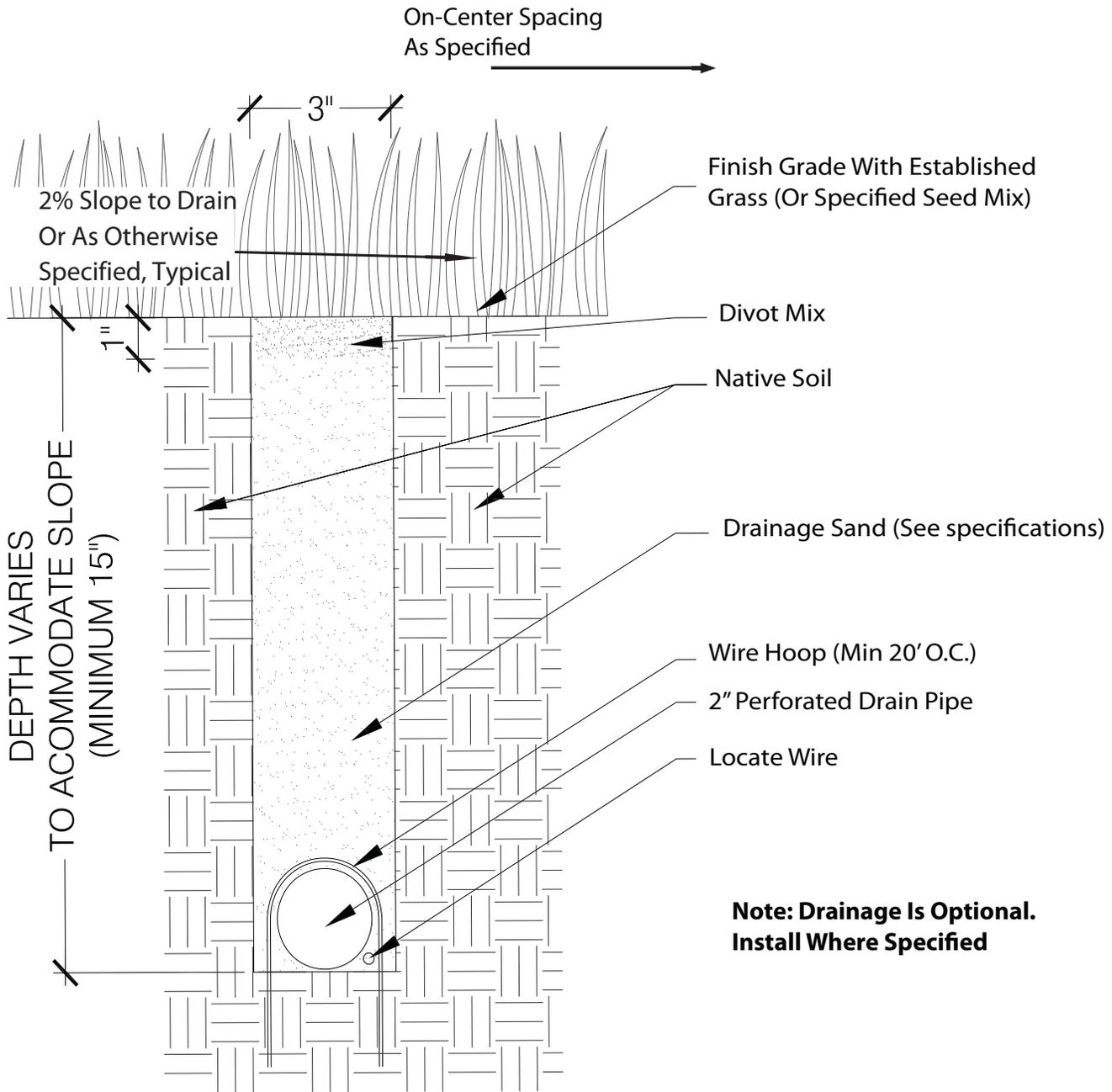
Note: Current jurisdictional rules require the treatment of storm water that flows through a synthetic turf system prior to being released into a public storm sewer or surface drainage system. Please refer to current jurisdictional code requirements



Sand-Base Sports Field

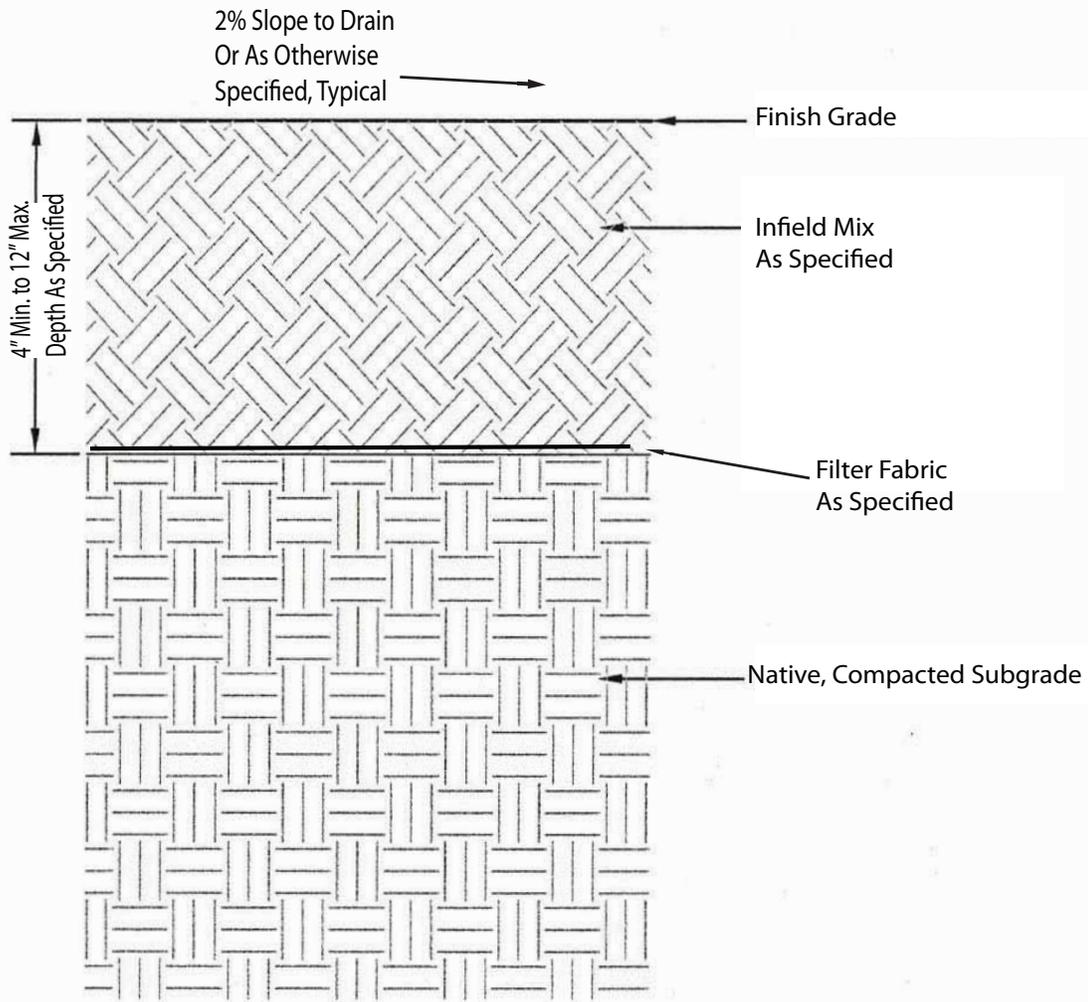
Not to Scale

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



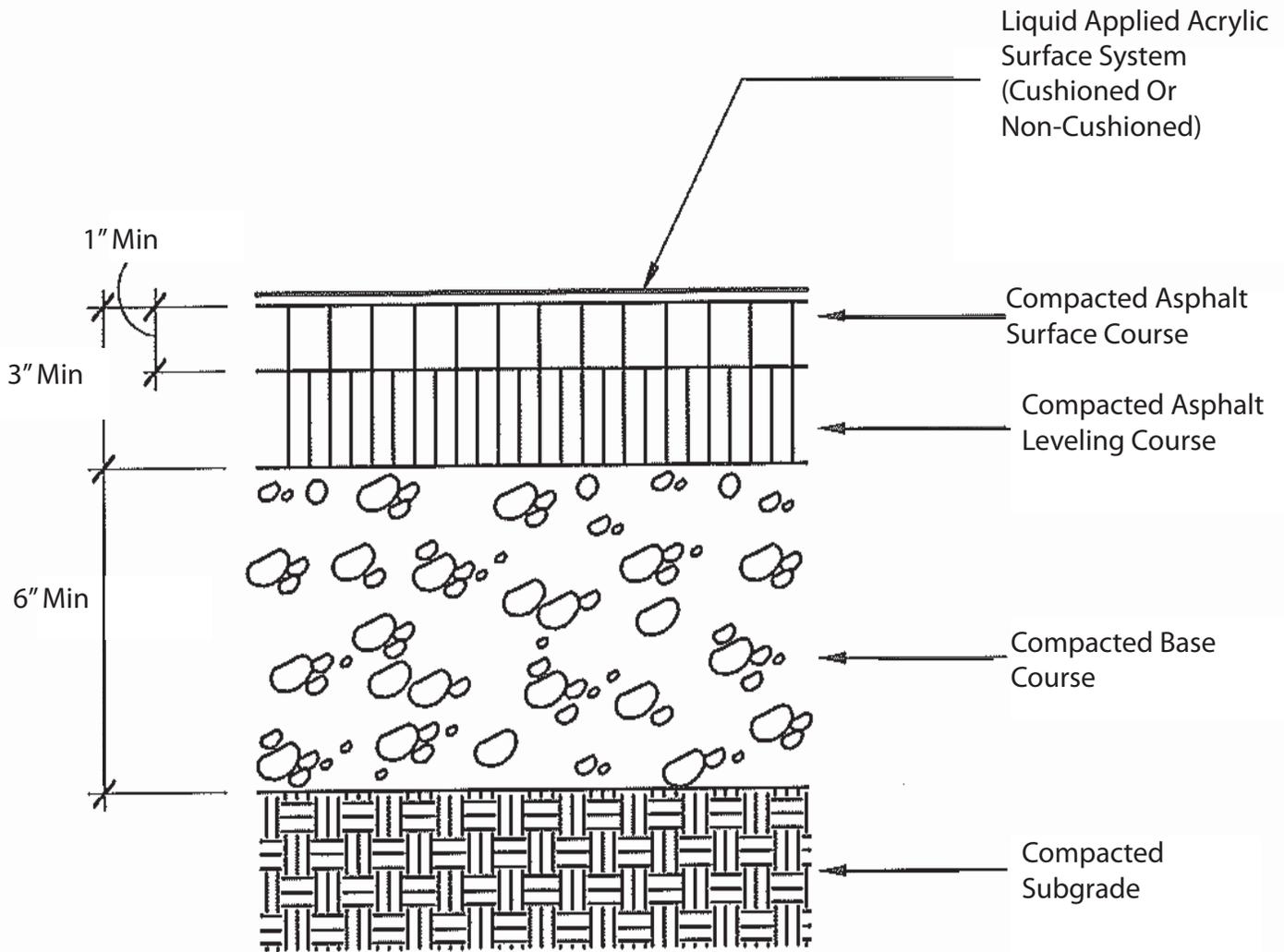
Native Field With Sub-Surface Drainage
Not to Scale

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

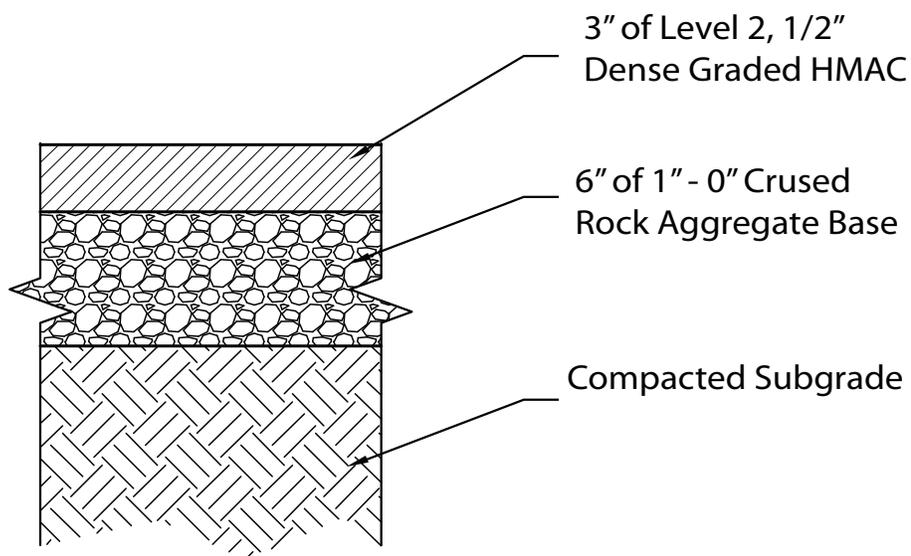


Skinned Clay Infield Detail

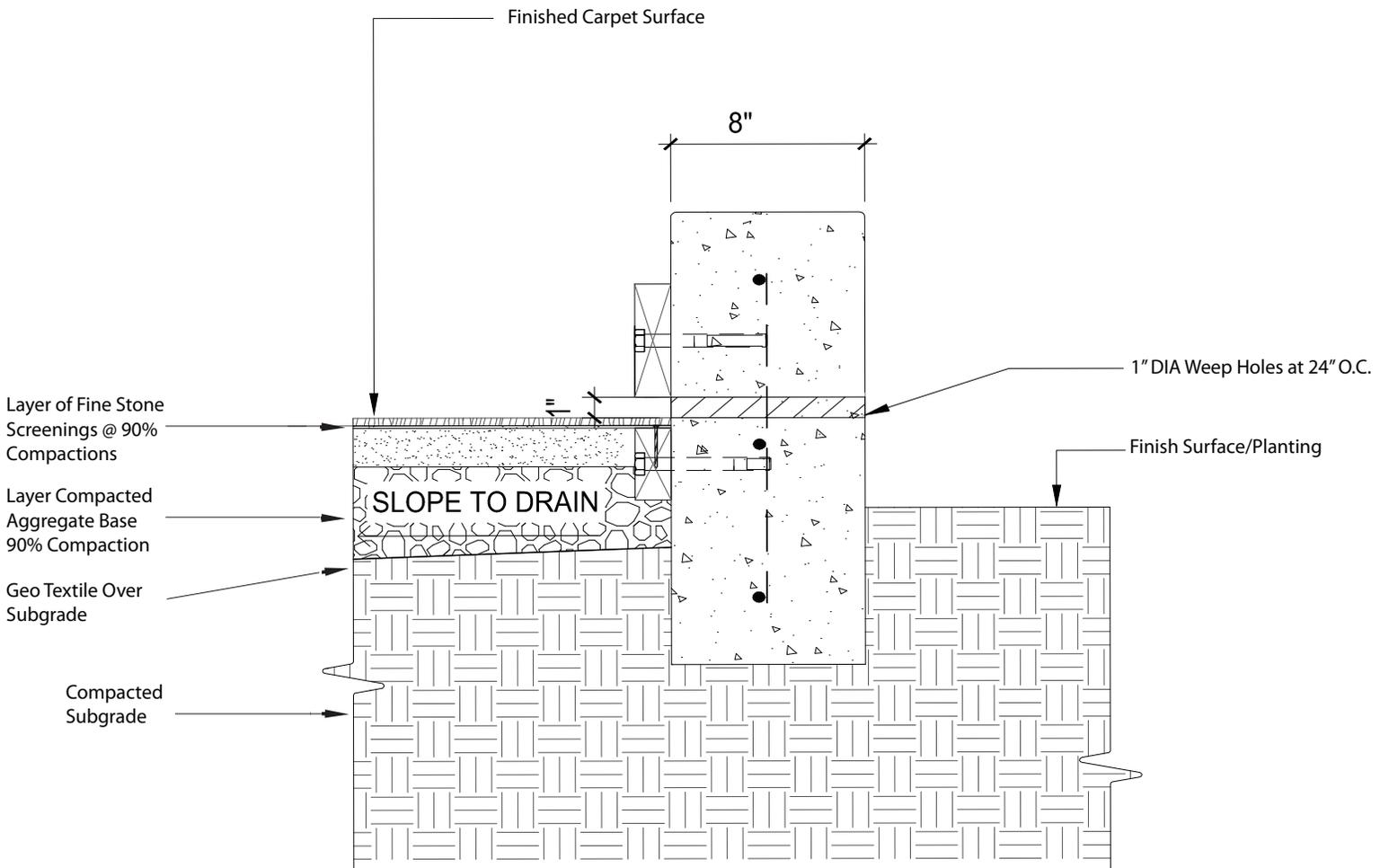
Not To Scale



Asphalt Court Sections with Acrylic Surfacing



Asphalt Court Section
Not to Scale



Bocce Court Profile

Not To Scale

Reference Documents

Tualatin Hills Park and Recreation District Comprehensive Plan, 2006

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

MIG Athletic Field report, executive summary 2004

Tualatin Hills Park and Recreation District Maintenance Standards Manual

Tualatin Hills Park and Recreation District Signage Master Plan

Tualatin Hills Park and Recreation District Parks Functional Plan

Tualatin Hills Park and Recreation District Programs Functional Plan



MEMO

DATE: February 23, 2016
TO: The Board of Directors
FROM: Doug Menke, General Manager

RE: **General Manager's Report for March 7, 2016**

Second Annual Access for All Initiative Program Summit

Mike McMurray, President of the Hillsboro Hops, opened the second annual program summit February 4 at Providence Park. The Portland Timbers co-hosted this event with THPRD. Each year the summit brings together regional experts, including a number of THPRD program staff, to discuss service delivery and programs for people with disabilities. This year 33 people participated, representing 16 non-profit and government agencies, the Champions Too Steering Committee and THPRD's internal programming committee. The purpose of the summit is to involve service providers in the community in identifying gaps in services, developing partnering opportunities and informing staff around trends and current programming in our area.

