



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

**Board of Directors Regular Meeting  
Tuesday, May 14, 2019**

**6:00 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. Legal
  - C. Land
2. Call Regular Meeting to Order
3. Action Resulting from Executive Session
4. Presentations
  - A. [Proclamation: National Water Safety Month](#)
  - B. [Proclamation: Asian American and Pacific Islander Heritage Month](#)
  - C. [Washington County Department of Public Health and Human Services Partner in Public Health Award](#)
5. Audience Time\*\*
6. Board Time
  - A. Committee Liaisons Update
7. Consent Agenda\*\*\*
  - A. [Approve: Minutes of April 9, 2019 Regular Board Meeting](#)
  - B. [Approve: Monthly Bills](#)
  - C. [Approve: Monthly Financial Statement](#)
  - D. [Award: Willow Creek Boardwalk Repair Contract](#)
8. Unfinished Business
  - A. [Update: Jenkins Estate Concept Plan](#)
  - B. [Information: General Manager's Report](#)
9. New Business
  - A. [Approve: Resolution Appointing Visioning Task Force Members](#)
  - B. [Review: District Compiled Policies Chapter 6 – Information for Evaluation of Capital Replacement Reserve Policy](#)
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. 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 a board member requests to discuss a particular Consent Agenda item. The issue separately discussed will be voted on separately.

Free childcare during the meeting is available at the Athletic Center. To reserve a spot, please contact Dayna Dixon at 503-619-3861 or [ddixon@thprd.org](mailto:ddixon@thprd.org) (or, contact the Athletic Center at 503-629-6330). 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:** May 9, 2019  
**TO:** Board of Directors  
**FROM:** Doug Menke, General Manager

**RE:** **Information Regarding the May 14, 2019 Board of Directors Meeting**

### **Agenda Item #4 – Presentations**

**A. Proclamation: National Water Safety Month**

Attached please find a proclamation declaring the month of May as National Water Safety Month.

**B. Proclamation: Asian American and Pacific Islander Heritage Month**

Attached please find a proclamation declaring the month of May as Asian American and Pacific Islander Heritage Month.

**C. Washington County Department of Public Health and Human Services Partner in Public Health Award**

Attached please find a memo reporting that Mjere Simantel, Assistant Director for the Washington County Department of Public Health and Human Services, will be in attendance at your meeting to recognize THPRD with a Partner in Public Health award.

### **Agenda Item #7 – Consent Agenda**

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

**Action Requested: Approve Consent Agenda Items #7A-D as submitted:**

- A. Approve: Minutes of April 9, 2019 Board Meeting**
- B. Approve: Monthly Bills**
- C. Approve: Monthly Financial Statement**
- D. Award: Willow Creek Boardwalk Repair Contract**

### **Agenda Item #8 – Unfinished Business**

**A. Jenkins Estate Concept Plan**

Attached please find a memo providing an overview of the final draft Jenkins Estate Concept Plan. Keith Watson, Community Programs manager, will be at your meeting to provide an overview of the memo and to answer any questions the board may have.

**B. General Manager's Report**

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

### **Agenda Item #9 – New Business**

**A. Resolution Appointing Visioning Task Force Members**

Attached please find a memo requesting approval of a resolution appointing Visioning Task Force members. Holly Thompson, Communications director, and Jaspreet Chahal, community engagement specialist, will be at your meeting to provide an overview of the memo and to answer any questions the board may have.

**Action Requested: Board of directors' approval of Resolution 2019-05, appointing Visioning Task Force members.**

**B. District Compiled Policies Chapter 6 – Information for Evaluation of Capital Replacement Reserve Policy**

Attached please find a memo regarding the need to update District Compiled Policies Chapter 6 with policies associated with the Capital Replacement Reserve Fund. Keith Hobson, director of Business & Facilities, will be at your meeting to provide an overview of the memo and to answer any questions the board may have.

**Other Packet Enclosures**

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

**TUALATIN HILLS PARK & RECREATION DISTRICT**

**PROCLAMATION**

**By the Board of Directors**

**WHEREAS**, individual and organized forms of recreation and the creative use of free time are vital to the happy lives of all of our community members; and

**WHEREAS**, education, athletic and recreation programs throughout the Tualatin Hills Park & Recreation District encompass a multitude of activities that can result in personal accomplishment, self-satisfaction and family unity for all people, regardless of their background, ability level or age; and

**WHEREAS**, users of the Tualatin Hills Park & Recreation District system should recognize the vital role that swimming and aquatic-related activities relate to good physical and mental health and enhance the quality of life for all people; and

**WHEREAS**, the Tualatin Hills Park & Recreation District is extremely proud of the swimming facilities, aquatic programs, and other related activities of the park district and their contribution to providing to people of all ages a healthy place to recreate, a place to learn and grow, to swim, build self-esteem, confidence and a sense of self-worth which contributes to the quality of life in our community;

**NOW, THEREFORE, the Board of Directors of the Tualatin Hills Park & Recreation District does hereby declare the month of May 2019 as**

**National Water Safety Month**

And do urge all those in the Tualatin Hills Park & Recreation District to support and promote this observance.

Signed this 14<sup>th</sup> day of May, 2019.

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Ali Kavianian, President

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Felicita Montebanco, Secretary

**TUALATIN HILLS PARK & RECREATION DISTRICT**

**PROCLAMATION**

**By the Board of Directors**

**WHEREAS**, since the 1970s the United States federal government has recognized May as Asian American month, to commemorate the first Japanese people who came to the US in May 1843 and to mark the anniversary of the completion of the transcontinental railroad in May 1869; and

**WHEREAS**, THPRD is proud to honor and celebrate the many contributions and accomplishments of Asian Americans and Pacific Islanders in our community; and

**WHEREAS**, nearly 74,000 people who live in Washington County today are of Asian or Pacific Island descent, contributing significantly to the social, economic, and cultural fabric of our community; and

**WHEREAS**, the Asian American and Pacific Islander community in Washington County is incredibly diverse representing people from more than 20 unique countries of origin including: China, India, Japan, the Korean peninsula, the Philippines, Vietnam, and more; and

**WHEREAS**, THPRD respects the heritage and cultural traditions of all people and we are grateful to serve a community with such diversity; and

**WHEREAS**, Asian American and Pacific Islander Heritage Month is an occasion to recognize and appreciate the rich history, culture and achievements of community members;

**NOW, THEREFORE, the Board of Directors of the Tualatin Hills Park & Recreation District does hereby declare the month of May 2019 as**

**Asian American and Pacific Islander Heritage Month**

And do urge all those in the Tualatin Hills Park & Recreation District to support and promote this observance.

Signed this 14<sup>th</sup> day of May, 2019.

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Ali Kavarianian, President

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Felicita Monteblanco, Secretary



## MEMO

**DATE:** May 7, 2019  
**TO:** Doug Menke, General Manager  
**FROM:** Holly Thompson, Communications Director

**RE:** Washington County Department of Public Health and Human Services  
Partner in Public Health Award

Mjere Simantel, Assistant Director for the Washington County Department of Public Health and Human Services, will be in attendance at the May 14, 2019 board of directors' meeting to present the Partner in Public Health Award to Tualatin Hills Park & Recreation District.