Board of Directors Meeting Schedule

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

- April Regular Board Meeting – Monday, April 11
- Budget Committee Work Session – Monday, April 18
- May Regular Board Meeting – Monday, May 2
- Budget Committee Meeting – Monday, May 16



MEMO

DATE: March 2, 2016
TO: Doug Menke, General Manager
FROM: Keith Hobson, Director of Business & Facilities

RE: **Resolution to Authorize the Use of Tax Exemption Program for Affordable Housing in the City of Beaverton**

Introduction

Staff is requesting that the board of directors approve the attached resolution authorizing the City of Beaverton's use of affordable housing tax exemptions, which will result in the district forgoing the anticipated property tax revenue from qualified projects. This will be a continuation of an exemption program that the district had previously approved in August 2013 that had a two year sunset provision.

Background

In July 2013 the City of Beaverton council approved tax exemptions for affordable housing units owned by nonprofits, but approved with an amendment that created a sunset clause that stated that no application for exemption may be filed after September 1, 2015. At the city's request the district board of directors approved a resolution authorizing THPRD participation in the affordable housing tax exemption program. The district's approval mirrored the city approval and also contained a sunset clause ending the program for applications filed after September 1, 2015.

The district support for this in 2013 was based on the support for the city's efforts to address housing affordability, a situation that has only become worse in the last two years. The support was also based on some key points regarding the tax exemption:

- At the time, there were two eligible complexes: Spencer House (48 units) and Merlo Station (128 units). The total park district tax impact from providing a tax exemption for these properties was less than \$8,000 per year based on 2011/12 assessed values.
- Based on city estimates of new affordable housing development, the revenue impacts of new units constructed each year would be an additional \$1,427.
- Washington County and Tualatin Valley Fire & Rescue had already adopted this tax exemption.
- Under ORS 307.540 to 307.548, if jurisdictions or special district service providers that represent more than 51% of a property's total tax obligation resolve to exempt the property from taxation, then the remainder of those taxing districts will be required to waive their share of taxes as well. When originally approved the city met the 51% even without the district's approval.

On December 1, 2015 the City of Beaverton approved continuation of the affordable housing tax exemption program and removed the sunset provision. City staff have requested continued district support for the program and requested that the district approve the exemption without a sunset provision to again be consistent with the city's approval.

The city has updated the estimated tax impact of the exemption to the district for the 2014/15 and 2015/16 fiscal years. As shown in the tables below the impact to district tax revenue is minor. Since the Barcelona apartments are within the Beaverton Urban Renewal Agency (BURA) boundary the tax rate shown is net of the urban renewal tax increment and demonstrates that the impact is being shared by the district and the urban renewal district.

Housing Project	Units	Taxable Value	Tax Code	Tax Rate ¹	2014/15 ³ Foregone Revenue
Merlo Station	128	\$4,245,550	51.51	1.3073	\$5,550.21
Spencer House	48	\$600,750	51.58	1.3073	\$785.36
Barcelona Apts.	<u>0</u>	<u>\$217,076²</u>	51.91	1.2997	<u>\$283.78</u>
	176	\$5,063,376			\$6,619
					(\$38 per unit)

Estimated 2015-16 Foregone Revenues

Housing Project	Units	Taxable Value	Tax Code	Tax Rate ⁴	2015/16 ³ Foregone Revenue
Merlo Station	128	\$4,372,917	51.51	1.3073	\$5,717
Spencer House	48	\$618,773	51.58	1.3073	\$809
Barcelona Apts.	<u>47</u>	<u>\$6,378,282</u>	51.91	1.2925	<u>\$8,244</u>
	223	\$11,369,972			\$14,770
					(\$67 per unit)

Since the city is requesting that the exemption be granted without a sunset provision they have also provided an estimate of the tax impacts going forward based on development activity over the first two years of the program. Since there is no way to know if future developments will be within the BURA we have assumed that they are not and the impact is based on the full district operating tax rate. Even with this assumption, as shown, the cumulative impact on property tax revenue is minor.

Program Year	Estimated Taxable Value of Property Carried Over from the Previous Program Year	Estimated Taxable Value of Property and Construction Entering into the Program ¹	Combined total assuming a 3% increase in taxable value of property	THPRD Tax Rate ²	Estimated Foregone Revenue by Program Year born by THPRD
2015-16 ³	<u>\$11,711,071</u>				
2016-17	\$12,062,403	\$223,588	\$12,285,992	1.3073	\$16,061
2017-18	\$12,654,571	\$6,569,630	\$19,224,202	1.3073	\$25,132
2018-19	\$19,800,928	\$237,004	\$20,037,932	1.3073	\$26,981
2019-20	\$21,258,241	\$6,963,808	\$28,222,049	1.3073	\$38,002
2020-21	\$29,940,773	\$251,224	\$30,192,000	1.3073	\$40,654
2021-22	\$32,030,689	\$7,381,637	\$39,412,326	1.3073	\$53,069
2022-23	\$41,812,536	\$266,297	\$42,078,833	1.3073	\$56,660
2023-24	\$44,641,435	\$7,824,535	\$52,465,970	1.3073	\$70,646
2024-25	\$55,661,147	\$282,275	\$55,943,422	1.3073	\$75,329

Proposal Request

Staff is requesting that the board of directors approve the attached resolution to authorize the use of a tax exemption program, which approves the exemption from THPRD's assessed property taxes on the value of properties that qualify for property tax exemption programs administered by the City of Beaverton. The affected properties are those that qualify as affordable housing owned and operated by non-profit corporations.

Tualatin Valley Fire & Rescue District is again expected to approve the tax exemption with the understanding that the city will provide periodic updates on the program as a condition of continued participation. City staff have confirmed that these same updates will be made available to the park district.

The proposed resolution has been reviewed and approved by district legal counsel.

Benefits of Proposal

The proposed resolution mirrors similar actions adopted by other local jurisdictions (Washington County and the City of Beaverton), and expected to be adopted by others (Tualatin Valley Fire & Rescue), in an effort to support the work of non-profit providers of affordable housing.

Potential Downside of Proposal

The proposed resolution does create a tax exemption which will reduce the park district property tax revenue, but by an insignificant amount.

Action Requested

Board of directors' approval of Resolution 2016-08, Authorizing the Use of a Low Income Housing Tax Exemption Program by the City of Beaverton.

RESOLUTION 2016-08

TUALATIN HILLS PARK & RECREATION DISTRICT, OREGON

A RESOLUTION AUTHORIZING THE USE OF A LOW INCOME HOUSING TAX EXEMPTION PROGRAM BY THE CITY OF BEAVERTON

WHEREAS, the City of Beaverton requested the Tualatin Hills Park and Recreational District support the City's nonprofit corporation low income housing tax exemption program found in Beaverton Municipal Code (BMC) Chapter 3.20 as authorized by and consistent with ORS 307.540 through ORS 307.548 by the District's forgoing of property taxes for those properties covered by the exemption located in Beaverton ; and

WHEREAS, the District Board believes it appropriate to forgo tax revenues the District would be otherwise entitled to levy on properties covered by the exemption located in Beaverton and agrees to the policy of exemption under ORS 307.540 to 307.548

NOW THEREFORE BE IT RESOLVED by the Board of Directors of Tualatin Hills Park & Recreation District:

Section 1. The District Board hereby agrees that use of exemptions from Tualatin Hills Park & Recreation District's assessed property taxes on the value of certain properties qualifying for property tax exemption programs consistent with the terms of BMC Chapter 3.20 and ORS 307.543(2).

Section 2. The General Manager or his designee is authorized to take any steps necessary to implement the Board's approval.

Section 3. This resolution shall take effect immediately upon its passage by the Board.

Duly passed by the Board of Directors of the Tualatin Hills Park & Recreation District this 7th day of March, 2016.

Larry Pelatt, Board President

Jerry Jones Jr., Board Secretary

ATTEST:

Lindsay Beckman, Recording Secretary



Management Report to the Board March 7, 2016

Communications & Outreach

Bob Wayt, Director of Communications & Outreach

1. Park district staff are in the final stages of producing the summer activities guide, which will again be mailed in March to all households within THPRD boundaries. As usual, the summer camp guide will be included with the book. Summer registration starts April 16. Registration for spring term began March 5.
2. The graphics-added version of the Parks Bond Citizen Oversight Committee's sixth annual report has been posted on the THPRD website and is being mailed to community stakeholders throughout the Beaverton area. In addition, copies are being provided to Beaverton-area libraries and THPRD facilities. The annual report covers bond measure progress through June 30, 2015.

Community Partnerships

Geoff Roach, Director of Community Partnerships

1. Overview: At the end of January 2016, the project team had secured 75% of the Access for All capital revenues to be invested in park features and resources for people with disabilities (inclusive of revenues to support fundraising costs). The project team aims to secure a minimum of 85% of Access for All capital fundraising by the time the construction contract bid award is made for the park in early 2016. An additional \$200,000 will be raised to support program and equipment costs. Developments as of the end of January 2016 include:
 - A. Foundations: Strategic cultivation of priority foundations is proceeding and is beginning to focus on the program part of the campaign. The project team advancing the campaign believes most if not all private foundation funding in Oregon that is interested and able to join the capital construction portion of the project is secured and totals over \$164,000. The communication with foundations moving forward will be designed to cultivate foundation interest in THPRD programming for people with disabilities, especially at the new park. The campaign anticipates ongoing cultivation of foundations in 2016, including reporting to the foundation community on the status of the project and the fundraising effort.
 - B. Individual donor prospects:
 - i. Calls and meetings with donor prospects continue. 2016 has brought renewed emphasis on the identification and cultivation of individual donors (this includes prospects capable of making a major gift as an individual, through their family or family foundation, and through their place of business). In March selected members of the Champions Council will convene to review the campaign's prospect lists. The emphasis now is to begin working on identified prospects that may have been less interested in participating in a younger campaign, but who may now be interested based upon the sound progress that has been made to date. In addition, the campaign looks to add more potential prospects to the list.
 - ii. New donor, THPF board of trustee and Champions Council prospects are identified and cultivation is underway. 99% of all pledges to the campaign

that were due at the end of 2015 have been honored and gifts are recorded. The campaign has confirmation about the outstanding pledges and anticipates 100% giving.

- iii. At this point in the campaign, given the progress THPRD and consultants have made in preparing the plans for the new park's construction, the campaign team has begun to focus on in-kind contributions from those in the business community that may be involved with the park, its amenities and its construction.

Aquatics

Sharon Hoffmeister, Superintendent of Aquatic Program Services

1. Make a Splash swim lessons will expand this summer. During the summer of 2015, Aquatics staff piloted a free swim lesson program, Make a Splash, from June 15 to 19, 2015. The classes were offered at Beaverton Swim Center and the Aquatic Center and were promoted in lower income areas of the district. Program participants received five 30-minute classes during this promotional week. These classes filled at both centers, serving a total of 102 participants. We are expanding the program this summer by offering the classes at two additional facilities, Aloha and Somerset. Our goal is to serve 200 children during the week of June 20-24, 2016.
2. High School swim team season is coming to a close and we will expand our swim lesson offerings to fill the space for the remainder of the winter season. Staff is getting ready for a busy spring and the hiring process for summer. We are offering three lifeguard training classes for the remainder of the winter season and four this spring. We are hopeful to gain the number of staff needed for summer through these classes in addition to our returning summer staff.
3. This spring, Aquatics will be piloting a program with CareOregon to provide access to water fitness programs for local Medicaid recipients. The program will run similarly to Rx Play, where a CareOregon representative working in local physicians' offices will provide coupons redeemable at Harman and Beaverton Swim Centers for water fitness classes. Staff will submit the coupons for reimbursement. If successful, the program will expand to other facilities next year.

Maintenance

Jon Campbell, Superintendent of Maintenance Operations

1. Staff upgraded an entry point on the south side of Eichler Park to eliminate wet, muddy conditions. This is a popular entry point for residents of the adjacent apartments and the new gravel pathway allows a dry point of entry during the winter season. Old picnic table boards were re-purposed to serve as the framing.
2. The playground at Foothills Park has re-opened for use. The playground was closed because December floods washed away the wood-chip safety surfacing. Prior to replenishing the chips, staff re-used fencing material to build a fence in hopes of containing the chips in the event of another high water event. New chips were added and the park is now open for use.
3. Staff are working with BBL Architects to complete the seismic upgrade work at Garden Home Recreation Center that was funded by the 2008 Bond Measure. The work includes upgrades to the building's breezeway and adjacent covered play shelter, wall to floor

connections, and strapping of miscellaneous piping and equipment. Staff anticipates bidding the project in April with construction starting in mid-July and ending in November.

4. This past fall staff found that the stream bank at Scholtzman Creek was significantly eroding and potentially compromising the recently repaired trail section. Staff has worked with the City of Beaverton to obtain approval to armor the stream bank and protect the trail. To date, the armoring has included about 30 cubic yards of boulders ranging from 18" to 24" in size. This spring the Natural Resource Department will assist with installing willow cuttings into the stream bank to help reduce the erosion.

Natural Resources & Trails Management

Bruce Barbarasch, Superintendent of Natural Resources & Trails Management

1. Nature Preschool. Two of three, school-year long nature preschool programs have filled with waiting lists. The third program is on a trajectory to fill by spring.
2. Urban Ecology Symposium. Staff presented a study describing a profile of participants and activities in THPRD's nature play areas.
3. Conservation Forum. Staff coordinated an Intertwine conservation group working on collaborative, pollinator-focused projects. About 50 people participated.
4. Planting Season. Staff ended up planting nearly 50,000 trees, shrubs, and herbs this season, which was significantly higher than initially planned.

Planning, Design & Development

Steve Gulgren, Superintendent of Design & Development

Jeannine Rustad, Superintendent of Planning

1. Beaverton City Council denied the district's request for a 1,000-foot buffer between the sale of recreational marijuana and the district's centers.
2. The Beaverton Planning Commission approved the first development application in South Cooper Mountain. The application, filed by West Hills, is for a 384-lot Planned Unit Development on approximately 109 acres. The development proposes 272 lots Single-Family Detached dwelling units; 110 Single-Family Attached Dwelling units; one lot for future Multi-Family development of approximately 340 units; and, one lot for future residential development; trails; and a neighborhood park.
3. Bond Land Acquisition / House Demolitions: The initial nine properties that were identified to have structures removed last year are completed. Four additional properties with structures are identified for removal this year. Testing for asbestos in the structures on these four new properties has been completed. Structures testing positive will have abatement completed prior to demolition.