The award recognizes an organization or business that has developed innovative public health programs that positively affect the community. THPRD was honored for its Access for All work, in partnership with the Tualatin Hills Park Foundation, that has worked collaboratively to expand programs and services for people experiencing disabilities.

THPRD's Inclusion Efforts that were highlighted in the application include:

- Mountain View Champions Park – a 21.5-acre community park in Aloha, designed specifically for people experiencing disabilities. With \$1.5 million in capital support from the Foundation, the park offers an inclusive play area and the first sports field in the state for athletes of all abilities.
- Adaptive Aquatics – The district served 2,000 people experiencing disabilities last year through tailored swimming programs.
- Therapeutic and Inclusive Recreation - THPRD offers several options throughout the week for therapeutic recreation. Staff in the Inclusion Services team are available to assist class participants with all THPRD offerings. Staff provided more than 7,600 hours of service last year.
- Camp Rivendale – THPRD operates a specialized summer camp for children and young adults who have physical, emotional, and/or developmental disabilities.
- Tri4Youth – THPRD partners with FACTOregon to host an event for people of all abilities.
- Specialized Classes and Programs – Throughout the year THPRD offers special recreational opportunities and events such as a quiet egg hunt for youth experiencing autism.



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

A meeting of the Tualatin Hills Park & Recreation District Board of Directors was held on Tuesday, April 9, 2019, at the HMT Recreation Complex, Dryland Training Center, 15707 SW Walker Road, Beaverton, Oregon. Executive Session 6 pm; Regular Meeting 7 pm.

Present:

Ali Kavianian	President/Director
Felicita Monteblanco	Secretary/Director
Wendy Kroger	Secretary Pro-Tempore/Director
Todd Duwe	Director
John Griffiths	Director
Doug Menke	General Manager

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

President Kavianian 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 consider information or records that are exempt by law from public inspection, and
- To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Executive Session is held under authority of ORS 192.660(2) (d) (e) and (f), which allows the board to meet in executive session to discuss the aforementioned issues.

President Kavianian noted that the news media and designated staff may attend executive session. Representatives of the news media were 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 welcomed the audience into the room.

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

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Ali Kavianian on Tuesday, April 9, 2019, at 7:05 pm.

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

Wendy Kroger moved that the board of directors authorize the acquisition of property in the northeast quadrant of the district for the purchase price discussed in executive session, using bond funds designated for acquisition of natural areas, subject to appropriate due diligence review and approval by the general manager. Felicita Monteblanco seconded the motion. Roll call proceeded as follows:

John Griffiths	Yes
Todd Duwe	Yes
Felicita Monteblanco	Yes
Wendy Kroger	Yes
Ali Kavianian	Yes

The motion was UNANIMOUSLY APPROVED.

## **Agenda Item #4 – Presentations**

### **A. National Volunteer Month**

Keith Watson, Community Programs manager, and Melissa Marcum, volunteer coordinator, read into the record a proclamation that the Tualatin Hills Park & Recreation District declares the month of April 2019 as National Volunteer Month.

Wendy Kroger noted her participation with the district as an amphibian survey volunteer and displayed the volunteer kit put together by district staff for this purpose. She thanked district staff for the support they give to the district's volunteers.

### **B. National Autism Awareness Month**

Aisha Panas, director of Park & Recreation Services, and Cynthia Guajardo, adaptive and inclusion aide, read into the record a proclamation that the Tualatin Hills Park & Recreation District declares the month of April 2019 as National Autism Awareness Month.

John Griffiths inquired about the recent quiet egg hunt held at Mountain View Champions Park in partnership with the Autism Society of Oregon.

- ✓ Cynthia provided an overview of the event, noting that there were approximately 500 participants.

### **C. American Red Cross Recognition to Aquatics Department**

Sharon Hoffmeister, Aquatics manager, introduced American Red Cross (ARC) representative Brian Hoffmeister, Pacific Northwest Service Delivery Manager, who introduced Nayeli Trejos, Aquatics Program Manager for the Western United States, and Zachary Tomayo, Aquatics Executive, to present the district with two awards: Gold Level Learn to Swim Provider and Top Training Provider.

The ARC representatives explained that the Gold Level Learn to Swim Provider award recognizes the top learn to swim providers in each territory and that the Top Training Provider award is given to the top 10 training providers within a territory. They noted that every time THPRD trains someone in lifeguarding, first aid, CPR, etc., that it helps to fulfill the ARC's mission. The Top Training Provider award recognizes THPRD as a top-ten training provider within its five-state territory, which comprises of about 700 other training providers. In 2018, THPRD certified over 400 individuals in life-saving skills, such as lifeguarding, first aid, CPR and AED. The Gold Level Learn to Swim Provider award is also given to the top providers within each territory. In 2018, the district's instructors provided 10,190 individual swim lessons and 49,149 since 2016. THPRD is third in the nation for its Learn to Swim program, behind Chicago Parks & Recreation District, which has over 100 pools, and the City of Los Angeles, which has 60 pools.

## **Agenda Item #5 – Audience Time**

There was no public comment during audience time.

## **Agenda Item #6 – Board Time**

### **A. Committee Liaison Updates**

Felicita Montebianco announced that the Tualatin Hills Park Foundation and Rotary Club of Beaverton are providing \$6,000 in financial assistance for children in low income families to participate in THPRD's upcoming Peace Village summer camp being offered at Garden Home Recreation Center in June.

Felicita noted that she attended the last stakeholder meeting for Metro's upcoming natural areas bond measure for which she has a lot of notes to share with the board. The measure will go before the Metro Council soon along with all of the feedback received. She referenced an urban

transformations fund that has been discussed as a component of the measure, which would provide an opportunity for large-scale, transformational projects involving multiple partnerships. This fund would comprise of \$40-50 million of the measure, with \$20 million of that already reserved for the Willamette Falls project in Clackamas County. She described how Metro is following a different process for this measure than it has in the past in that they are leading with race and will want to see that funding applicants are not only engaging marginalized communities, but ensuring that such communities are at the leadership table making decisions, and that strong applicants will be working with minority and women-owned businesses.

Wendy Kroger provided the following comments:

- Described the recent activities of the busy Parks & Facilities Advisory Committee, which has been asked to consider taking on the topic of historic facilities.
- Recently toured district sites with staff, including the new trail at Hansen Ridge Park; the new cricket pitch at Portland Community College Rock Creek; Veterans Memorial Park; and, Wonderland Park, which has new turf around the play equipment.
- Attended the quiet egg hunt at Mountain View Champions Park, which was wonderfully organized and reflected the efforts and skills of district staff.
- Thanked Nature & Trails staff for their efforts in working on providing additional flashing beacons at trail crossings.
- Congratulated the district on the receipt of the Washington County Department of Health and Human Services Partner in Public Health Award.

President Kavianian commented that he, too, attended the quiet egg hunt along with visiting family who were highly impressed by the event.