The Engel 2 property is the first demolition project to begin of the four properties. This property has three houses and one garage/shop. It was sent out for quotes in December and the lowest responsible quote is under contract and mobilized to the site on February 4. The contractor has been able to salvage cabinets, hot water heaters, and flooring from the houses. The project is currently on time and expected to be complete by the first of April.

The Living Hope property is another of the four properties. This property includes a house and shop, and two portables. The Beaverton School District was contacted and offered the

portables. They viewed the structures and found that it would not be financially feasible to take them, so the Joint Regional Operations Center Foundation was contacted and will be viewing the structures this month. The THPRD maintenance department is looking at the shop to see if it can be used. Once it is determined what structures will remain or not, quotes for the demolition of the remaining structures can be solicited. The removal of the structures on this property along with the third and fourth properties has not started yet beyond the asbestos testing.

The Beaverton Police department has conducted training exercises at several of the properties which provided their teams with valuable hands-on training. Having the police and/or fire departments train at these vacant sites keeps the sites active and the neighborhood aware that the property is being used.

Programs & Special Activities

Lisa Novak, Superintendent of Programs & Special Activities

1. ADA Access Audit: Staff met with consultants from MIG to prioritize the ADA projects identified in the ongoing ADA Access Audit of THPRD facilities, parks and paved trails. Staff has received the Barrier Analysis Tool, which is a spreadsheet designed to track identified, potential ADA projects. The plan is expected to be complete by the end of June 2016.
2. Volunteer Services and Special Events staff are working to book the bands for the 2016 Concerts in The Park and Groovin' On The Grass events.

Recreation

Eric Owens, Superintendent of Recreation

1. Conestoga Recreation & Aquatic Center has partnered with the NW Early Intervention and Special Education program. This partnership will allow children identified as having developmental delays into our Indoor Play Park.
2. Cedar Hills Recreation Center held their annual Daddy Daughter Dinner Dance on February 12. This year's event had 204 participants, exceeding last year's total of 194. Sweet Tomatoes sponsored the event again this year, providing a dinner of macaroni and cheese, spaghetti with meat sauce and tossed salad.
3. Garden Home Recreation Center is now leasing space to Community Action for a new Head Start Program. Head Start is very excited about the new lease space due to all the advantages the Center has to offer and their ability to fill a service gap in this community. This program also has the potential to bring in new families with young children to THPRD programs.

Security Operations

Mike Janin, Superintendent of Security Operations

1. As the district acquires new properties for parks where structures exist, Park Patrol keeps a watchful eye over these unoccupied dwellings. Park Patrol continues patrolling these locations during the demolition phase to make sure that unwanted activity does not lead to vandalism or theft of materials that are often salvaged.

Sports

Scott Brucker, Superintendent of Sports

1. Field allocations are complete for spring 2016. Permit use will begin between the first week of March and April depending on the location and sport. The spring season runs through the middle of June.
2. Middle School and fifth grade basketball programs will conclude the week before spring break, which begins March 21.

Business Services

Ann Mackiernan, Interim Chief Administrative Officer

Nancy Hartman Noye, Human Resources Manager

Mark Hokkanen, Risk & Contract Manager

Seth Reeser, Operations Analysis Manager

Phil Young, Information Services Manager

1. The district's Future Trends Committee applied for and is currently a finalist for the Oregon Innovation Award offered through PSU. Winning the award would entitle the district to a six-month research fellow who would work with the district to evaluate and develop best practices for our inclusion and specialized recreations programs.
2. The Human Resources department hosted the district's first ever spring/summer job fair on February 13 at the Tualatin Hills Nature Center. Roughly 40 job seekers attended the event to learn more about job opportunities in recreation, aquatics, maintenance operations, volunteer services, and administration. The Human Resources department intends to offer the job fair again in 2017 and will explore partnering with local high schools to encourage students to consider THPRD when looking for summer work. We are pleased with the turnout for this first-time effort and are excited to improve the job fair in 2017.
3. Special District Association of Oregon recognized the success of THPRD's Risk and Safety program at their 2016 annual conference, asking the district to share some of their achievements at a pre-conference training. Staff presented information on the district's involvement in the Oregon OSHA SHARP's process. They discussed the successes in the achievement of this goal and lessons learned along the way, which has enabled THPRD to be more effective at influencing safety improvements. THPRD is the first park and recreation district to complete the Safety and Health Achievement Recognition Program (SHARP) in the United States, and is the largest, multi-site agency within the state to be recognized.
4. Information Services department Activities. The IS department has completed the design of a district-wide events calendar for staff, which will help staff coordinate activities across the district. The department also completed the migration of our backup server to new hardware. The new server will be the core of the district's backup strategy.

March

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
		1	2	3	4	5 WipeOut! 1 pm @ Sunset Swim Ctr
6	7 Board Meeting 7 pm @ Dryland/HMT	8	9	10	11 Teen Glow-in-the- Dark Dodgeball & Big Wheel Races 6:30 pm @ Garden Home Rec Ctr	12 Dive-in Movie (Inside Out) 5:30 pm @ Aloha Swim Ctr
13 Nature Day in the Park 11 am @ Schiffler Park	14	15 Programs & Events Advisory Committee (6 pm) and Nature & Trails Advisory Committee (6:30pm) @ Fanno Creek Service Center	16	17 St. Patrick's Day Celebration & Dance 1:30 pm @ Stuhr Ctr	18 Underwater Egg Hunt 6 pm @Conestoga Rec & Aquatic Ctr	19 Women-only Swim 3 pm @ Aloha Swim Ctr
20	21	22	23	24	25 WipeOut!6:30 pm @ Aloha Swim Ctr	26 Artisan Bazaar, Spring Egg Hunt & Pancake Breakfast @ Cedar Hills Rec Ctr
27	28	29	30	31		Spring Egg Hunt 11 am @ Garden Home Rec Ctr

2016

April

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
					1	2
3	4	5	6	7	8	9
10	11 Board Meeting 7 pm @ Dryland/HMIT	12	13	14	15	16 Native Plant Sale 10 am @ Tualatin Hills Nature Ctr
17	18 Budget Committee Work Session 6 pm @ Elsie Stuhr Ctr	19 Joint Advisory Committee Meeting (all committees) 6:30 pm @ Fanno Creek Service Ctr	20	21	22	23
24 Nature Day in the Park 11 am @ Camille Park	25	26	27	28	29	30

2016

May

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2 Board Meeting 7 pm @ Dryland/HMT	3	4	5	6	7
8	9	10	11	12	13	14
15	16 Budget Committee Meeting 6:30 pm @ Dryland/HMT	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

2016

Tualatin Hills Park and Recreation District
Monthly Capital Project Report
Estimated Cost vs. Budget
Through 1/31/2016

Description	Project Budget			Project Expenditures			Estimated Total Costs			Est. Cost (Over) Under Budget			
	Prior Year Budget Amount (1)	Budget Carryover to Current Year (2)	New Funds Budgeted in Current Year (3)	Cumulative Project Budget (1+3)	Current Year Budget Amount (2+3)	Expended Prior Years (4)	Expended Year-to-Date (5)	Estimated Cost to Complete (6)	Basis of Estimate	Project Cumulative (4+5+6)	Current Year (5+6)	Project Cumulative	Current Year
GENERAL FUND													
CAPITAL OUTLAY DIVISION													
CARRY FORWARD PROJECTS													
JOAY House Renovation	100,000	1,800	-	100,000	1,800	87,371	-	1,800	Budget	89,171	1,800	10,829	-
Challenge Grant Competitive Fund	50,000	50,000	-	50,000	50,000	-	1,177	48,823	Budget	50,000	50,000	-	-
Signage Master Plan	25,000	25,000	-	25,000	25,000	-	33,512	9,500	Award	46,356	46,356	(21,356)	(21,356)
Aquatic Center Dive Tower Louvers	9,500	9,500	-	9,500	9,500	-	-	9,500	Budget	9,500	9,500	-	-
Jenkins Lead Abatement (Main House)	9,000	9,000	9,000	18,000	18,000	-	-	18,000	Budget	18,000	18,000	-	-
HMT Tennis Center Roof	868,000	868,000	320,000	1,188,000	1,188,000	10,888	1,110,879	55,737	Award	1,177,504	1,166,616	10,486	21,384
Conestoga Middle School Synthetic Turf Field	650,000	650,000	-	650,000	650,000	-	-	650,000	Budget	650,000	650,000	-	-
Hydro-lifter & Camera	11,340	11,340	6,292	17,632	17,632	-	-	17,632	Budget	17,632	-	-	-
McMillan Park Playground	87,468	87,468	88,500	175,968	175,968	83,969	7,148	34,851	Budget	125,968	41,999	50,000	133,969
Commonwealth Lake Ped Path Relocation	20,300	20,300	-	20,300	20,300	2,436	-	17,864	Budget	20,300	17,864	2,436	2,436
Commonwealth Lake Ped Path Relocation	78,968	78,968	60,000	138,968	138,968	78,968	50,982	18,623	Award	148,573	69,605	(9,605)	69,363
Pedestrian Path Construction (6 sites)	172,707	172,707	100,879	273,586	273,586	189,762	83,824	189,762	Budget	273,586	273,586	-	-
Rock Creek Greenway Sidewalk and Ramp Replacement	9,500	9,500	-	9,500	9,500	-	-	9,500	Budget	9,500	9,500	-	-
Greenway Park Bridge Replacement	40,000	40,000	145,000	185,000	185,000	43,319	107,467	11,287	Award	162,073	118,754	22,927	66,246
Air Cir Roof, tank, deck, grill, life and equipment	1,442,774	1,432,488	397,306	1,840,080	1,829,794	79,389	22,595	1,807,209	Budget	1,909,153	1,829,794	(69,073)	66,246
TOTAL CARRYOVER PROJECTS	3,574,557	3,466,071	1,126,977	4,701,534	4,593,048	386,310	1,417,574	2,903,432		4,707,316	4,321,006	(57,82)	272,042
ATHLETIC FACILITY REPLACEMENT													
Synthetic Turf Field - Sunset High School	200,000	200,000	200,000	200,000	200,000	-	-	200,000	Award	200,000	200,000	-	-
Tennis Court Resurfacing (2)	60,000	60,000	60,000	60,000	60,000	-	49,999	-	Complete	49,999	49,999	10,001	10,001
Tennis Court Resurfacing - HMT Tennis Center	44,000	44,000	44,000	44,000	44,000	-	-	44,000	Budget	44,000	44,000	-	-
Skate Ramp Rebuild - HMT Skate Park	30,800	30,800	30,800	30,800	30,800	-	-	30,800	Budget	30,800	30,800	-	-
TOTAL ATHLETIC FACILITY REPLACEMENT	334,800	334,800	334,800	334,800	334,800	-	49,999	274,800		324,799	324,799	10,001	10,001
ATHLETIC FACILITY IMPROVEMENT													
Push-button activated lights - PCC tennis courts	3,300	3,300	3,300	3,300	3,300	-	-	3,300	Budget	3,300	3,300	-	-
TOTAL ATHLETIC FACILITY IMPROVEMENT	3,300	3,300	3,300	3,300	3,300	-	-	3,300		3,300	3,300	-	-
PARK AND TRAIL REPLACEMENTS													
Trash Cans in Parks	5,000	5,000	5,000	5,000	5,000	-	220	4,780	Budget	5,000	5,000	-	-
Dog Bag Dispensers	10,000	10,000	10,000	10,000	10,000	-	9,800	-	Complete	9,800	9,800	200	200
Bridge/Boardwalk Repairs (4)	15,500	15,500	15,500	15,500	15,500	-	4,037	11,463	Budget	15,500	15,500	-	-
Concrete Curbing (1 site)	4,500	4,500	4,500	4,500	4,500	-	4,500	-	Complete	4,500	4,500	-	-
Sidewalk Repair & Replacement (3 sites)	39,070	39,070	39,070	39,070	39,070	-	29,792	9,278	Award	39,070	39,070	-	-
Irrigation & Drainage System Repairs	10,000	10,000	10,000	10,000	10,000	-	1,546	8,454	Budget	10,000	10,000	-	-
Parking Lots (2 sites)	236,480	236,480	236,480	236,480	236,480	-	42,066	194,414	Budget	236,480	236,480	-	-
Pedestrian Pathways (3 sites)	59,710	59,710	59,710	59,710	59,710	-	28,565	31,145	Budget	59,710	59,710	-	-
Play Equipment (2 sites)	17,500	17,500	17,500	17,500	17,500	-	6,821	10,679	Budget	17,500	17,500	-	-
Tables & Benches	4,800	4,800	4,800	4,800	4,800	-	3,393	1,407	Budget	4,800	4,800	-	-
Fencing & Lumber - HSC Community Garden	16,500	16,500	16,500	16,500	16,500	-	8,777	7,723	Budget	16,500	16,500	-	-
TOTAL PARK AND TRAIL REPLACEMENTS	419,060	419,060	419,060	419,060	419,060	-	139,517	279,343		418,860	418,860	200	200
PARK AND TRAIL IMPROVEMENTS													
Memorial Benches	8,000	8,000	8,000	8,000	8,000	-	2,710	5,290	Budget	8,000	8,000	-	-
ODOT Grant-Westside Trail#18 easement	80,000	80,000	80,000	80,000	80,000	-	24,663	55,347	Complete	80,000	80,000	-	-
Solar Powered Trash Compactors	13,600	13,600	13,600	13,600	13,600	-	13,563	-	Award	13,563	13,563	37	37
McMillan Park Playground Grant	25,000	25,000	25,000	25,000	25,000	-	-	50,000	Complete	50,000	50,000	(25,000)	(25,000)
LWCF grant match - undesignated project	100,000	100,000	100,000	100,000	100,000	-	-	-	Denied	-	-	100,000	100,000
LWCF small grant match - undesignated project	75,000	75,000	75,000	75,000	75,000	-	-	-	Denied	-	-	75,000	75,000
RTP grant match - undesignated project	100,000	100,000	100,000	100,000	100,000	-	-	-	Denied	-	-	100,000	100,000
TOTAL PARK AND TRAIL IMPROVEMENTS	401,600	401,600	401,600	401,600	401,600	-	40,926	110,637		151,563	151,563	250,037	250,037