John Griffiths noted that he will be attending tomorrow's Metro Council meeting during which discussion is expected regarding the upcoming natural areas bond measure.

#### **Agenda Item #7 – Consent Agenda**

**Todd Duwe moved that the board of directors approve consent agenda items (A) Minutes of March 12, 2019 Regular Board Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Waterhouse Trail Segment #4 Construction Contract, (E) Waterhouse Trail Segment #4 Bridge and Boardwalk Purchase, and (F) Bonny Slope Trail Construction Contract. Wendy Kroger seconded the motion. Roll call proceeded as follows:**

<b>John Griffiths</b>	<b>Yes</b>
<b>Felicita Montebianco</b>	<b>Yes</b>
<b>Wendy Kroger</b>	<b>Yes</b>
<b>Todd Duwe</b>	<b>Yes</b>
<b>Ali Kavianian</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

#### **Agenda Item #8 – Unfinished Business**

##### **A. Parks Functional Plan**

General Manager Doug Menke introduced Jeannine Rustad, Planning manager, and Charri Schairer, urban planner, to provide an overview of the update to the district's Parks Functional Plan (PFP), adopted by the board in May 2015. Staff is requesting board review and consideration of approval of the updated plan this evening. Additional presentations on the PFP update were provided to the board at the August 7, 2018; November 13, 2018; December 11, 2018; and February 12, 2019 Regular Board meetings.

Jeannine and Charri provided a detailed overview of the culmination of the PFP update process via a PowerPoint presentation, a copy of which was entered into the record, and offered to answer any questions the board may have.

Wendy Kroger commented that through watching this process from start to finish, she is impressed and appreciative of the depth of the resulting product. She thanked district staff for providing such a useful tool and for their attention to detail.

John Griffiths referenced the improved coverage reflected on the updated GRASP (Geo-Referenced Amenities Standards Process) map and asked what the contributing factors are for this improvement.

- ✓ Jeannine replied that it is based on enhancements made to existing parks, as well as the addition of new parks, such as in the North Bethany area.

John asked whether properties the district has acquired but not yet developed factors into the overall GRASP score.

- ✓ Jeannine confirmed this.

John complimented staff on their efforts in producing this document, noting that it was a significant undertaking.

Felicita Montebalco echoed the compliments regarding the plan presented. She referenced the Community Characteristics table included on page 36 and asked how the criteria of “Located in an Underserved and/or Underrepresented Community” is determined.

- ✓ Charri replied that Metro’s equitable transit map is used, which coincides well with the district’s identification of areas lacking parks and/or areas with pedestrian zone barriers.

Felicita referenced page 71, noting that she highly supports what is being discussed in this section. She requested that “races/ethnicities” be edited to “races and ethnicities.”

**Wendy Kroger moved that the board of directors approve the Parks Functional Plan. John Griffiths seconded the motion. Roll call proceeded as follows:**

<b>Todd Duwe</b>	<b>Yes</b>
<b>Felicita Montebalco</b>	<b>Yes</b>
<b>John Griffiths</b>	<b>Yes</b>
<b>Wendy Kroger</b>	<b>Yes</b>
<b>Ali Kavianian</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

## **B. General Manager’s Report**

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

- Family Promise Update
  - Sabrina Taylor Schmitt, Recreation manager, provided an update regarding the district’s partnership with Family Promise, entering its second year, via a PowerPoint presentation, a copy of which was entered into the record.
- Board of Directors & Budget Committee Meeting Schedule

Doug offered to answer any questions the board may have.

President Kavianian referenced Family Promise’s 83% success rate for participants being housed in less than nine weeks and asked what practices of the program stand out as contributing to that high of a success rate.

- ✓ Sabrina described the program’s focus on kindness and compassion coupled with on-site social services and counseling, noting that this support continues after the participants find housing.

Felicita Montebalco noted the power of having an advocate to help with the complex process of finding housing. She commented on how the district’s participation in this program could also help inform the district’s emergency preparedness efforts and asked if the district has any key takeaways in this regard.

- ✓ Sabrina replied that one takeaway is the realization that a collaborative approach is required involving many different agencies, nonprofits and other community organizations.

John Griffiths asked for an update regarding the district's participation in the City of Beaverton's Safe Parking Program.

- ✓ Holly Thompson, Communications director, provided a detailed update, noting that an agreement is close to being signed with the city and that program participants are expected to arrive as early as by the end of the month.

### **Agenda Item #9 – New Business**

#### **A. Resolution Authorizing Execution of Full Faith and Credit Financing Agreement for the Purpose of Financing Real Property**

General Manager Doug Menke introduced Keith Hobson, director of Business & Facilities, to provide an overview regarding a full faith and credit financing agreement being considered for the purpose of funding the acquisition and development of office space for administrative employees.

Keith provided a detailed overview of the memo included within the board of directors' information packet, noting that the current office space available for THPRD administrative staff is insufficient based on a space needs analysis conducted by an architectural consultant. Based on an alternatives analysis, the most cost-effective option is to acquire and remodel an existing facility. This alternative has the added benefit of making the existing administrative building available for public use. The potential purchase and rehabilitation of a building is anticipated to require between \$7-\$8 million to meet the district's needs. Staff is seeking board approval of a resolution authorizing the execution of a full faith and credit financing agreement for the purpose of funding the purchase and rehabilitation of an administrative building in an amount not to exceed \$8,000,000 with a maturity of not later than 31 years from date of issuance. Approval of the resolution does not commit the district to issuing the debt; it creates the authority to do so in order to allow for the completion of the project. Keith noted that the final determination of how much debt to issue and the timing of the issuance will be made as further due diligence is performed and offered to answer any questions the board may have.

John Griffiths commented that he had questions regarding the district's overall debt capacity that district staff has answered satisfactorily.

**Todd Duwe moved that the board of directors approve Resolution No. 2019-04 authorizing the execution of full faith and credit financing agreement for the purpose of financing real property acquisition. Wendy Kroger seconded the motion. Roll call proceeded as follows:**

<b>Felicita Monteblanco</b>	<b>Yes</b>
<b>John Griffiths</b>	<b>Yes</b>
<b>Wendy Kroger</b>	<b>Yes</b>
<b>Todd Duwe</b>	<b>Yes</b>
<b>Ali Kavianian</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

### **Agenda Item #10 – Adjourn**

There being no further business, the meeting was adjourned at 7:55 pm.