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Description	Project Budget			Project Expenditures			Estimated Total Costs			Est. Cost (Over) Under Budget			
	Prior Year Budget Amount (1)	Budget Carryover to Current Year (2)	New Funds Budgeted in Current Year (3)	Cumulative Project Budget (1+3)	Current Year Budget Amount (2+3)	Expended Prior Years (4)	Expended Year-to-Date (5)	Estimated Cost to Complete (6)	Basis of Estimate	Project Cumulative (4+5+6)	Current Year (5+6)	Project Cumulative	Current Year
CHALLENGE GRANTS													
Program Facility Challenge Grants	97,500	97,500	97,500	97,500	97,500	9,847	9,847	87,653	Budget	97,500	97,500	-	-
TOTAL CHALLENGE GRANTS	97,500	97,500	97,500	97,500	97,500	9,847	9,847	87,653		97,500	97,500	-	-
BUILDING REPLACEMENTS													
Harman Swim Center - resurfacing	345,500		345,500	345,500	345,500	-	288,520	39,674	Award	328,194	328,194	17,306	17,306
Cardio weight room equipment	40,000		40,000	40,000	40,000	-	1,903	1,903	Award	40,000	40,000	-	-
Roof and gutter repair (4)	25,028		25,028	25,028	25,028	-	3,048	21,980	Budget	25,028	25,028	-	-
Room dividers - CRA	1,000		1,000	1,000	1,000	-	1,007	2,202	Complete	1,007	1,007	(7)	(7)
Furniture - HMT Admin	14,600		14,600	14,600	14,600	-	9,251	2,202	Award	11,453	11,453	3,147	3,147
Tables - CHR	5,500		5,500	5,500	5,500	-	3,455	3,455	Complete	3,455	3,455	2,045	2,045
Exterior light fixtures - GHRC	1,000		1,000	1,000	1,000	-	998	15,000	Complete	998	998	2	2
Electrical panel - placement assessment	15,000		15,000	15,000	15,000	-	-	15,000	Complete	15,000	15,000	(994)	(994)
Outdoor courts relamping - HMT Tennis Center	1,600		1,600	1,600	1,600	-	2,594	2,594	Complete	2,594	2,594	-	-
Tile & wood floor - GHRC	2,500		2,500	2,500	2,500	-	-	2,500	Budget	2,500	2,500	-	-
Roof vent covers - Aquatic Center	2,500		2,500	2,500	2,500	-	-	2,500	Budget	2,500	2,500	-	-
Furnace - Jenkins Estate	4,400		4,400	4,400	4,400	-	3,050	3,050	Complete	3,050	3,050	1,350	1,350
HVAC Controls - SSC	1,200		1,200	1,200	1,200	-	1,180	1,180	Complete	1,180	1,180	20	20
Restroom fixtures (2 sites)	3,000		3,000	3,000	3,000	-	2,637	2,637	Complete	2,637	2,637	363	363
Auto-flush toilet valves - HSC	1,000		1,000	1,000	1,000	-	1,167	1,167	Complete	1,167	1,167	(167)	(167)
Main drain and backwash flanges - BSC	4,200		4,200	4,200	4,200	-	4,200	4,200	Budget	4,200	4,200	-	-
Water heater - Sluhr Center	2,500		2,500	2,500	2,500	-	3,307	3,307	Complete	3,307	3,307	(807)	(807)
Pit ladder (2 sites)	2,000		2,000	2,000	2,000	-	2,035	2,035	Complete	2,035	2,035	(35)	(35)
Skim gutter grates - CRA	1,000		1,000	1,000	1,000	-	694	694	Complete	694	694	306	306
Valve & vacuum - Somerset West	2,350		2,350	2,350	2,350	-	2,271	129	Award	2,350	2,350	-	-
Surge protection for multiple pumps - CRA	15,000		15,000	15,000	15,000	-	2,220	14,730	Budget	15,000	15,000	-	-
Hot water pumps - CRA	4,000		4,000	4,000	4,000	-	3,195	3,195	Complete	3,195	3,195	805	805
Backwash valve - Aquatic Center	5,000		5,000	5,000	5,000	-	5,000	5,000	Budget	5,000	5,000	-	-
Circulation pump & motor - RSC	2,800		2,800	2,800	2,800	-	3,206	3,206	Award	3,206	3,206	(406)	(406)
Fire Suppression (Phase 1) - Jenkins	8,663		8,663	8,663	8,663	-	8,663	8,663	Budget	8,663	8,663	-	-
Windows (2 sites)	2,000		2,000	2,000	2,000	-	1,896	1,896	Complete	1,896	1,896	104	104
Doors (7 sites)	8,000		8,000	8,000	8,000	-	6,895	1,105	Award	8,000	8,000	-	-
Gym mats - CRA	2,800		2,800	2,800	2,800	-	2,800	2,800	Budget	2,800	2,800	-	-
Ergonomic equipment fixtures	6,000		6,000	6,000	6,000	-	3,675	3,675	Budget	6,000	6,000	-	-
Portable stage	11,206		11,206	11,206	11,206	-	11,206	11,206	Complete	11,206	11,206	-	-
Equipment for Special Events support	16,196		16,196	16,196	16,196	-	16,196	16,196	Budget	16,196	16,196	-	-
Carpeting - HMT Complex	-		-	-	-	-	900	-	Complete	900	900	(900)	(900)
HVAC valves - CRA	-		-	-	-	-	1,948	-	Complete	1,948	1,948	(1,948)	(1,948)
Drain pipe - RSC	-		-	-	-	-	900	-	Complete	900	900	(900)	(900)
50M Secondary heating motor	-		-	-	-	-	3,845	-	Complete	3,845	3,845	(3,845)	(3,845)
TOTAL BUILDING REPLACEMENTS	557,543	557,543	557,543	557,543	557,543	-	386,641	145,463		542,104	542,104	15,439	15,439
BUILDING IMPROVEMENTS													
Aqua Climb	5,000		5,000	5,000	5,000	-	1,000	4,000	Budget	5,000	5,000	-	-
LED Lighting - Nature Center	3,300		3,300	3,300	3,300	-	2,121	1,179	Award	3,300	3,300	-	-
Carpet - GHRC	2,500		2,500	2,500	2,500	-	960	960	Complete	960	960	1,540	1,540
Shaved Ice Machine - CHR	2,400		2,400	2,400	2,400	-	1,977	1,977	Complete	1,977	1,977	423	423
TOTAL BUILDING IMPROVEMENTS	13,200	13,200	13,200	13,200	13,200	-	6,058	5,179		11,237	11,237	1,963	1,963
ADA PROJECTS													
Aquatic Lifts (2 sites)	21,000		21,000	21,000	21,000	-	7,189	7,285	Award	14,474	14,474	6,526	6,526
Front desk redesign - HSC	3,500		3,500	3,500	3,500	-	3,500	3,500	Budget	3,500	3,500	-	-
TOTAL ADA PROJECTS	24,500	24,500	24,500	24,500	24,500	-	7,189	10,785		17,974	17,974	6,526	6,526
TOTAL CAPITAL OUTLAY DIVISION	3,574,557	3,466,071	2,978,480	6,553,037	6,444,551	386,310	2,067,751	3,820,592		6,274,653	5,886,343	278,384	556,208

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Description	Project Budget			Project Expenditures			Estimated Total Costs			Est. Cost (Over) Under Budget			
	Prior Year Budget Amount (1)	Budget Carryover to Current Year (2)	New Funds Budgeted in Current Year (3)	Cumulative Project Budget (1+3)	Current Year Budget Amount (2+3)	Expended Prior Years (4)	Expended Year-to-Date (5)	Estimated Cost to Complete (6)	Basis of Estimate	Project Cumulative (4+5+6)	Current Year (5+6)	Project Cumulative	Current Year
INFORMATION SERVICES DEPARTMENT													
INFORMATION TECHNOLOGY REPLACEMENTS													
Workstations/Notebooks			8,500	8,500	8,500	-	1,944	6,556	Budget	8,500	8,500	-	-
Server Replacements			37,000	37,000	37,000	-	-	37,000	Budget	37,000	37,000	-	-
LAN/WAN Replacements			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
Printers/Network Printers			5,000	5,000	5,000	-	1,560	3,440	Budget	5,000	5,000	-	-
TOTAL INFORMATION TECHNOLOGY REPLACEMENTS			55,500	55,500	55,500	-	3,504	51,996		55,500	55,500	-	-
INFORMATION TECHNOLOGY IMPROVEMENTS													
PCI Credit Card Reader			10,000	10,000	10,000	-	-	10,000	Budget	10,000	10,000	-	-
Adobe Licenses			4,500	4,500	4,500	-	5,320	-	Complete	5,320	5,320	-	(820)
Application Software			20,000	20,000	20,000	-	-	20,000	Budget	20,000	20,000	-	-
IS Disaster Recovery Backup			48,000	48,000	48,000	-	4,610	41,316	Award	45,926	45,926	-	2,074
Computer workstations and monitors			2,400	2,400	2,400	-	-	2,400	Budget	2,400	2,400	-	-
TOTAL INFORMATION TECHNOLOGY IMPROVEMENTS			84,900	84,900	84,900	-	9,930	73,716		83,646	83,646	-	1,254
TOTAL INFORMATION SYSTEMS DEPARTMENT			140,400	140,400	140,400	-	13,434	125,712		139,146	139,146	-	1,254
MAINTENANCE DEPARTMENT													
FLEET REPLACEMENTS													
Full size 4x4 pickup and accessories			38,000	38,000	38,000	-	-	33,531	Award	33,531	33,531	-	4,469
Cargo van			25,000	25,000	25,000	-	24,481	-	Complete	24,481	24,481	-	519
PTO Implement - mower			8,000	8,000	8,000	-	4,843	-	Complete	4,843	4,843	-	3,157
Infield rakes (2)			29,000	29,000	29,000	-	28,862	-	Complete	28,862	28,862	-	138
72" mowers (2)			29,000	29,000	29,000	-	26,303	-	Complete	26,303	26,303	-	2,697
52" mowers (2)			16,000	16,000	16,000	-	14,334	-	Complete	14,334	14,334	-	1,666
Field tractor			55,000	55,000	55,000	-	48,280	-	Complete	48,280	48,280	-	5,720
HD utility vehicle			23,500	23,500	23,500	-	23,441	-	Complete	23,441	23,441	-	59
Full size pickup and accessories			32,000	32,000	32,000	-	31,495	-	Award	31,495	31,495	-	505
Utility vehicles (2)			29,500	29,500	29,500	-	11,431	-	Award	15,354	26,785	-	2,715
TOTAL FLEET REPLACEMENTS			285,000	285,000	285,000	-	182,975	80,380		263,355	263,355	-	21,645
BUILDING MAINTENANCE EQUIPMENT REPLACEMENTS													
Carpet shampooer (BSC)			1,000	1,000	1,000	-	1,004	-	Complete	1,004	1,004	-	(4)
Hi-speed burnisher (ORA)			1,000	1,000	1,000	-	1,091	-	Complete	1,091	1,091	-	(91)
Court sweeper brush (HMT TC)			1,200	1,200	1,200	-	971	-	Complete	971	971	-	229
TOTAL BLDG MAINT EQUIPMENT REPLACEMENTS			3,200	3,200	3,200	-	3,066	-		3,066	3,066	-	134
TOTAL MAINTENANCE DEPARTMENT			288,200	288,200	288,200	-	186,041	80,380		266,421	266,421	-	21,779
GRAND TOTAL GENERAL FUND	3,574,557	3,466,071	3,407,080	6,981,637	6,873,151	386,310	2,267,226	4,026,684		6,680,220	6,293,910	-	579,241

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Description	Project Budget			Project Expenditures			Estimated Total Costs			Est. Cost (Over) Under Budget			
	Prior Year Budget Amount (1)	Budget Carryover to Current Year (2)	New Funds Budgeted in Current Year (3)	Cumulative Project Budget (1+3)	Current Year Budget Amount (2+3)	Expended Prior Years (4)	Expended Year-to-Date (5)	Estimated Cost to Complete (6)	Basis of Estimate	Project Cumulative (4+5+6)	Current Year (5+6)	Project Cumulative	Current Year
SDC FUND													
LAND ACQUISITION													
Land Acquisition - North Bethany	1,670,131	1,621,863	-	1,670,131	1,621,863	48,268	26,571	1,595,292	Budget	1,670,131	1,621,863	-	-
Land Acquisition (FY 15)	1,119,869	838,137	-	1,119,869	838,137	-	(38,888)	877,025	Budget	838,137	838,137	-	-
Land Acquisition - new urban areas	-	-	1,265,402	1,265,402	1,265,402	-	2,266,894	(1,001,422)	Budget	1,265,402	1,265,402	-	-
Other Land Acquisition (FY 16)	-	-	500,000	500,000	500,000	-	3,600	496,400	Budget	500,000	500,000	-	-
Land Acquisition - South Cooper Mountain	-	-	2,733,545	2,733,545	2,733,545	-	2,733,545	-	Budget	2,733,545	2,733,545	-	-
Land Acquisition - Bonny Slope West	-	-	1,053	1,053	1,053	-	1,053	-	Budget	1,053	1,053	-	-
TOTAL LAND ACQUISITION	2,790,000	2,460,000	4,500,000	7,290,000	6,960,000	48,268	4,992,705	1,967,295		7,008,268	6,960,000	-281,732	
DEVELOPMENT/IMPROVEMENT PROJECTS													
Bonny Slope / BSD Trail Development	500,000	500,000	-	500,000	500,000	-	-	500,000	Budget	500,000	500,000	-	-
MTIP Grant Match - Westside Trail #18	283,330	200,000	415,000	688,330	615,000	98,218	824,094	(209,094)	Complete	713,218	615,000	(14,888)	-
Ben Graf Greenway - Trail Connection	600,000	41,000	-	600,000	41,000	481,201	-	-	Complete	481,201	-	118,799	41,000
Fanno Creek Trail - Hill Blvd Crossing	434,250	40,000	-	434,250	40,000	176,775	-	40,000	Complete	216,775	40,000	217,475	-
Timberland Park - Project Management	34,000	40,000	10,000	44,000	10,000	45,090	28,749	-	Complete	73,839	28,749	(29,839)	(18,749)
Bethany Creek Falls Phases 1, 2 & 3 - Proj Management	120,500	105,500	24,500	145,000	130,000	27,555	27,107	102,893	Budget	157,535	130,000	(27,535)	-
New Neighborhood Park Master Plans (2 sites)	150,000	150,000	-	150,000	150,000	-	-	150,000	Budget	150,000	150,000	-	-
New Neighborhood Park Development	1,500,000	1,500,000	-	1,500,000	1,500,000	-	-	1,500,000	Budget	1,500,000	1,500,000	-	-
SW Quad Community Center - Site Feasibility/Analysis	60,000	60,000	20,000	80,000	80,000	-	-	80,000	Budget	80,000	80,000	-	-
Natural Area Master Plan	100,000	100,000	-	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
Building Expansion (TBD)	-	-	1,000,000	1,000,000	1,000,000	-	-	1,000,000	Budget	1,000,000	1,000,000	-	-
Deck Expansion (Aquatic Center)	-	-	130,000	130,000	130,000	-	-	130,000	Budget	130,000	130,000	-	-
New Synthetic turf field - Conestoga Middle School	-	-	850,000	850,000	850,000	-	-	850,000	Budget	850,000	850,000	-	-
LWCF grant match - project to be determined	-	-	100,000	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
LWCF small grant match - project to be determined	-	-	75,000	75,000	75,000	-	-	75,000	Budget	75,000	75,000	-	-
RTP grant match - project to be determined	-	-	100,000	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
MTIP Beaverton Creek Trail Master Plan Phase	-	-	135,000	135,000	135,000	-	4,927	130,073	Budget	135,000	135,000	-	-
MTB Beaverton Creek Trail Land Acquisition ROW phase	-	-	250,000	250,000	250,000	-	-	250,000	Budget	250,000	250,000	-	-
WaCo match funds - Augusta Lane Pedestrian Trail Bridge	-	-	50,000	50,000	50,000	-	-	50,000	Budget	50,000	50,000	-	-
N Bethany Park & Trail - project management	-	-	65,000	65,000	65,000	-	2,622	62,378	Budget	65,000	65,000	-	-
SDC Methodology & Administrative Procedures update	-	-	30,000	30,000	30,000	-	29,543	457	Budget	30,000	30,000	-	-
Wall Property Demolition - Project Mgmt	-	-	-	-	-	-	558	-	Budget	558	558	-	(558)
Living Hope Property Demolition - Project Mgmt	-	-	-	-	-	-	647	-	Budget	647	647	-	(647)
Undesignated projects	3,782,080	2,695,500	3,310,498	3,310,498	3,310,498	828,819	918,247	3,310,498	Budget	3,310,498	3,310,498	-	-
TOTAL DEVELOPMENT/IMPROVEMENT PROJECTS	3,782,080	2,695,500	6,564,998	10,347,078	9,261,498	828,819	918,247	8,322,205		10,089,271	9,240,452	290,342	8,511
GRAND TOTAL SDC FUND	6,572,080	5,156,500	11,064,998	17,637,078	16,221,498	877,087	5,910,952	10,289,500	KEY	17,077,539	16,200,452	572,074	8,511

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

Tualatin Hills Park and Recreation District
 Monthly Bond Capital Projects Report
 Estimated Cost vs. Budget
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Quad-Project rnt Code	Description	Project Budget			Project Expenditures				Variance			Percent of Variance		
		(1) Initial Project Budget	(2) Adjustments	(1+2)=(3) Current Total Project Budget FY 15/16	(4) Expended Prior Years	(5) Expended Year-to-Date	(6) Total Expended to Date	(7) Estimated Cost to Complete	(8) Basis of Estimate (Completed Phase)	(9) Project Cumulative Cost	(3-9)=(10) Est. Cost (Over) Under Budget	(10)/(3) Total Cost Variance to Budget	(6)/(3) Cost Expended to Budget	(6)/(9) Cost Expended to Total Cost
BOND CAPITAL PROJECTS FUND														
New Neighborhood Parks Development														
SE 91-901	Alki Kennedy Park & Athletic Field	1,285,250	50,470	1,335,720	1,686,530	-	1,686,530	-	1,686,530	(350,810)	-26.3%	126.3%	100.0%	
SW 91-902	Bansoff Park & Athletic Field	1,285,250	27,134	1,312,384	1,296,105	-	1,296,105	-	1,296,105	54,279	4.1%	95.9%	100.0%	
NW 91-903	Hansen Ridge Park (formerly Kaiser Ridge)	771,150	16,035	787,185	753,743	-	753,743	-	753,743	33,442	4.2%	95.8%	100.0%	
SW 91-904	Roy Dance Park	771,150	16,308	787,458	681,272	-	681,272	-	681,272	106,186	13.5%	112.2%	100.0%	
NE 91-905	Roger Tibbity Park	771,150	19,335	790,485	689,218	-	689,218	-	689,218	101,267	12.8%	112.2%	100.0%	
	Total New Neighborhood Parks Development	4,853,950	128,282	5,013,232	5,237,868	-	5,237,868	-	5,237,868	(224,636)	-4.3%	104.3%	100.0%	
Authorized Use of Savings from Bond Issuance														
UND	Administration Category	4,853,950	224,636	2,246,636	-	-	2,246,636	-	2,246,636	-	0.0%	n/a	100.0%	
	Total New Neighborhood Parks Development	4,853,950	353,918	5,237,868	5,237,868	-	5,237,868	-	5,237,868	-	0.0%	100.0%	100.0%	
Renovate & Redevelop Neighborhood Parks														
NE 91-906	Cedar Mill Park, Trail & Athletic Fields	1,125,679	29,166	1,155,045	993,843	-	993,843	-	993,843	161,202	14.0%	86.0%	100.0%	
SE 91-907	Camille Park	514,100	28,634	542,734	585,471	-	585,471	-	585,471	(42,737)	-7.9%	107.9%	100.0%	
NW 91-908	Somerset West Park	1,026,200	37,287	1,063,487	188,253	7,616	195,869	2,320,740	2,516,609	(1,451,162)	-136.2%	16.4%	7.8%	
SW 91-909	Tanner Park and Bridge Replacement	844,934	21,089	866,023	535,356	-	535,356	-	535,356	32,635	3.9%	94.2%	100.0%	
SE 91-910	Vala Brook Park	3,727,213	136,358	3,863,571	3,039,423	7,616	3,047,039	2,320,740	5,367,781	(1,638,943)	-43.2%	137.2%	166.7%	
	Total Renovate & Redevelop Neighborhood Parks	1,500,000	28,467	1,528,467	1,041,404	-	1,041,404	-	1,041,404	487,063	31.9%	68.1%	100.0%	
New Neighborhood Parks Land Acquisition														
NW 98-880-a	New Neighborhood Park - NW Quadrant (Bliss)	-	-	-	1,067,724	-	1,067,724	-	1,067,724	(1,067,724)	-100.0%	n/a	100.0%	
NW 98-880-b	New Neighborhood Park - NW Quadrant (Living Hope)	-	-	-	729,751	43,645	773,396	20,000	793,396	(793,396)	-100.0%	n/a	97.5%	
NW 98-880-c	New Neighborhood Park - NW Quadrant (Mitchell)	-	-	-	62,712	-	62,712	-	62,712	(62,712)	-100.0%	n/a	100.0%	
NW 98-880-d	New Neighborhood Park - NW Quadrant (PGE)	-	-	-	529,294	-	529,294	-	529,294	998,441	66.4%	34.6%	100.0%	
NE 98-745-a	New Neighborhood Park - NE Quadrant (Wilson)	-	-	-	2,095,153	-	2,095,153	-	2,095,153	(588,070)	-38.4%	138.4%	100.0%	
NE 98-745-b	New Neighborhood Park - NE Quadrant (Lehman - formerly undesignated)	-	-	-	1,058,925	-	1,058,925	-	1,058,925	465,528	30.5%	69.5%	100.0%	
SW 98-746-a	New Neighborhood Park - SW Quadrant (Sterling Savings)	-	-	-	547,794	-	547,794	-	547,794	(551,696)	-100.0%	n/a	100.0%	
SW 98-746-b	New Neighborhood Park - SW Quadrant (Allishin)	-	-	-	60,006	-	60,006	-	60,006	(60,006)	-100.0%	n/a	100.0%	
SW 98-746-c	New Neighborhood Park - SW Quadrant (Hung easement for Roy Dance Park)	-	-	-	2,609,880	-	2,609,880	-	2,609,880	(1,094,333)	-72.2%	172.2%	100.0%	
SE 98-747	New Neighborhood Park - SE Quadrant (Cobb)	-	-	-	1,629,690	73	1,629,763	-	1,629,763	(106,096)	-7.0%	107.0%	100.0%	
NW 98-748	New Neighborhood Park (North Bethany) (McGelligan)	-	-	-	-	-	-	-	-	-	-100.0%	n/a	0.0%	
UND 98-749	New Neighborhood Park - Undesignated	9,000,000	151,739	9,151,739	11,384,478	120,262	11,504,740	20,000	11,524,740	(2,373,001)	-25.9%	125.7%	99.8%	
	Sub-total New Neighborhood Parks	9,000,000	151,739	9,151,739	11,384,478	120,262	11,504,740	20,000	11,524,740	(2,373,001)	-25.9%	125.7%	99.8%	
Authorized Use of Savings from New Community Park														
UND	Land Acquisition Category	-	1,655,521	1,655,521	-	-	-	-	-	1,655,521	n/a	n/a	n/a	
UND	Authorized Use of Savings from Community Center / Community Park Land Acquisition Category	-	717,480	717,480	-	-	-	-	-	717,480	n/a	n/a	n/a	
	Total New Neighborhood Parks	9,000,000	2,524,740	11,524,740	11,384,478	120,262	11,504,740	20,000	11,524,740	-	0.0%	99.8%	99.8%	
New Community Park Development														
SW 92-915	SW Quad Community Park & Athletic Field	7,711,500	258,441	7,969,941	679,486	424,881	1,104,367	12,437,365	13,541,732	(5,571,791)	-68.9%	13.9%	8.2%	
	Sub-total New Community Park Development	7,711,500	258,441	7,969,941	679,486	424,881	1,104,367	12,437,365	13,541,732	(5,571,791)	-68.9%	13.9%	8.2%	
UND	Outside Funding from Washington County / Meiro	-	384,251	384,251	-	-	-	-	-	384,251	n/a	n/a	n/a	
	Total New Community Park Development	7,711,500	642,692	8,354,192	679,486	424,881	1,104,367	12,437,365	13,541,732	(5,187,540)	-62.1%	13.2%	8.2%	

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Quad-Project ranr Code	Description	Project Budget				Project Expenditures				Variance			Percent of Variance		
		Initial Project Budget (1)	Adjustments (2)	Current Total Project Budget FY 15/16 (1+2)=(3)	Expended Prior Years (4)	Expended Year-to-Date (5)	Total Expended to Date (4+5)=(6)	Estimated Cost to Complete (7)	Basis of Estimate (Completed Phase)	Project Cumulative Cost (6+7)=(9)	Est. Cost (Over) Under Budget (3-9)=(10)	Total Cost Variance to Budget (10)/(3)	Cost Expended to Budget (6)/(3)	Cost Expended to Total Cost (9)/(9)	
New Community Park Land Acquisition															
NE 98-881-a	New Community Park - NE Grandant (Tudle)	10,000,000	132,657	10,132,657	8,103,899	-	8,103,899	-	8,103,899	2,028,758	2,028,758	-	20.0%	80.0%	100.0%
NE 98-881-b	Community Park Expansion - NE Quad (BSD/William Walker)	-	-	-	373,237	-	373,237	-	373,237	(373,237)	(373,237)	-	100.0%	n/a	100.0%
UND	Sub-total New Community Park	10,000,000	132,657	10,132,657	8,477,136	-	8,477,136	-	8,477,136	1,655,521	1,655,521	-	16.3%	83.7%	100.0%
UND	Authorized Use of Savings for New Neighborhood Parks	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UND	Land Acquisition Category	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UND	Total New Community Park	10,000,000	(1,655,521)	8,477,136	8,477,136	-	8,477,136	-	8,477,136	(1,655,521)	(1,655,521)	-	0.0%	100.0%	n/a
Renovate and Redevelop Community Parks															
NE 92-916	Cedar Hills Park & Athletic Field	6,194,905	200,517	6,395,422	223,116	15,561	238,677	7,815,489	-	(1,658,754)	(1,658,754)	-	-25.9%	3.7%	3.0%
SE 92-917	Schiller Park	3,598,700	72,672	3,671,372	2,633,084	-	2,633,084	28,336	2,633,084	1,038,288	1,038,288	-	28.3%	71.7%	100.0%
UND	Total Renovate and Redevelop Community Parks	9,793,605	273,189	10,066,794	2,856,200	15,561	2,871,761	7,815,489	10,887,260	(620,466)	(620,466)	-	-8.2%	28.5%	26.9%
Natural Area Preservation - Restoration															
NE 97-963	Roger Tibury Memorial Park	30,846	960	31,806	1,357	6,885	8,222	23,452	31,674	132	132	-	0.4%	25.9%	26.0%
NE 97-964	Cedar Mill Park	30,846	966	31,812	1,201	1,000	1,201	8,799	10,000	21,812	21,812	-	68.6%	3.8%	12.0%
NE 97-965	Jordan/Jackie Husen Park	308,460	8,411	316,871	29,906	5,700	35,606	21,794	57,400	259,471	259,471	-	81.9%	11.2%	62.0%
NW 97-966	NE/Bethany Meadows Trail Habitat Connection	246,768	7,800	254,568	-	-	-	254,568	-	-	-	-	0.0%	0.0%	0.0%
NW 97-967	Hansen Ridge Park (formerly Kaiser Ridge)	2,864	2,864	5,728	8,186	685	8,871	4,129	13,000	(2,454)	(2,454)	-	-23.3%	84.1%	68.2%
NW 97-968	Allenbach Acres Park	41,128	1,256	42,384	5,514	3,905	9,419	32,171	41,590	794	794	-	1.9%	22.2%	22.6%
NW 97-969	Crystal Creek Park	205,640	5,998	211,638	5,401	54,000	59,401	40,569	100,000	111,638	111,638	-	52.7%	28.1%	59.4%
NE 97-970	Foothills Park	61,692	1,143	62,835	46,178	-	46,178	-	46,178	16,657	16,657	-	26.5%	73.5%	100.0%
NE 97-971	Commonwealth Lake Park	41,128	759	41,887	30,809	-	30,809	-	30,809	11,078	11,078	-	26.4%	73.6%	100.0%
NW 97-972	Tualatin Hills Nature Park	90,800	2,278	93,078	27,696	1,567	27,696	1,026	30,609	65,382	65,382	-	70.2%	29.8%	100.0%
NE 97-973	Pioneer Park	10,282	245	10,527	7,854	1,567	9,421	1,026	10,447	80	80	-	0.8%	89.5%	90.2%
NW 97-974	Whispering Woods Park	51,410	897	52,307	48,871	-	48,871	-	48,871	3,436	3,436	-	6.6%	93.4%	90.2%
NW 97-975	Willow Creek Nature Park	20,564	383	20,947	21,877	818	21,877	-	21,877	(930)	(930)	-	-4.4%	104.4%	100.0%
SE 97-976	AM Kennedy Park	30,846	699	31,545	26,048	818	26,866	5,834	32,700	(1,155)	(1,155)	-	-3.7%	85.2%	82.2%
SE 97-977	Camille Park	77,115	1,698	78,813	61,199	2,000	61,399	10,954	72,353	6,460	6,460	-	8.2%	77.9%	84.9%
SE 97-978	Vista Brook Park	20,564	624	21,188	3,044	1,380	4,424	16,076	20,500	688	688	-	3.2%	20.9%	21.6%
SE 97-979	Greenway Park/Kali Center	61,692	1,695	63,387	38,141	2,327	40,468	22,532	63,000	387	387	-	0.6%	63.8%	64.2%
SE 97-980	Bauman Park	82,256	1,984	84,240	30,153	-	30,153	-	30,153	54,087	54,087	-	64.2%	35.8%	100.0%
SE 97-981	Fanno Creek Park	162,456	5,070	167,526	51,147	26,000	31,147	38,853	70,000	97,526	97,526	-	58.2%	18.6%	44.5%
SE 97-982	Hideway Park	41,128	1,014	42,142	34,270	3,307	37,577	4,380	41,957	185	185	-	0.4%	89.2%	89.6%
SW 97-983	Murrayhill Park	61,692	1,014	62,706	65,712	3,307	67,019	4,380	65,712	(3,006)	(3,006)	-	-4.8%	104.8%	100.0%
SW 97-984	Hyland Forest Park	71,974	1,316	73,290	62,121	-	62,121	-	62,121	11,169	11,169	-	15.2%	84.8%	100.0%
SW 97-985	Cooper Mountain	205,640	6,499	212,139	14	-	14	212,125	212,139	-	-	-	0.0%	0.0%	0.0%
SW 97-986	Winkelman Park	10,282	237	10,519	5,894	-	5,894	-	5,894	4,625	4,625	-	44.0%	56.0%	100.0%
SW 97-987	Lowami Hart Woods	287,896	8,198	296,094	95,906	8,323	104,229	60,771	165,000	131,094	131,094	-	44.3%	35.2%	63.2%
SW 97-988	Rosa/Rhazedale Parks	25,790	708	26,498	12,754	-	12,754	-	12,754	12,734	12,734	-	48.3%	43.2%	100.0%
SW 97-989	Mc Williams Park	102,820	3,247	106,067	13,744	14,915	15,159	90,908	106,067	0	0	-	0.0%	14.3%	14.3%
SW 97-990	Winkins Estate	150,420	3,309	153,729	132,744	3,760	136,504	-	136,504	13,225	13,225	-	8.7%	89.3%	100.0%
SW 97-991	Shelton Park	1,946	1,946	3,892	7,987	-	7,987	-	7,987	2,463	2,463	-	61.7%	70.0%	100.0%
SW 97-992	Merrison Woods	61,692	1,946	63,638	63,640	-	63,640	-	63,640	0	0	-	0.0%	0.0%	0.0%
UND	Interpretive Sign Network	339,306	8,697	348,003	296,851	10,436	306,287	-	306,287	8,703	8,703	-	2.5%	88.0%	90.3%
NW 97-993	Baeventon Creek Trail	61,692	1,949	63,641	-	-	-	-	63,641	33,013	33,013	-	52.9%	0.0%	0.0%
NW 97-994	Bethany Wetlands/Bronson Creek	1,300	42,428	43,728	-	-	-	-	43,728	42,428	42,428	-	0.0%	0.0%	0.0%
NW 97-995	Bethany Wetlands/Bronson Creek	1,300	42,428	43,728	-	-	-	-	43,728	42,428	42,428	-	0.0%	0.0%	0.0%
NW 97-996	Bluegrass Downs Park	15,423	487	15,910	-	-	-	-	15,910	0	0	-	0.0%	0.0%	0.0%
UND	Crystal Creek	41,128	1,300	42,428	-	-	-	-	42,428	0	0	-	0.0%	0.0%	0.0%
UND	Reallocation of project savings to new project budgets	-	(865,000)	(865,000)	-	-	-	-	-	(865,000)	(865,000)	-	0.0%	0.0%	0.0%
SE 97-870	Hyland Woods Phase 2	75,000	-	75,000	-	19,050	19,050	55,950	75,000	-	-	-	0.0%	25.4%	25.4%
NW 97-871	Jenkins Estate Phase 2	125,000	-	125,000	-	12,500	12,500	150,000	125,000	-	-	-	0.0%	10.1%	10.1%
NW 97-872	Somerset	150,000	-	150,000	-	-	-	150,000	150,000	-	-	-	0.0%	0.0%	0.0%
NW 97-873	Rock Creek Greenway	155,000	-	155,000	-	-	-	155,000	155,000	-	-	-	0.0%	0.0%	0.0%
NW 97-874	Whispering Woods Phase 2	95,000	-	95,000	-	-	-	95,000	95,000	-	-	-	0.0%	0.0%	0.0%