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Ali Kavianian, President

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Felicita Monteblanco, Secretary

Recording Secretary,  
Jessica Collins

Check #	Check Date	Vendor Name	Check Amount
306929	3/28/2019	HAL'S CONSTRUCTION, INC. <b>Capital Outlay - ADA Projects</b>	30,191.00 <b>\$ 30,191.00</b>
ACH	3/8/2019	OP SIS ARCHITECTURE, LLP <b>Capital Outlay - Aquatic Center Renov Phase 2</b>	2,352.00 <b>\$ 2,352.00</b>
306919	3/28/2019	APPRAISAL & CONSULTING GROUP, LLC <b>Capital Outlay - Bond - Land Acquisition</b>	7,000.00 <b>\$ 7,000.00</b>
ACH	3/18/2019	ASH CREEK FOREST MANAGEMENT, LLC <b>Capital Outlay - Bond - Natural Resources Projects</b>	1,188.00 <b>\$ 1,188.00</b>
ACH	3/1/2019	MACKAY & SPOSITO, INC.	7,656.82
ACH	3/18/2019	BRIAN C. JACKSON, ARCHITECT LLC	5,353.95
ACH	3/18/2019	GOODFELLOW BROS., INC. <b>Capital Outlay - Bond - New/Revelop Community Parks</b>	3,480.89 <b>\$ 16,491.66</b>
306770	3/6/2019	SCHOLLS VALLEY NATIVE NURSERY <b>Capital Outlay - Bond - Youth Athletic Field Development</b>	2,017.50 <b>\$ 2,017.50</b>
306661	3/4/2019	CLEAN WATER SERVICES	1,150.00
306696	3/4/2019	WASHINGTON COUNTY	1,339.60
ACH	3/18/2019	3J CONSULTING, INC <b>Capital Outlay - Bridges/Bdwks-3 sites</b>	7,616.76 <b>\$ 10,106.36</b>
65873	3/4/2019	EMPIRE BATTERIES, INC. <b>Capital Outlay - Building &amp; Pool Equipment Replacement</b>	1,055.20 <b>\$ 1,055.20</b>
ACH	3/18/2019	R & W ENGINEERING, INC. <b>Capital Outlay - Building Improvements</b>	2,096.25 <b>\$ 2,096.25</b>
65520	3/4/2019	EWING IRRIGATION PRODUCTS, INC.	2,826.71
65919	3/4/2019	RIVER CITY NW MECHANICAL, LLC	29,476.00
65969	3/4/2019	POOL & SPA HOUSE, INC.	2,717.69
ACH	3/6/2019	COOK SECURITY GROUP	2,719.08
ACH	3/28/2019	PETERSON STRUCTURAL ENGINEERS, INC. <b>Capital Outlay - Building Replacements</b>	2,757.62 <b>\$ 40,497.10</b>
65515	3/4/2019	99 WEST TRAILERS	6,180.75
65540	3/4/2019	HIGHWAY PRODUCTS, INC.	2,534.00
65779	3/4/2019	STAR RENTALS INC <b>Capital Outlay - Fleet Capital Replacement</b>	17,685.97 <b>\$ 26,400.72</b>
ACH	3/11/2019	DELL MARKETING L.P. <b>Capital Outlay - Information Technology Replacement</b>	9,676.92 <b>\$ 9,676.92</b>
ACH	3/18/2019	3J CONSULTING, INC	228.26
ACH	3/18/2019	GOODFELLOW BROS., INC.	503,686.76
306921	3/28/2019	BEAVERTON SCHOOL DISTRICT #48 <b>Capital Outlay - Park &amp; Trail Improvements</b>	226,062.17 <b>\$ 729,977.19</b>

Check #	Check Date	Vendor Name	Check Amount
66280	3/4/2019	PACIFIC FENCE & WIRE CO.	16,225.00
		<b>Capital Outlay - Park &amp; Trail Replacements</b>	<b>\$ 16,225.00</b>
ACH	3/1/2019	MACKAY & SPOSITO, INC.	1,188.00
306736	3/6/2019	ACC COST CONSULTANTS, LLC	2,441.25
306746	3/6/2019	ENVIRONMENTAL SCIENCE ASSOCIATES	1,916.77
306753	3/6/2019	JOE KITTEL - TREES BY JOE	5,200.00
306769	3/6/2019	PAUL BROTHERS, INC.	1,093.78
306773	3/6/2019	WH PACIFIC, INC.	4,943.86
306840	3/18/2019	2.INK STUDIO	20,253.06
306849	3/18/2019	ENVIRONMENTAL SCIENCE ASSOCIATES	2,695.00
ACH	3/28/2019	MACKAY & SPOSITO, INC.	8,833.95
		<b>Capital Outlay - SDC - Park Development/Improvement</b>	<b>\$ 48,565.67</b>
ACH	3/6/2019	HOFFMEISTER, SHARON	1,021.88
306834	3/18/2019	STATE, JEFFREY	1,063.40
		<b>Conferences</b>	<b>\$ 2,085.28</b>
306691	3/4/2019	PORTLAND GENERAL ELECTRIC	17,717.67
306763	3/6/2019	PORTLAND GENERAL ELECTRIC	5,127.13
306856	3/18/2019	PORTLAND GENERAL ELECTRIC	1,391.30
306904	3/25/2019	PORTLAND GENERAL ELECTRIC	27,412.47
306935	3/28/2019	PORTLAND GENERAL ELECTRIC	26,099.03
ACH	3/28/2019	PGE (CLEAN WIND)	1,867.08
		<b>Electricity</b>	<b>\$ 79,614.68</b>
306627	3/1/2019	Kaiser Foundation Health Plan	300,383.28
306631	3/1/2019	Moda Health Plan, Inc.	26,372.71
306638	3/1/2019	Standard Insurance Co.	12,667.71
306643	3/1/2019	UNUM Life Insurance-LTC	1,594.60
306860	3/18/2019	Standard Insurance Company	436,404.29
		<b>Employee Benefits</b>	<b>\$ 777,422.59</b>
306633	3/1/2019	PacificSource Administrators, Inc.	3,250.76
306639	3/1/2019	Standard Insurance Company	47,302.44
ACH	3/1/2019	Massachusetts Mutual Life Insurance Company	10,629.92
ACH	3/1/2019	Oregon Department of Justice	1,263.50
ACH	3/1/2019	THPRD - Employee Assn.	9,207.30
306828	3/15/2019	PacificSource Administrators, Inc.	1,780.18
306829	3/15/2019	Standard Insurance Company	32,045.61
ACH	3/15/2019	Massachusetts Mutual Life Insurance Company	11,500.73
ACH	3/15/2019	Oregon Department of Justice	1,214.00
306859	3/18/2019	PacificSource Administrators, Inc.	4,822.43
		<b>Employee Deductions</b>	<b>\$ 123,016.87</b>
306634	3/1/2019	PFM FINANCIAL SERVICES LLC	15,000.00
		<b>FF&amp;C Series 2019A / 2019B Advisory Services</b>	<b>\$ 15,000.00</b>
306875	3/20/2019	ZIONS BANK	11,369.02
306876	3/20/2019	ZIONS BANK	4,435.18
		<b>FF&amp;C Series 2019A / 2019B Interest Due</b>	<b>\$ 15,804.20</b>

Check #	Check Date	Vendor Name	Check Amount
306629	3/1/2019	MERSEREAU SHANNON, LLP	28,000.00
		<b>FF&amp;C Series 2019A / 2019B Legal Services</b>	<b>\$ 28,000.00</b>
65424	3/3/2019	NW NATURAL	14,860.33
306687	3/4/2019	NW NATURAL	10,144.02
306761	3/6/2019	NW NATURAL	4,308.29
306902	3/25/2019	NW NATURAL	10,805.03
306932	3/28/2019	NW NATURAL	15,781.31
		<b>Heat</b>	<b>\$ 55,898.98</b>
ACH	3/1/2019	PORTLAND ENERGY BASKETBALL LLC	10,140.00
ACH	3/18/2019	PORTLAND ENERGY BASKETBALL LLC	9,181.25
ACH	3/28/2019	PORTLAND ENERGY BASKETBALL LLC	3,900.00
		<b>Instructional Services</b>	<b>\$ 23,221.25</b>
306843	3/18/2019	BROWN & BROWN NORTHWEST	9,450.00
		<b>Insurance</b>	<b>\$ 9,450.00</b>
66009	3/4/2019	NORTHWEST TREE SPECIALISTS	2,100.00
66126	3/4/2019	GUARANTEED PEST CONTROL SERVICE CO., INC.	1,543.00
66182	3/4/2019	UNITED SITE SERVICES	2,690.60
66297	3/4/2019	UNITED SITE SERVICES	2,231.00
ACH	3/6/2019	COOK SECURITY GROUP	514.00
306841	3/18/2019	AGUILAR-CEJA, JUAN	2,000.00
306925	3/28/2019	CHRISTENSON ELECTRIC, INC.	1,126.54
306948	3/28/2019	SONSRAY MACHINERY, LLC	6,536.20
		<b>Maintenance Services</b>	<b>\$ 18,741.34</b>
306632	3/1/2019	OFFICE DEPOT/WORKSPACE INTERIORS	3,892.14
ACH	3/1/2019	ORCA PACIFIC, INC.	1,954.29
65429	3/4/2019	STAPLES BUSINESS ADVANTAGE	10,282.64
65495	3/4/2019	WILBUR-ELLIS COMPANY	5,434.40
65520	3/4/2019	EWING IRRIGATION PRODUCTS, INC.	745.73
65571	3/4/2019	STEP FORWARD ACTIVITIES, INC.	9,126.84
65607	3/4/2019	REXIUS FOREST BY-PRODUCTS, INC	1,680.00
65664	3/4/2019	EWING IRRIGATION PRODUCTS, INC.	3,724.22
65846	3/4/2019	AIRGAS NOR PAC, INC.	11,225.57
65867	3/4/2019	COMMERCIAL AIR FILTRATION	1,322.71
65987	3/4/2019	TARGET SPECIALTY PRODUCTS	2,100.00
66124	3/4/2019	REXIUS FOREST BY-PRODUCTS, INC	1,280.00
ACH	3/28/2019	ORCA PACIFIC, INC.	1,419.62
		<b>Maintenance Supplies</b>	<b>\$ 54,188.16</b>
306738	3/6/2019	BRIDGE CONNECTIONS CONSULTING	1,682.96
306922	3/28/2019	BRIDGE CONNECTIONS CONSULTING	6,250.00
		<b>Miscellaneous Other Services</b>	<b>\$ 7,932.96</b>
65417	3/3/2019	AT&T MOBILITY	172.92
65425	3/3/2019	RICOH USA, INC.	2,529.84
ACH	3/18/2019	A & E IMAGING	2,227.22
		<b>Office Supplies</b>	<b>\$ 4,929.98</b>

Check #	Check Date	Vendor Name	Check Amount
306941	3/28/2019	SIGNATURE GRAPHICS	30,993.55
306945	3/28/2019	US POSTAL SERVICE CMRS-PB	2,000.00
		<b>Postage</b>	<b>\$ 32,993.55</b>
65429	3/4/2019	STAPLES BUSINESS ADVANTAGE	8.10
ACH	3/18/2019	LITHTEX, INC	6,460.00
		<b>Printing &amp; Publication</b>	<b>\$ 6,468.10</b>
306628	3/1/2019	MARK SHERMAN CONSULTING LLC	1,601.00
306633	3/1/2019	PacificSource Administrators, Inc.	875.75
65662	3/4/2019	ACCOUNTTEMPS	4,114.11
306832	3/18/2019	MILLER NASH GRAHAM & DUNN LLP	16,534.50
306847	3/18/2019	DESIGN CONCEPTS CLA, INC.	2,495.00
306853	3/18/2019	KOFF & ASSOCIATES, INC.	4,100.50
306859	3/18/2019	PacificSource Administrators, Inc.	8.75
		<b>Professional Services</b>	<b>\$ 29,729.61</b>
65419	3/3/2019	COMCAST CABLE	974.57
65425	3/3/2019	RICOH USA, INC.	284.03
65665	3/4/2019	AMERICAN RED CROSS HEALTH & SAFETY SERVICES	1,796.00
65816	3/4/2019	CDW GOVERNMENT, INC.	1,626.14
ACH	3/18/2019	A & E IMAGING	738.90
		<b>Program Supplies</b>	<b>\$ 5,419.64</b>
65422	3/3/2019	WASTE MANAGEMENT OF OREGON	7,558.65
		<b>Refuse Services</b>	<b>\$ 7,558.65</b>
65425	3/3/2019	RICOH USA, INC.	3,026.52
		<b>Rental Equipment</b>	<b>\$ 3,026.52</b>
306936	3/28/2019	PRESBYTERY OF THE CASCADES	1,200.00
		<b>Rental Facility</b>	<b>\$ 1,200.00</b>
ACH	3/6/2019	HOFFMEISTER, SHARON	62.64
		<b>Staff Transportation</b>	<b>\$ 62.64</b>
65419	3/3/2019	COMCAST CABLE	45.04
65632	3/4/2019	NEOGOV	1,500.00
65916	3/4/2019	TERRA VERDE SECURITY, LLC.	2,000.00
306676	3/4/2019	HILLSBORO, CITY OF	14,132.47
306745	3/6/2019	ELEVATE TECHNOLOGY GROUP	2,925.00
ACH	3/6/2019	NATIVE ECOSYSTEMS NW, LLC	16,340.00
		<b>Technical Services</b>	<b>\$ 36,942.51</b>
ACH	3/6/2019	EXECUTIVE FORUM	4,440.00
ACH	3/18/2019	TSAICOMMS, LLC	2,925.00
306928	3/28/2019	GOSH	2,675.00
		<b>Technical Training</b>	<b>\$ 10,040.00</b>

Check #	Check Date	Vendor Name	Check Amount
65417	3/3/2019	AT&T MOBILITY	9,494.44
65419	3/3/2019	COMCAST CABLE	741.25
65541	3/4/2019	COMCAST CABLE	3,139.63
306917	3/28/2019	ALLSTREAM	5,130.70
		<b>Telecommunications</b>	<b>\$ 18,506.02</b>
306835	3/18/2019	THP FOUNDATION	27.00
		<b>THPF - Donations</b>	<b>\$ 27.00</b>
306835	3/18/2019	THP FOUNDATION	2,950.31
		<b>THPF - Nature Center Sales</b>	<b>\$ 2,950.31</b>
66249	3/4/2019	PACIFIC SERVICE CENTER	1,488.40
		<b>Vehicle &amp; Equipment Services</b>	<b>\$ 1,488.40</b>
65426	3/3/2019	BEAVERTON, CITY OF	10,901.01
65427	3/3/2019	TUALATIN VALLEY WATER DISTRICT	19,249.40
306837	3/18/2019	TUALATIN VALLEY FIRE AND RESCUE	2,101.44
		<b>Water &amp; Sewer</b>	<b>\$ 32,251.85</b>
		<b>Grand Total</b>	<b>\$ 2,347,811.66</b>