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Quad-Project Grant Code	Description	Project Budget			Project Expenditures					Variance			Percent of Variance	
		Initial Project Budget	Adjustments	Current Total Project Budget FY 15/16	Expended Prior Years	Expended Year-to-Date	Total Expended to Date	Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost (6+7)-(9)	Est. Cost (Over) Under Budget	(3-9) = (10)	(10)/(3)	Cost Expended to Budget
(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
SE 97-875	Raleigh Park	-	110,000	110,000	-	8,500	8,500	-	8,500	101,500	Budget	0.00%	-	0.0%
NE 97-876	Barnier Creek Greenway/NE Park	-	75,000	75,000	-	-	-	-	-	75,000	Budget	0.0%	-	0.0%
NW 97-877	Beaverton Creek Greenway Duncan	-	30,000	30,000	-	-	-	-	-	30,000	Budget	0.0%	-	0.0%
SE 97-878	Church of Nazarene	-	30,000	30,000	-	-	-	-	-	30,000	Budget	0.0%	-	0.0%
SW 97-879	Lilly K. Johnson Woods	-	30,000	30,000	-	7,767	7,767	-	7,767	22,233	Budget	0.0%	-	25.9%
UND 97-914	Restoration of new properties to be acquired	643,023	20,321	663,344	7,172	663,344	7,172	-	663,344	636,488	On-Hold	0.0%	-	25.9%
	Total Natural Area Restoration	3,762,901	104,862	3,867,763	1,118,208	1,849,555	1,311,323	-	1,311,323	2,556,440		0.0%	-	33.9%
	Natural Area Preservation - Land Acquisition	8,400,000	221,042	8,621,042	4,464,767	4,156,275	4,500,870	-	4,500,870	4,120,172	Budget	0.0%	-	52.2%
UND 98-882	Natural Area Acquisitions	8,400,000	221,042	8,621,042	4,464,767	4,156,275	4,500,870	-	4,500,870	4,120,172	Budget	0.0%	-	52.2%
	Total Natural Area Preservation - Land Acquisition	8,400,000	221,042	8,621,042	4,464,767	4,156,275	4,500,870	-	4,500,870	4,120,172		0.0%	-	52.2%
	New Linear Park and Trail Development	4,267,030	83,702	4,350,732	4,395,221	4,395,221	4,395,221	-	4,395,221	-	Complete	-1.0%	(44,489)	101.0%
SW 95-918	Westside Trail Segments 1, 4, & 7	1,645,120	45,644	1,690,764	1,227,496	1,227,496	1,227,496	-	1,227,496	-	Complete	-1.0%	(44,489)	100.0%
NE 95-920	Jordan/Husen Park Trail	3,694,340	77,258	3,771,598	4,417,702	4,417,702	4,417,702	-	4,417,702	-	Complete	-1.0%	(44,489)	100.0%
NW 95-922	Rack Creek Trail #2 & Alimouch, North Bethany #2	2,282,040	79,704	2,361,744	1,734,051	1,734,051	1,734,051	-	1,734,051	-	Complete	-1.0%	(44,489)	100.0%
SE 95-924	Alimouch Trail	2,798	2,798	5,596	238,395	238,395	238,395	-	238,395	72,404	Budget	0.0%	72,404	68.7%
NW 91-912	Alimouch Park - Oak Wood Trail	359,870	14,974	374,844	238,395	238,395	238,395	-	238,395	-	Complete	0.0%	-	100.0%
NW 91-913	NE Quadrant Trail - Bluffs Phase 2	257,050	14,974	272,024	271,784	271,784	271,784	-	271,784	-	Complete	0.0%	-	100.0%
SE 95-921	Lovami Hart Woods	822,580	55,572	878,152	1,258,746	1,258,746	1,258,746	-	1,258,746	-	Complete	-0.8%	(143,053)	100.0%
NW 91-911	Westside - Waterhouse Trail Connection	1,542,300	43,313	1,585,613	350,543	350,543	350,543	-	350,543	-	Complete	-0.8%	(143,053)	100.0%
	Total New Linear Park and Trail Development	15,060,310	405,759	15,466,069	14,067,632	14,067,632	14,150,023	-	14,150,023	1,533,366	Const Docs	-1.4%	(217,340)	91.5%
	New Linear Park and Trail Land Acquisition	1,200,000	22,894	1,222,894	1,216,071	1,216,071	1,221,722	-	1,221,722	1,172	Budget	0.0%	-	99.9%
UND 98-883	New Linear Park and Trail Acquisitions	1,200,000	22,894	1,222,894	1,216,071	1,216,071	1,221,722	-	1,221,722	1,172	Budget	0.0%	-	99.9%
	Total New Linear Park and Trail Land Acquisition	1,200,000	22,894	1,222,894	1,216,071	1,216,071	1,221,722	-	1,221,722	1,172		0.0%	-	99.9%
	Multifield/Multi-purpose Athletic Field Development	514,100	34,434	548,534	941,843	941,843	941,843	-	941,843	-	Complete	-71.7%	(393,309)	100.0%
SW 94-925	Winkelman Athletic Field	514,100	4,791	518,891	407,340	407,340	407,340	-	407,340	-	Complete	-71.7%	(393,309)	100.0%
SE 94-926	Meadow Way Park	514,100	16,248	530,348	527,993	527,993	527,993	-	527,993	-	Budget	0.0%	-	0.0%
NW 94-927	New Fields in NW Quadrant	514,100	13,893	527,993	527,993	527,993	527,993	-	527,993	-	Complete	0.0%	-	100.0%
NE 94-928	New Fields in NE Quadrant (Cedar Mill Park)	514,100	16,236	530,336	527,993	527,993	527,993	-	527,993	-	Budget	0.0%	-	0.0%
SW 94-929	New Fields in SW Quadrant	514,100	16,240	530,340	527,993	527,993	527,993	-	527,993	-	Budget	0.0%	-	0.0%
SE 94-930	New Fields in SE Quadrant (Conestoga Middle School)	514,100	16,240	530,340	527,993	527,993	527,993	-	527,993	-	Design Dev	0.0%	-	0.0%
	Total Multifield/Multi-purpose Athletic Field Dev.	3,084,600	101,542	3,186,142	3,183,271	3,183,271	3,183,271	-	3,183,271	428,536		-8.2%	(261,074)	15.3%
	Deferred Park Maintenance Replacements	610,223	3,685	613,908	772,680	772,680	773,055	-	773,055	-	Complete	5.0%	40,853	100.0%
UND 96-960	Play Structure Replacements at 11 sites	610,223	1,276	611,500	772,680	772,680	773,055	-	773,055	-	Complete	5.0%	40,853	100.0%
NW 96-720	Bridge/boardwalk replacement - Willow Creek	96,661	369	97,030	127,277	127,277	127,277	-	127,277	-	Complete	-30.0%	(28,340)	100.0%
SW 96-721	Bridge/boardwalk replacement - Rosa Park	35,909	34	35,943	38,361	38,361	38,361	-	38,361	-	Complete	2.3%	887	100.0%
SW 96-722	Bridge/boardwalk replacement - Jenkins Estate	10,767	34	10,801	28,430	28,430	28,430	-	28,430	-	Complete	-27.3%	(29,810)	100.0%
SE 96-723	Bridge/boardwalk replacement - Hartwood Highlands	48,854	134	48,988	985	985	985	-	985	-	Cancelled	91.0%	9,916	100.0%
NE 96-998	Irrigation Replacement at Robury Park	116,687	63	116,750	41,902	41,902	41,902	-	41,902	-	Complete	-1.0%	(1,202)	100.0%
UND 96-999	Pedestrian Path Replacement at 3 sites	160,914	1,515	162,429	118,039	118,039	118,039	-	118,039	-	Complete	-1.0%	(1,202)	100.0%
UND 96-946	Permeable Parking Lot at Aloha Swim Center	160,914	1,515	162,429	118,039	118,039	118,039	-	118,039	-	Complete	-1.0%	(1,202)	100.0%
NE 96-947	Permeable Parking Lot at Sunset Swim Center	160,914	1,515	162,429	118,039	118,039	118,039	-	118,039	-	Complete	-1.0%	(1,202)	100.0%
	Sub-total Deferred Park Maintenance Replacements	1,451,515	10,627	1,462,142	1,832,289	1,832,289	1,832,474	-	1,832,474	-	Complete	-25.3%	(370,132)	131.9%
	Authorized Use of Savings from Facility Expansion & Improvements	-	-	-	-	-	-	-	-	-	N/A	n/a	n/a	n/a
UND	Authorized Use of Savings from Bond Issuance Administration	-	177,920	177,920	-	-	-	-	-	-	N/A	n/a	177,920	n/a
UND	Authorized Use of Savings from Bond Issuance Administration	-	192,412	192,412	-	-	-	-	-	-	N/A	n/a	192,412	n/a
	Total Deferred Park Maintenance Replacements	1,451,515	380,959	1,832,474	1,832,289	1,832,289	1,832,474	-	1,832,474	-		0.0%	-	100.0%

Tualatin Hills Park and Recreation District
Monthly Bond Capital Projects Report
Estimated Cost vs. Budget
Through 1/31/2016

Quad-Project ran Code	Description	Project Budget			Project Expenditures					Variance		Percent of Variance		Cost Expended to Total Cost (6)/(9)	
		(1) Initial Project Budget	(2) Adjustments	(1+2)=(3) Current Total Project Budget FY 15/16	(4) Expended Prior Years	(5) Expended Year-to-Date	(4+5)=(6) Total Expended to Date	(7) Estimated Cost to Complete	(8+7)=(9) Project Cumulative Cost	(3-9)=(10) Est. Cost (Over) Under Budget	(10)/(3)	(6)/(3)			
Facility Rehabilitation															
UND 95-931	Structural Upgrades at Several Facilities	317,950	(195,027)	122,923	110,904	1,222	112,126	-	112,126	10,797	8.6%	91.2%	100.0%		
SW 95-932	Structural Upgrades at Aloha Swim Center	406,279	8,432	414,711	516,302	-	516,302	-	516,302	(103,591)	-25.0%	125.0%	100.0%		
SE 95-933	Structural Upgrades at Beaverton Swim Center	1,447,363	35,472	1,482,835	820,007	433	820,440	49,382	869,832	613,003	41.3%	55.3%	84.3%		
NE 95-934	Structural Upgrades at Cedar Hills Recreation Center	625,087	17,687	642,774	114,528	348,933	464,461	67,348	531,809	113,965	17.6%	71.9%	97.3%		
SW 95-935	Structural Upgrades at Conestoga Rec/Aquatic Ctr	44,810	833	45,643	66,762	-	66,762	-	66,762	(21,119)	-46.3%	146.3%	100.0%		
SE 95-937	Structural Upgrades at Garden Home Recreation Center	486,935	16,017	502,952	13,713	581	14,294	626,554	640,848	(137,896)	-27.4%	2.8%	2.2%		
SE 95-938	Structural Upgrades at Harman Swim Center	179,987	2,779	182,766	73,115	-	73,115	-	73,115	109,651	60.0%	40.0%	100.0%		
NW 95-939-a	Structural Upgrades at HMT/50 Mt Pool/Aquatic Ctr	312,176	4,692	316,868	233,369	-	233,369	-	233,369	83,499	26.4%	73.6%	100.0%		
NW 95-939-b	Structural Upgrades at HMT Aquatic Ctr - Roof Replacement	-	200,873	200,873	1,247	-	1,247	-	1,247	(219,127)	-109.1%	0.6%	0.3%		
NW 95-940	Structural Upgrades at HMT Administration Building	397,315	6,080	403,395	299,599	-	299,599	-	299,599	103,786	25.7%	74.3%	100.0%		
NW 95-941	Structural Upgrades at HMT Athletic Center	65,721	85	65,806	66,000	-	66,000	-	66,000	(194)	-0.3%	100.3%	100.0%		
NW 95-942	Structural Upgrades at HMT Dryland Training Ctr	116,506	2,101	118,607	75,688	-	75,688	-	75,688	42,921	36.2%	63.8%	100.0%		
NW 95-943	Structural Upgrades at HMT Tennis Center	268,860	4,949	273,809	74,804	-	74,804	-	74,804	199,005	72.7%	27.3%	100.0%		
SE 95-944	Structural Upgrades at Raleigh Swim Center	4,481	6	4,487	5,703	-	5,703	-	5,703	(1,216)	-27.1%	127.1%	100.0%		
NW 95-945	Structural Upgrades at Somerset Swim Center	8,962	12	8,974	9,333	-	9,333	-	9,333	(359)	-4.0%	104.0%	100.0%		
NW 95-950	Sunset Swim Center Structural Upgrades	1,026,200	16,245	1,042,445	626,419	-	626,419	-	626,419	418,026	40.0%	60.0%	100.0%		
NE 95-951	Sunset Swim Center Pool Tank	514,100	275	514,375	308,574	-	308,574	-	308,574	205,801	40.0%	60.0%	100.0%		
UND 95-962	Auto Gas Meter Shut Off Valves at All Facilities	6,227,732	121,511	6,349,243	3,424,808	354,426	3,779,234	1,184,463	4,963,697	1,385,546	21.8%	59.5%	76.1%		
Total Facility Rehabilitation															
SE 95-952	Facility Expansion and Improvements	1,997,868	30,311	2,028,179	2,039,367	-	2,039,367	-	2,039,367	(11,188)	-0.6%	100.6%	100.0%		
SW 95-953	Conestoga Rec/Aquatic Expansion & Splash Pad	5,449,460	83,658	5,533,118	5,435,930	-	5,435,930	-	5,435,930	97,188	1.8%	98.2%	100.0%		
SW 95-954	Aloha ADA Dressing Rooms	123,384	158	123,542	178,764	-	178,764	-	178,764	(55,222)	-44.7%	144.7%	100.0%		
NW 95-955	Aquatics Center ADA Dressing Rooms	133,666	1,083	134,749	180,540	-	180,540	-	180,540	(45,791)	-34.0%	134.0%	100.0%		
NE 95-956	Athletic Center HVAC Upgrades	514,100	654	514,754	321,821	-	321,821	-	321,821	192,933	37.5%	62.5%	100.0%		
UND	Sub-total Facility Expansion and Improvements	8,218,478	115,864	8,334,342	8,156,422	-	8,156,422	-	8,156,422	177,920	2.1%	97.9%	100.0%		
UND	Authorized Use of Savings for Deferred Park Maintenance Replacements Category	8,218,478	(177,920)	(8,040,558)	-	-	-	-	-	(177,920)	n/a	n/a	n/a		
Total Facility Expansion and Improvements															
NW 95-957	HMT ADA Parking & other site improvement	735,163	19,029	754,192	955,786	53,918	1,009,704	24,017	1,033,721	(279,529)	-37.1%	133.9%	97.7%		
UND 95-958	ADA Improvements - undesignated funds	116,184	2,663	118,847	72,245	-	72,245	-	72,245	46,602	39.2%	60.8%	100.0%		
SW 95-730	ADA Improvements - Barrows Park	8,227	8,331	16,558	6,825	-	6,825	-	6,825	1,006	18.1%	81.9%	100.0%		
NW 95-731	ADA Improvements - Bethany Lake Park	20,564	194	20,758	25,566	-	25,566	-	25,566	(4,808)	-23.2%	123.2%	100.0%		
NE 95-732	ADA Improvements - Cedar Hills Recreation Center	8,226	130	8,356	8,255	-	8,255	-	8,255	101	1.2%	98.8%	100.0%		
NE 95-733	ADA Improvements - Forest Hills Park	12,338	197	12,535	23,416	-	23,416	-	23,416	(10,881)	-86.8%	100.0%	0.0%		
SE 95-734	ADA Improvements - Greenway Park	15,423	186	15,609	11,550	-	11,550	-	11,550	15,619	100.0%	0.0%	0.0%		
SW 95-735	ADA Improvements - Jerking Estate	16,460	262	16,722	16,626	-	16,626	-	16,626	5,162	30.9%	69.1%	100.0%		
SW 95-736	ADA Improvements - Lusk Park	30,846	40	30,886	16,626	-	16,626	-	16,626	14,260	46.2%	53.8%	100.0%		
NW 95-737	ADA Improvements - Lusk Park	15,423	245	15,668	15,000	-	15,000	-	15,000	668	4.3%	95.7%	100.0%		
NW 95-738	ADA Improvements - Rock Creek Pk (Soccer Fld)	20,564	327	20,891	17,799	-	17,799	-	17,799	3,092	14.8%	85.2%	100.0%		
NW 95-739	ADA Improvements - Skyview Park	5,140	62	5,202	7,075	-	7,075	-	7,075	(1,853)	-35.5%	100.0%	100.0%		
NW 95-740	ADA Improvements - Waterhouse Powerline Park	8,226	176	8,402	8,402	-	8,402	-	8,402	-	0.0%	100.0%	100.0%		
NE 95-741	ADA Improvements - West Sylvan Park	5,140	82	5,222	5,102	-	5,102	-	5,102	120	2.3%	97.7%	100.0%		
SE 95-742	ADA Improvements - Wondeland Park	10,262	163	10,425	4,915	-	4,915	-	4,915	5,510	52.9%	47.1%	100.0%		
UND	Authorized Use of Savings from Bond Issuance Administration Category	1,026,196	23,880	1,050,076	1,176,562	53,918	1,230,480	24,017	1,256,497	(204,410)	-19.4%	177.1%	96.1%		
UND	Total ADA/Access Improvements	1,026,196	204,410	1,230,606	1,176,562	53,918	1,230,480	24,017	1,256,497	-	100.0%	98.1%	98.1%		