## Tualatin Hills Park &amp; Recreation District

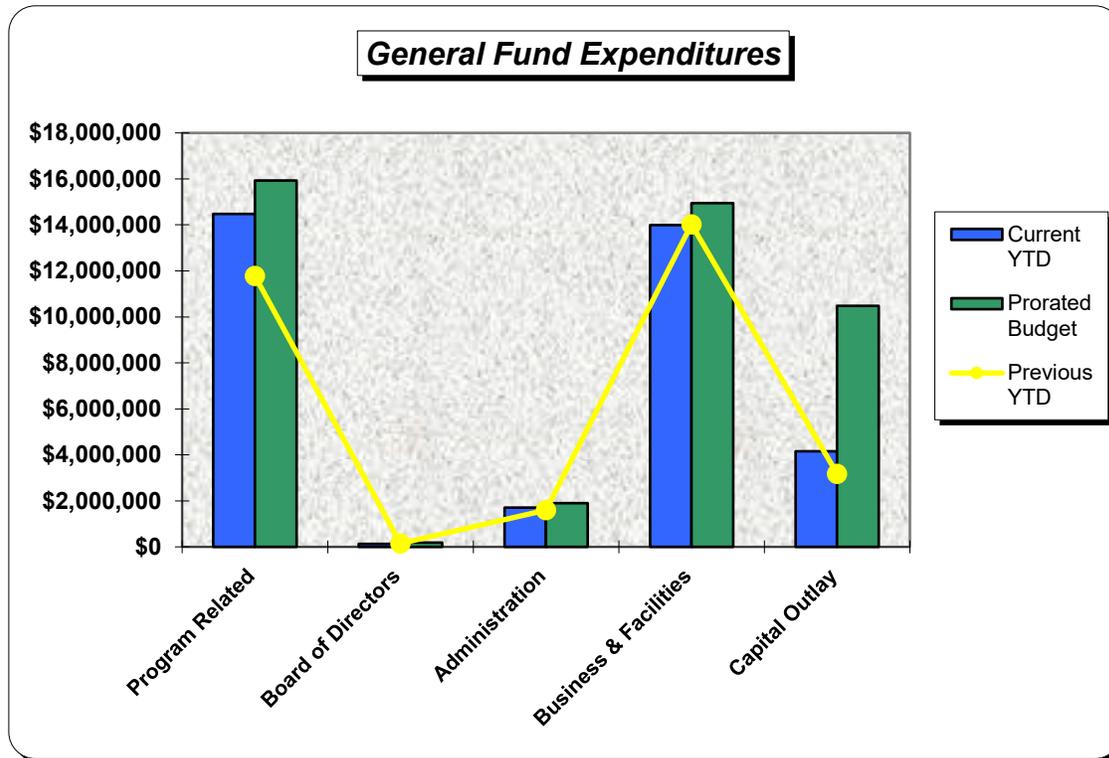
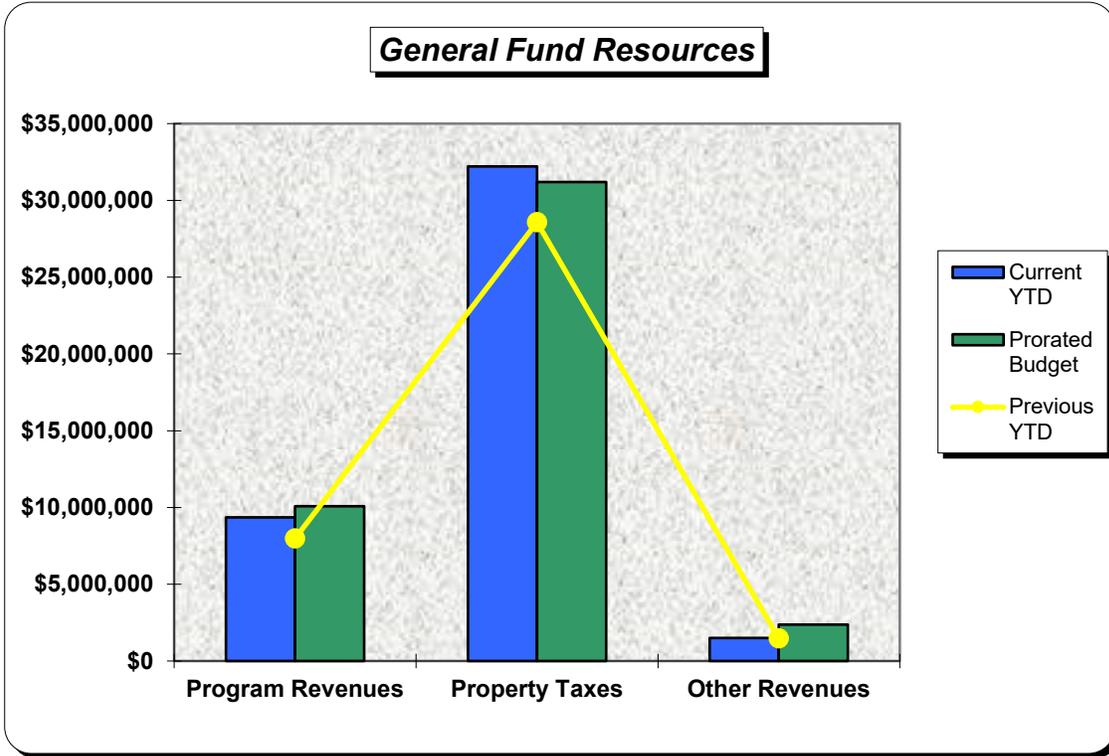
General Fund Financial Summary  
March, 2019