Tualatin Hills Park and Recreation District
 Monthly Bond Capital Projects Report
 Estimated Cost vs. Budget
 Through 1/31/2016

Quad-Project rant Code	Description	Project Budget				Project Expenditures				Variance			Percent of Variance	
		Initial Project Budget (1)	Adjustments (2)	Current Total Project Budget FY 15/16 (1+2)=(3)	Expended Prior Years (4)	Expended Year-to-Date (5)	Total Expended to Date (4+5)=(6)	Estimated Cost to Complete (7)	Basis of Estimate (Completed Phase)	Project Cumulative Cost (6+7)=(8)	Est. Cost (Over) Under Budget (3-9)=(10)	Total Cost Variance to Budget (10)/(3)	Cost Expended to Budget (8)/(3)	Cost Expended to Total Cost (6)/(9)
Community Center Land Acquisition														
UND 98-884-a	Community Center / Community Park (SW Quadrant) (Hulse/BSD/Engel)	5,000,000	103,517	5,103,517	1,544,729	105,280	1,650,009	Complete	1,650,009	3,453,508	67.7%	32.3%	100.0%	
UND 98-884-b	Community Center / Community Park (SW Quadrant) (Wenzel/Wall)	-	-	-	2,351,777	-	2,351,777	Complete	2,351,777	(2,351,777)	-100.0%	n/a	100.0%	
	Sub-total Community Center Land Acquisition	5,000,000	103,517	5,103,517	3,896,506	105,280	4,001,786		4,001,786	1,101,731	21.6%	78.4%	100.0%	
UND	Outside Funding from Washington County	-	(176,000)	(176,000)	-	-	-	N/A	-	(176,000)	n/a	n/a	n/a	
UND	Transferred to New Community Park Development	-	-	-	-	-	-	-	-	-	n/a	n/a	n/a	
UND	Outside Funding from Meiro	-	(208,251)	(208,251)	-	-	-	N/A	-	(208,251)	n/a	n/a	n/a	
UND	Transferred to New Community Park Development	-	-	-	-	-	-	-	-	-	n/a	n/a	n/a	
UND	Authorized Use of Savings for New Neighborhood Parks Land Acquisition Category	-	(717,480)	(717,480)	-	-	-	N/A	-	(717,480)	n/a	n/a	n/a	
	Total Community Center Land Acquisition	5,000,000	(998,214)	4,001,786	3,896,506	105,280	4,001,786		4,001,786	-	0.0%	100.0%	100.0%	
Bond Administration Costs														
ADM	Debt Issuance Costs	1,393,000	(539,654)	853,346	68,142	7,075	68,142	Complete	68,142	765,204	92.0%	8.0%	100.0%	
ADM	Bond Accountant Personnel Costs	-	241,090	241,090	281,603	7,075	288,678	Complete	288,678	(47,588)	-18.7%	119.7%	100.0%	
ADM	Deputy Director of Planning Personnel Costs	-	57,454	57,454	57,454	-	57,454	Complete	57,454	-	0.0%	n/a	100.0%	
ADM	Communications Support	-	50,000	50,000	12,675	-	12,675	Budget	50,000	-	0.0%	25.4%	100.0%	
ADM	Technology Needs	18,330	-	18,330	23,952	-	23,952	Complete	23,952	(5,622)	-30.7%	130.7%	100.0%	
ADM	Office Furniture	7,150	-	7,150	5,378	-	5,378	Complete	5,378	1,772	24.8%	75.2%	100.0%	
ADM	Admin/Consultant Costs	31,520	-	31,520	48,093	-	48,093	Complete	48,093	(16,573)	-52.6%	152.6%	100.0%	
ADM	Additional Bond Proceeds	-	1,507,717	1,507,717	-	-	-	Budget	-	1,507,717	100.0%	0.0%	0.0%	
	Sub-total Bond Administration Costs	1,450,000	1,316,607	2,766,607	497,297	7,075	504,372		541,697	2,224,910	80.4%	18.2%	93.1%	
UND	Authorized Use of Savings for Deferred Park Maintenance Replacements Category	-	(192,412)	(192,412)	-	-	-	N/A	-	(192,412)	n/a	n/a	n/a	
UND	Authorized Use of Savings for New Neighborhood Parks Development Category	-	(224,636)	(224,636)	-	-	-	N/A	-	(224,636)	n/a	n/a	n/a	
UND	Authorized Use of Savings for ADA/Access Improvements Category	-	(204,410)	(204,410)	-	-	-	N/A	-	(204,410)	n/a	n/a	n/a	
	Total Bond Administration Costs	1,450,000	695,149	2,145,149	497,297	7,075	504,372		541,697	1,603,452	74.7%	23.5%	93.1%	
	Grand Total	100,000,000	3,630,281	103,630,281	73,435,465	1,452,203	74,887,659		108,426,714	(4,796,432)	-4.8%	72.3%	69.1%	

THPRD Bond Capital Program
Funds Reprogramming Analysis - Based on Category Transfer Eligibility
As of 1/31/2016

		Category (Over)	Under Budget
Limited Reprogramming			
Land: New Neighborhood Park		-	
New Community Park		-	
New Linear Park		-	
New Community Center/Park		-	
		-	
		-	
Nat Res: Restoration		-	
Acquisition		-	
		-	
		-	
All Other			
New Neighborhood Park Dev		-	
Neighborhood Park Renov		(1,499,010)	
New Community Park Dev		(5,187,540)	
Community Park Renov		(620,466)	
New Linear Parks and Trails		(217,340)	
Athletic Field Development		(261,074)	
Deferred Park Maint Replace		-	
Facility Rehabilitation		1,385,546	
ADA		-	
Facility Expansion		-	
Bond Admin Costs		1,603,452	
		(4,796,432)	
		(4,796,432)	
Grand Total		(4,796,432)	



MEMORANDUM

Date: February 2, 2016

To: Board of Directors

From: Keith Hobson, Director of Business and Facilities

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

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

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

<u>City of Beaverton Collection of SDCs</u>		<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
2,916	Single Family Units	\$8,699,829.55	\$229,618.95	\$8,929,448.50
15	Single Family Units at \$489.09	\$7,336.35	\$221.45	\$7,557.80
1,835	Multi-family Units	\$4,394,681.47	\$110,665.30	\$4,505,346.77
0	Less Multi-family credits	(\$7,957.55)	(\$229.36)	(\$8,186.91)
247	Non-residential	\$632,553.75	\$17,538.92	\$650,092.67
5,013		\$13,726,443.57	\$357,815.26	\$14,084,258.83

<u>Washington County Collection of SDCs</u>		<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
7,977	Single Family Units	\$26,567,667.34	\$642,379.99	\$27,210,047.33
-300	Less Credits	(\$623,548.98)	(\$19,285.02)	(\$642,834.00)
2,809	Multi-family Units	\$7,671,503.77	\$186,132.76	\$7,857,636.53
-24	Less Credits	(\$47,323.24)	(\$1,463.61)	(\$48,786.85)
141	Non-residential	\$662,778.97	\$16,109.54	\$678,888.51
10,603		\$34,231,077.86	\$823,873.66	\$35,054,951.52

<u>Recap by Agency</u>	<u>Percent</u>	<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
5,013	City of Beaverton	\$13,726,443.57	\$357,815.26	\$14,084,258.83
10,603	Washington County	\$34,231,077.86	\$823,873.66	\$35,054,951.52
15,616		\$47,957,521.43	\$1,181,688.92	\$49,139,210.35

<u>Recap by Dwelling</u>	<u>Single Family</u>	<u>Multi-Family</u>	<u>Non-Resident</u>	<u>Total</u>
City of Beaverton	2,931	1,835	247	5,013
Washington County	<u>7,677</u>	<u>2,785</u>	<u>141</u>	<u>10,603</u>
	<u>10,608</u>	<u>4,620</u>	<u>388</u>	<u>15,616</u>

Total Receipts to Date **\$47,957,521.43**

Total Payments to Date

Refunds	(\$2,066,073.93)
Administrative Costs	(\$18.65)
Project Costs -- Development	(\$23,541,145.40)
<u>Project Costs -- Land Acquisition</u>	<u>(\$13,044,337.69)</u>
	<u>(\$38,651,575.67)</u>
	<u>\$9,305,945.76</u>

Recap by Month, FY 2015/16

	<u>Receipts</u>	<u>Expenditures</u>	<u>Interest</u>	<u>SDC Fund Total</u>
through June 2015	\$45,527,302.88	(\$34,704,447.38)	\$2,129,257.30	\$12,952,112.80
July	\$304,530.36	(\$80,138.07)	\$5,390.30	\$229,782.59
August	\$381,690.83	(\$2,990,524.18)	\$5,581.25	(\$2,603,252.10)
September	\$455,028.59	(\$361,630.74)	\$4,686.49	\$98,084.34
October	\$393,360.88	(\$62,705.69)	\$4,680.05	\$335,335.24
November	\$409,480.59	\$49,737.38	\$4,905.80	\$464,123.77
December	\$486,127.30	(\$501,866.99)	\$5,323.04	(\$10,416.65)
January	\$0.00	\$0.00	\$0.00	\$0.00
February	\$0.00	\$0.00	\$0.00	\$0.00
March	\$0.00	\$0.00	\$0.00	\$0.00
April	\$0.00	\$0.00	\$0.00	\$0.00
May	\$0.00	\$0.00	\$0.00	\$0.00
June	\$0.00	\$0.00	\$0.00	\$0.00
	<u>\$47,957,521.43</u>	<u>(\$38,651,575.67)</u>	<u>\$2,159,824.23</u>	<u>\$11,465,769.99</u>

Recap by Month, by Unit

	<u>Single Family</u>	<u>Multi-Family</u>	<u>Non-Residential</u>	<u>Total Units</u>
through June 2015	10,303	4,511	378	15,192
July	47	4	0	51
August	39	26	2	67
September	72	0	2	74
October	36	36	1	73
November	47	26	1	74
December	65	16	4	85
January	0	0	0	0
February	0	0	0	0
March	0	0	0	0
April	0	0	0	0
May	0	0	0	0
June	0	0	0	0
	<u>10,609</u>	<u>4,619</u>	<u>388</u>	<u>15,616</u>

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

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

Trained employees save a patron's life after heart attack at AC

by Bill Evans

"It happened very swiftly. I began to get light-headed. I knew I was in trouble," said retired Portland deputy police chief Rob Aichele, recounting the last details he remembers before suffering a heart attack at the Tualatin Hills Athletic Center on Nov. 5.

"I made a move for the railing (of the indoor track) and didn't make it. The next thing I remember, I was waking up in the ER."

Aichele may not recall what came next, but the THPRD employees who saved his life won't soon forget.

George Horton, a maintenance technician at the AC, was among the first to arrive at Aichele's side. He came running after patron Valerie Mustonen discovered Aichele and yelled for help.

"When I got there, he was purple," Horton said.

The front desk notified Center Supervisor Julie Rocha, who summoned Program Coordinator Emily Kent; the two quickly grabbed a defibrillator and first aid kit to assist.

When Rocha and Kent arrived at Aichele's side, he was unresponsive.

"His fingertips were blue, his legs were starting to turn blue," said Rocha.

"I ripped up his shirt as Emily opened the AED, we padded him up," she added. "The analyzer said to shock him right away. We did that, I started compression. Emily gave him one breath, and as she went to give him a second breath, he started gasping."

As Tualatin Valley Fire & Rescue EMTs entered the building moments later, the defibrillator recommended a second shock.

"They said to go ahead, and we shocked him again," Rocha said.



Rob Aichele (second from left) gathers with three Athletic Center employees on the same indoor track where he suffered a heart attack on Nov. 5. The employees – from left, Emily Kent, Julie Rocha and George Horton – used CPR and the center's AED unit to resuscitate Aichele.

The rescue crew intervened at that point. Aichele was driven to Providence St. Vincent Hospital where, miraculously, he reached a full mental recovery in about 8-10 hours.

In a matter of minutes, it was over. "I stepped outside and thought, 'That really happened,'" said Horton, who lost his mom to a heart attack. "I'm happy that I was there for someone. It makes me

feel really good."

Just how good? Only 12 days after his heart attack, Aichele showed up for a morning stroll around the indoor track.

"Rob walked up, gave me a big hug and said, 'Thank you is never going to be enough for what you did for me and my family,'" Horton recalled.

"He was dead," Rocha said.

"Two weeks later, he's walking around the track again. It's amazing."



Steppin' Out Open House



**Wednesday, Feb. 24
2-3:30 pm**



**Step out and try
something new this Spring!**



Come to our Open House and learn about the General Interest class offerings at the Stuhr Center.

Would you like to learn a new language, learn how to play the guitar, or make a unique fused glass art piece?

These are just a few of the classes you can learn about and meet the instructors.

Light refreshments will be served.



Manzanita



**TUALATIN HILLS
PARK & RECREATION DISTRICT**

Programs at Elsie Stuhr Center

Please join us!

Stuhr Center Steppin' Out Open House

Wednesday, February 24, 2-3:30p
Free (Manzanita). Step out and try something new this Spring? Come to our Open House and learn about the General Interest class offerings at the Stuhr Center. Would you like to learn a new language, take a technology class, or make a unique fused glass art piece? These are just a few of the classes you can learn about and meet the instructors. Door prizes, art demonstrations and light refreshments will be served. Hope to see you there!

PROGRAMS

Winter Woodcarving Display

Take a moment to stop by and check out our Stuhr woodcarving display in the front lobby during the month of February-March. All pieces have been created by patrons taking the woodcarving class at the Stuhr Center.

Ever thought about learning to wood carve? Classes are offered every term, beginners through advanced are welcome.

Photography Exhibit

Enjoy the talent from our Photography students during February-March with a gallery display in the main hallway of the Stuhr Center.

Mardi Gras Bash

Thursday, February 4, 1:30-3:30p

Mardi Gras is almost here, and we'll be joining the festivities Stuhr-style by dancing the afternoon away to the music of a nine piece New Orleans Jazz Band. Join us for good music, food and a whole lot of fun! \$5 per person at the door. (Manzanita)



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

Renovated Harman pool reopening next week

By ERIC APALATEGUI
The Times

Harman Swim Center is reopening next week, following a two-month closure during renovations at Tualatin Hills Park & Recreation District's warmest pool.

The pool, named in honor of Beaverton swimming legend Rod Harman, will resume its regular schedule on Monday.

The day before that, Harman supervisor Heath Wright and his staff will host an open house from 1:30 to 3 p.m. Sunday, followed by a free open swim from 3 to 5 p.m. The public is invited to both events.

"We're excited to reopen," Wright said. "Everything looks great and we think our patrons will enjoy all the improvements we've made."

THPRD funded the \$330,000 project through its annual capital budget.

During the closure, workers resurfaced the pool tank, rebuilt the pool gutters, replaced the gutter tile, and recoated the pool deck and dressing room floors with a non-skid epoxy. They also replaced the tile in the showers, installed a new front desk to make it compliant with the Americans with Disabilities Act, replaced the lobby carpet and repainted several areas.



SUBMITTED PHOTO

Harman Swim Center will reopen Monday following two months of renovation work. The Tualatin Hills Park & Recreation District's warmest pool is popular for a variety of swim lessons, exercise classes and other aquatic activities.

Harman Swim Center is located at 7300 S.W. Scholls Ferry Road, not far north of Washington Square.

It is the warmest of THPRD's six indoor pools, maintained at 89 degrees and particularly well suited to swim programs for very young children and seniors. It's also popular with patients recovering from surgery,

including those in a class called Healing Waters.

Harman provides a full range of aquatic programs, including swimming lessons and water-based fitness classes.

For more information, call the center at 503-629-6314 or find Harman listed among facilities on thprd.org.

Council sets recreational marijuana rules

Members rebuff Tualatin Hills Park & Recreation Districts' request for buffer zones

By ERIC APALATEGUI
The Times

The Beaverton City Council on Tuesday approved rules for recreational marijuana businesses that look a lot like regulations already in place for medicinal cannabis sales.

In the process, the Council voted to throw out a Beaverton Planning Commission recommendation to set 1,000-foot buffer zones between recreational pot sellers and major Tualatin Hills Park & Recreation District facilities such as recreation and aquatic centers.

The vote, which came without much comment and immediate implementation, passed a week after the Council held a public hearing on the matter.

Jeannine Rustad, THPRD's superintendent of planning, repeated the same pitch at the Feb. 2 hearing that she used to help convince the Planning Commission last month, but this time without success.

"There is the opportunity for this to get into the hands of minors," as the state continues a process to open up retail marijuana sales with additional products that appeal to more consumers, she testified.

Rustad said many of the district facilities operate similarly to schools, which are protected by the 1,000-foot buffer zones under state rules, which the city rules largely follow.

Meanwhile, Tyler Walker — whose family operates Blooming Deals marijuana shop a block west of the Howard M. Terpening Recreation Complex — testified at the same meeting that it would be unfair to change the rules of the game on his enterprise.

His store opened as a medical dispensary in April, and then, under Oregon Liquor Control Commission temporary rules, started limited recreational sales in October. Walker said his staff takes great pains to only sell marijuana to customers who are 21 or older.

Some Council members, who noted being lobbied by THPRD board members and administrators for the buffer zones, said they understood concerns but thought the fears of marijuana were overblown while liquor and tobacco — which some studies find are more dangerous than pot — are easier for minors to obtain and in fact are sold at the 7-Eleven just across 158th Avenue from Terpening.

Council member Mark Fagin also suggested that THPRD employees might make a bigger impact working with police when laws involving marijuana are broken.

He brought up an incident Rustad first cited in which an adult reportedly made a legal purchase of marijuana at Blooming Deals but then allegedly shared it illegally with a minor while at Terpening. Fagin said he followed up on the anecdote with Chief Geoff Spalding but could find no evidence the district reported the allegation to police.

"We need help enforcing the laws that are on the books," Fagin said.

The revised city rules allow marijuana sales in the same three commercial-oriented zones where medicinal sales have been allowed since early last year.

Those city rules not only maintain the 1,000-foot buffers between marijuana shops and schools, they also keep the same buffer distance between separate marijuana business, which is consistent with earlier rules established for medical marijuana. The latter ordinance also currently is going through a modest rewrite, but it does not appear to have significantly affected the market.

Wholesale and processing activities related to recreational marijuana also are confined to specific industrial zones, while growing marijuana (like other commercial farming activities) is not allowed under existing city rules.

None of these marijuana businesses are allowed in primarily residential zones, although some people live inside commercial areas where sales potentially could be permitted.

THPRD employees bring man back to life

Employees use AED to get Rob Aichele's heart beating again

By ERIC APALATEGUI
The Times

February is National Heart Month.

Rob Aichele's own heart almost didn't let him live to see it.

But thanks to some fast-acting employees at Tualatin Hills Park & Recreation Department's Athletic Center, the

78-year-old man survived after his heart suddenly stopped while he walked the indoor track in the fall. Aichele retired as assistant chief of the Portland Police Bureau in the 1990s and has been exercising at the center during the colder seasons for the past 20 years, continuing a lifelong habit of physical fitness that dates back to his days as a Grant High School basketball legend (he was previously inducted into the Portland Inter-scholastic League's Sports Hall of Fame). He credits exercise with

keeping him alive into his late 70s, after his father and uncles died before reaching 60, but he knows fitness isn't the only factor when it comes to heart issues, which he's faced since his early 60s.

"You've got certain genetics working against you," he said.

Those genetics certainly were working against Aichele on Nov. 5 as he rounded a bend of the track about a half mile into his regular walk and suddenly felt himself passing out as his heart went into cardiac arrest.

Aichele doesn't remember

much else until waking up confused at Providence St. Vincent Hospital, but the next few minutes after his attack on the track are ones that THPRD employees George Horton, Julie Rocha and Emily Kent are unlikely to ever forget.

Horton first responded to a report of someone down on the track and hustled over.

"He was in the fetal position up against the wall and he was kind of purple," said Horton, who works in maintenance and, like his coworkers, has

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THPRD: 'You just can't say enough'

■ From page A1

gotten to know Aichele over the years.

Horton laid Aichele flat for treatment while Rocha and Kent, who also heard about the crisis, grabbed the center's Automated External Defibrillator, commonly known as an AED, and walked quickly to the patient as they were trained.

Kent said she tried to keep calm by asking herself, "What's your training? What are you supposed to do?"

"It was almost like a script," Horton said. "That's how it all worked out."

Once hooked up to Aichele, the AED instructed them to

administer a shock to start his heart, apply chest compressions, give him a breath and eventually another shock until Tualatin Valley Fire & Rescue paramedics arrived.

They could see the treatments beginning to work, but just as quickly as it started, their life-saving roles ended and Aichele was taken to the hospital.

"For a long time, I couldn't get his image out of my head, him looking purple," said Rocha, the center's supervisor. "It's not every day you come across a dead person."

Their anxiety eased about two weeks later when Aichele returned to the Athletic Center

to say thank you, and soon after that, begin walking the track again. Before his discharge from St. Vincent, he was outfitted with an internal defibrillator that will shock his heart back to life on its own if a similar incident occurs.

"He came up and gave me a big hug. He was pretty emotional," Horton said. "It just shows you how special life is."

"When you have an event like this, words do not suffice," Aichele said. "What can you say? You just can't say enough."

For Horton, Rocha and Kent, that the man they saved could come back and say thanks at all, and walk some more laps

was more than thanks enough. "It shows that life's so precious and can be taken away at any time," Rocha said.

Not first life saved

All major THPRD facilities are equipped with an AED and staff who are regularly trained in use of the device and other life-saving techniques.

"Had I been somewhere running on the streets (when his heart stopped), I would have died; no question about it," Aichele said. "It's only a matter of good fortune, good luck, whatever one wants to call it."

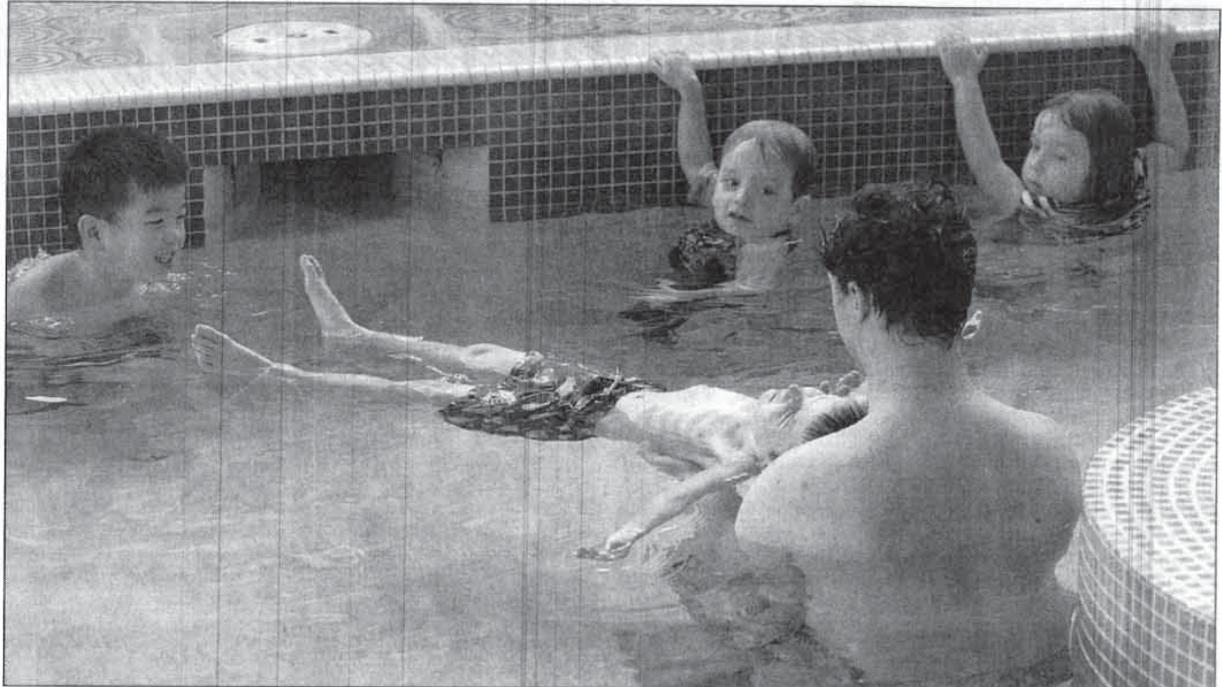
Statistics show that patients who suffer a sudden

cardiac arrest have a dismally low survival rate unless they receive treatment within minutes. Even some people who do survive suffer permanent brain damage while their heart is stopped and their brain lacks oxygen.

Aichele avoided both fates, and he's not alone.

In April 2013, staff members at THPRD's Conestoga Recreation Center pulled off much the same feat when they saved the life of a 52-year-old patron who also suffered sudden cardiac arrest while working out.

"As this situation indicates, it can happen — it does happen," said THPRD spokesman Bob Wayt.



TIMES FILE PHOTO

Tualatin Hills Park & Recreation District has many employees — including lifeguards and swim instructors at Conestoga Recreation & Aquatic Center — who will be impacted by a minimum wage bill that just was approved by the Oregon legislature.

Rising wages could cost THPRD extra \$1.5 million

District may raise fees or cut programs to account for rising labor expenses

By ERIC APALATEGUI
The Times

As the minimum wage debate has played out in Oregon, the focus often has been on the income boost for struggling low-income workers, the hardships for wage-paying small businesses and the potential loss of some jobs.

But locally, patrons of the Tualatin Hills Park & Recreation District might see a different kind of impact because raising the minimum wage by more than 50 percent over the next six years could put a big dent in the district's budget — potentially to the tune of \$1.5 million.

In turn, that may force the district to raise program fees and cut some offerings.

Because THPRD employs

hundreds of people in part-time jobs as instructors, maintenance crew members and other traditionally lower-wage jobs, the impact is greater on the special parks district than on other local governments, where most wages already are near or above the \$14.75 hourly rate the new legislation would bring to Portland-area workers at the end of a six-year phase-in.

For example, the city of Beaverton only employed 16 temporary employees in the past year who earned less than the eventual \$14.75 minimum wage. Most were seasonal employees and some might have seen wages closer to \$14.75 over the six-year span even without the new legislation.

The Beaverton School District has more lower-paid workers, primarily in its school cafeterias, but they represent a modest percentage of the district payroll.

The higher wages would cost the district about \$93,000 over

the coming two years, said Claire Hertz, the district's chief financial officer.

Hertz has not yet calculated the full cost to the district as wages reach \$14.75, she said.

THPRD's much larger pool of affected employees are typically under age 21, or work fewer than 10 hours per week, or both.

The six-year phase-in of the state's new minimum wage plan would make it easier for THPRD to adjust than some of the more immediate proposals, as would the rate, which is lower than the \$15 minimum some wage advocates have backed. But it still would include an immediate \$300,000 hit to the district's budget beginning July 1, 2017, when Portland-area minimum wages would jump to \$11.25 before rising at a more modest rate in subsequent years through 2022 before reverting to cost-of-living adjustments.

In a statement to the Beaverton Valley Times this

week, THPRD officials said:

"Balancing our budget will require a combination of service level cuts and program fee increases. It is premature to say which services or programs will be affected. Certainly, we will also continue to look for ways to be more efficient in our operations and save some money that way. We will do what we can to minimize the impact of these changes on our patrons.

"We are not considering a levy to offset the impacts of this bill. As a result of our comprehensive plan update, our focus the past three years has been on cost recovery — to make more of our services pay for themselves instead of being subsidized by others. We have been approaching this by first looking at reducing costs before increasing fees. Any increase in the cost of services makes this more difficult and probably does mean an increase in fees or reductions in service levels."

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

New half-mile path gives hikers access to scenic forest atop Mount Williams

by Bill Evans

THPRD: Connecting people, parks and nature. Literally. The district has completed a small bond project that connects Thornbrook Park, in south Beaverton, to Mount Williams Park and the Westside Regional Trail. The new half-mile trail segment allows neighbors unfettered access to the beautiful forested area atop Mount Williams.

“We had this chunk of an island, Mount Williams, this awesome forest,” explained Scott Wagner, the park ranger who blazed the district’s newest trail. “There were informal trails people were using, but with the development of the Westside Trail, we wanted to connect Thornbrook Park.”

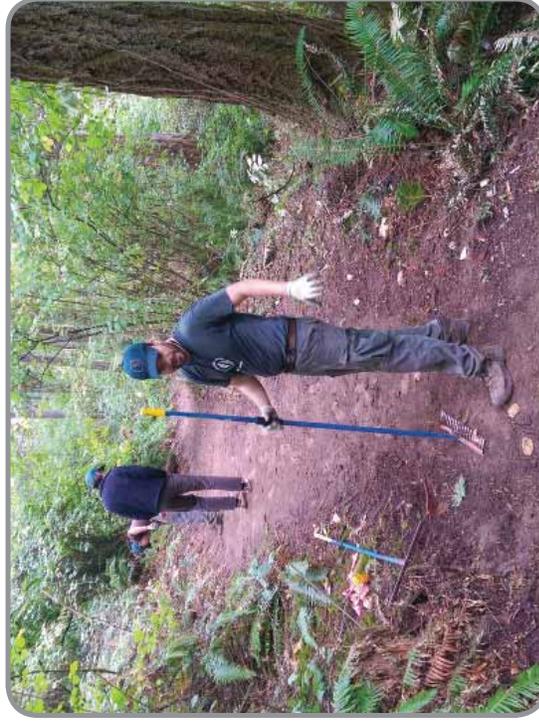
The segment descends from an old service road, through forested area, to a hard surface trail on SW Timberland Drive.

“I went through and tried to figure out what the best line was for the trail,” Wagner said. “Once I had laid out pin flags, the Natural Resources team took a look and gave it the OK.”

The biggest challenge, he said, was anticipating drainage issues.

“In designing this, I’m thinking about movement to create natural drain dips,” he said. “It dips down, it bounces up. That allows water to get off the trail.”

After two days of heavy digging by a six-person Washington County Corrections crew, Wagner and his team applied finishing touches. The project also included planting of native trees and shrubs



Scott Wagner (front) and fellow Natural Resources employees Greg Creager (black coat) and Christi Huen apply finishing touches to THPRD’s newest trail. The half-mile pathway connects Thornbrook Park to Mount Williams Park and the Westside Regional Trail.

for habitat restoration. “When you have a site like

Mount Williams, improving the habitat quality is important to

allow critters to move around,” Wagner said. “Even though it’s a powerline corridor, a lot of animals and wildlife use it.”

The final piece of the project was to establish a trailhead to make the new segment visible and to provide a natural flow of foot traffic.

“I’ve chatted with neighbors, seen the foot traffic. There’s some self-discovery of the trail,” Wagner said. “The response has been really positive.”