	<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>
<b>Program Resources:</b>					
Aquatic Centers	\$ 358,062	\$ 2,256,003	\$ 2,751,108	82.0%	\$ 3,527,061
Tennis Center	177,142	908,808	982,850	92.5%	1,145,403
Recreation Centers & Programs	637,722	4,487,175	4,756,901	94.3%	5,616,772
Sports Programs & Field Rentals	188,073	1,258,633	1,196,622	105.2%	1,727,357
Natural Resources	29,884	435,427	401,040	108.6%	460,823
<b>Total Program Resources</b>	<b>1,390,883</b>	<b>9,346,046</b>	<b>10,088,521</b>	<b>92.6%</b>	<b>12,477,416</b>
<b>Other Resources:</b>					
Property Taxes	567,803	32,209,897	31,198,718	103.2%	31,969,978
Interest Income	56,648	371,547	162,684	228.4%	250,000
Facility Rentals/Sponsorships	12,483	464,506	431,916	107.5%	517,200
Grants	2,000	202,860	1,494,180	13.6%	1,998,539
Miscellaneous Income	49,108	459,613	273,984	167.8%	398,450
Debt Proceeds	-	4,000,000	4,000,000	0.0%	4,000,000
<b>Total Other Resources</b>	<b>688,042</b>	<b>37,708,423</b>	<b>37,561,482</b>	<b>100.4%</b>	<b>39,134,167</b>
<b>Total Resources</b>	<b>\$ 2,078,925</b>	<b>\$ 47,054,469</b>	<b>\$ 47,650,003</b>	<b>98.8%</b>	<b>\$ 51,611,583</b>
<b>Program Related Expenditures:</b>					
Parks & Recreation Administration	71,435	477,546	507,973	94.0%	682,972
Aquatic Centers	330,917	3,078,458	3,373,192	91.3%	4,454,117
Tennis Center	113,902	1,019,124	1,052,576	96.8%	1,392,083
Recreation Centers	581,487	5,725,782	6,322,735	90.6%	8,412,747
Community Programs	33,385	390,695	370,264	105.5%	485,486
Athletic Center & Sports Programs	189,358	1,794,700	2,155,998	83.2%	2,820,320
Natural Resources & Trails	219,792	1,991,029	2,144,130	92.9%	2,914,154
<b>Total Program Related Expenditures</b>	<b>1,540,276</b>	<b>14,477,335</b>	<b>15,926,867</b>	<b>90.9%</b>	<b>21,161,879</b>
<b>General Government Expenditures:</b>					
Board of Directors	17,023	131,956	187,959	70.2%	311,500
Administration	202,922	1,706,296	1,903,215	89.7%	2,601,140
Business & Facilities	1,471,514	13,990,006	14,940,910	93.6%	20,122,803
Capital Outlay	942,391	4,152,612	10,476,500	39.6%	12,529,412
Contingency/Capital Replacement Reserve	-	-	-	0.0%	5,900,000
<b>Total Other Expenditures:</b>	<b>2,633,850</b>	<b>19,980,871</b>	<b>27,508,585</b>	<b>72.6%</b>	<b>41,464,855</b>
<b>Total Expenditures</b>	<b>\$ 4,174,126</b>	<b>\$ 34,458,205</b>	<b>\$ 43,435,452</b>	<b>79.3%</b>	<b>\$ 62,626,734</b>
<b>Revenues over (under) Expenditures</b>	<b>\$ (2,095,201)</b>	<b>\$ 12,596,263</b>	<b>\$ 4,214,551</b>	<b>298.9%</b>	<b>\$ (11,015,151)</b>
<b>Beginning Cash on Hand</b>		<b>12,583,814</b>	<b>11,015,151</b>	<b>114.2%</b>	<b>11,015,151</b>
<b>Ending Cash on Hand</b>		<b>\$ 25,180,077</b>	<b>\$ 15,229,702</b>	<b>165.3%</b>	<b>\$ -</b>

# Tualatin Hills Park and Recreation District

## General Fund Financial Summary

March, 2019





[7D]

## MEMO

**DATE:** April 15, 2019  
**TO:** Doug Menke, General Manager  
**FROM:** Aisha Panas, Director of Park & Recreation Services

**RE:** **Willow Creek Boardwalk Repair Contract**

### Introduction

Staff is seeking board of directors' approval of the lowest responsible bid for the Willow Creek Boardwalk Repair at NW Winged Foot Terrace construction contract, and authorization to execute a contract with Stott's Construction Company for the amount of \$254,320.

### Background

In June 2018, staff requested funding for the repair of the Willow Creek Greenway boardwalk near the trail entrance at 800 NW Winged Foot Terrace. The boardwalk section is located between NW Winged Foot Terrace and the intersection with the Waterhouse Trail. The section is approximately 412' in length and approximately 6' in width. The scope of the project involves the replacement of decking, updating the handrail and repair of selected elements of an existing wood boardwalk structure.

In June 2018, Western Wood Structures inspected five primary sections of the Willow Creek boardwalk complex. The report highlighted deficiencies with cracks in stringers and dry rot in posts. For the section west of the ball field the report highlighted that with proper repair to the substructure and replacement of decking and handrail, the life of the structure should last up to 20 more years.

To fund the Willow Creek Boardwalk Repair project, capital replacement funding was requested by staff for FY 2018/19. The repair construction phase of the project was advertised for bid on March 11, 2019. Seven contractors requested bid documents and three attended the mandatory pre-bid meeting. The bid opening was on April 9, 2019 and the district received one responsive bid from Stott's Construction Company in the amount of total base bid of \$254,320 using pultruded fibergrate decking and an alternative base bid of \$242,500 using plastic lumber decking.

The total hard cost for repair with pultruded fibergrate decking is the base bid of \$254,320, plus the project soft cost expenses of design and permitting at \$5,000 and the project contingency of \$25,432, for a total project cost of \$284,752. The project contingency was raised to 10% for the construction phase, which is higher than our standard practice at bid award due to the nature of the repair work expected.

A breakdown of project costs is provided below:

### Willow Creek Greenway Boardwalk Repair Budget Information

Budget Item	Current Project Cost
Construction	\$254,320 (lowest responsible bid amount)  Includes: <ul style="list-style-type: none"> <li>• \$67,000 (demo and disposal)</li> <li>• \$28,720 (repair and replace bent caps and stringers)</li> <li>• \$31,000 (repair and replace existing handrail)</li> <li>• \$19,000 (repair and replace existing kick rail)</li> <li>• \$105,000 (replace decking Pultruded Fiberglass)</li> <li>• \$2,200 (repair cross slope)</li> <li>• \$600 (replace of existing footing)</li> <li>• \$800 (replace sill plate)</li> </ul>
Contingency (10%)	\$25,432
Soft costs (Design/Permitting)	\$5,000
Total project cost	\$284,752
Project budget variance (over) under	NA

All permit documents have been submitted to the City of Beaverton. Staff is completing the final assurance requirements for the city and expects the permits to be issued prior to the beginning of construction in June 2019. The construction phase of the project is scheduled for completion by August 2019.

#### **Proposal Request**

Staff is seeking board of directors' approval of the lowest responsible base bid of \$254,320 from Stott's Construction Company for the construction and repair of the Willow Creek Greenway Boardwalk Repair.

#### **Willow Creek Greenway Boardwalk Repair Funding Chart**

Funding Sources	Amount
FY2019 Bridges and Boardwalks 01-160-90-810-190099	\$284,752
Total Project Funding	\$284,752

### **Benefits of Proposal**

The project will repair substructure elements, update handrails, and replace decking of the approximately 412' linear feet of the Willow Creek boardwalk near the NW Winged Foot Terrace entrance. The result will provide an improved surface for patrons and a reduction of maintenance for staff.

Moreover, the project will coincide with the expansion of the Waterhouse Trail to the north, which will reduce overall closures and re-routes to the public. The repair and upgrades to the substructure will prolong the lifespan of the structure for an additional 20 years.

### **Potential Downside of Proposal**

There are no potential downsides to the proposal.

### **Maintenance Impact**

The project will reduce anticipated maintenance costs associated with repair to the boardwalk.

### **Action Requested**

Board of directors' approval of the following items:

1. Approval to award the contract to the lowest responsible bid from Stott's Construction Company for the amount of \$254,320; and
2. Authorization for the general manager or his designee to execute the contract.

**Tualatin Hills Park & Recreation District  
PROJECT AWARD RECOMMENDATION REPORT**

<b>Project:</b>	Willow Creek Boardwalk Repair at Winged Foot	
<b>Contractor:</b>	Stott's Construction Company	
Contractor worked for THPRD previously: No		
Contractor references checked: Yes		
Contractor registered with appropriate boards: Yes		
<b>SCOPE OF WORK</b>		
<b>Location:</b>	Willow Creek Greenway boardwalk near the trail entrance at 800 NW Winged Foot Terrace. The boardwalk section is located between NW Winged Foot Terrace and the Intersection with the Waterhouse Trail.	
<b>Description:</b>	Replacement of decking with pultruded fibergrate, updating the handrail and repair of selected elements of an existing wood boardwalk structure.	
<b>FUNDING</b>		
<b>Funds Budgeted and Estimated Costs</b>	<b>Amount:</b>	<b>Page:</b>
<b>Current Total Project Budget:</b>		
demo and disposal	\$67,000	
repair and replace bent caps and stringers	\$28,720	
repair and replace existing handrail	\$31,000	
repair and replace existing kick rail	\$19,000	
replace decking Pultruded Fiberglass	\$105,000	
repair cross slope	\$2,200	
replace of existing footing	\$600	
replace sill plate	<u>\$800</u>	
Total Project Funding	\$254,320	
<b>Estimated Project Cost:</b> (expenditures, lowest contractor bid and district project purchases)	\$284,752	
<b>Project Budget Variance:</b> (over) under		

**BID PROPOSALS RECEIVED**

Low to High Bid	Contractor	Base Bid Amt.	Completed Bid forms
1	Stott's Construction Company	\$254,320	Yes

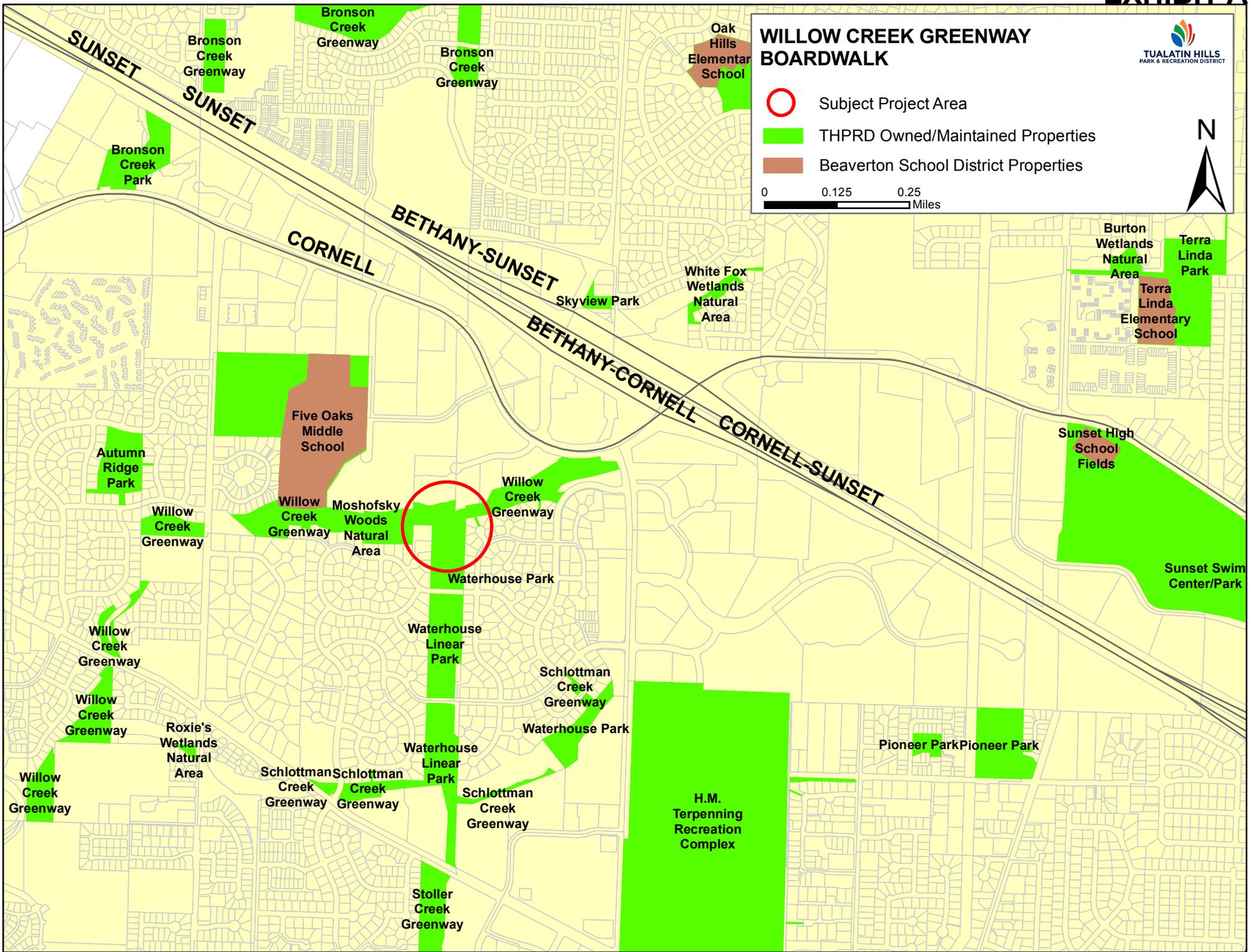
<b>PROJECTED PROJECT SCHEDULE</b>	
Invitation to Bidders -Ad in DJC	3/11/19
Mandatory Pre-Bid Conference	3/21/19 (10:00am) or 3/26/19 (2:00pm)
Sealed Bids Due and Bid Closing Time	4/9/19 time 2:00 pm/ Fanno Creek Service Center
Bid Opening	2:05 PM/ Fanno Creek Service Center
Final Bid Review / Memo to Board	4/15/19
THPRD Board Meeting	5/14/19
Notice of Intent to Award	5/15/19
Notice to Proceed (approx.)	5/24/19
Preconstruction Site Meeting (approx.)	6/3/19
Site Mobilization (approx.).	6/3/19
Desired Project Duration- Notice to Proceed to Substantial Completion.	8/5/19



## WILLOW CREEK GREENWAY BOARDWALK

-  Subject Project Area
-  THPRD Owned/Maintained Properties
-  Beaverton School District Properties

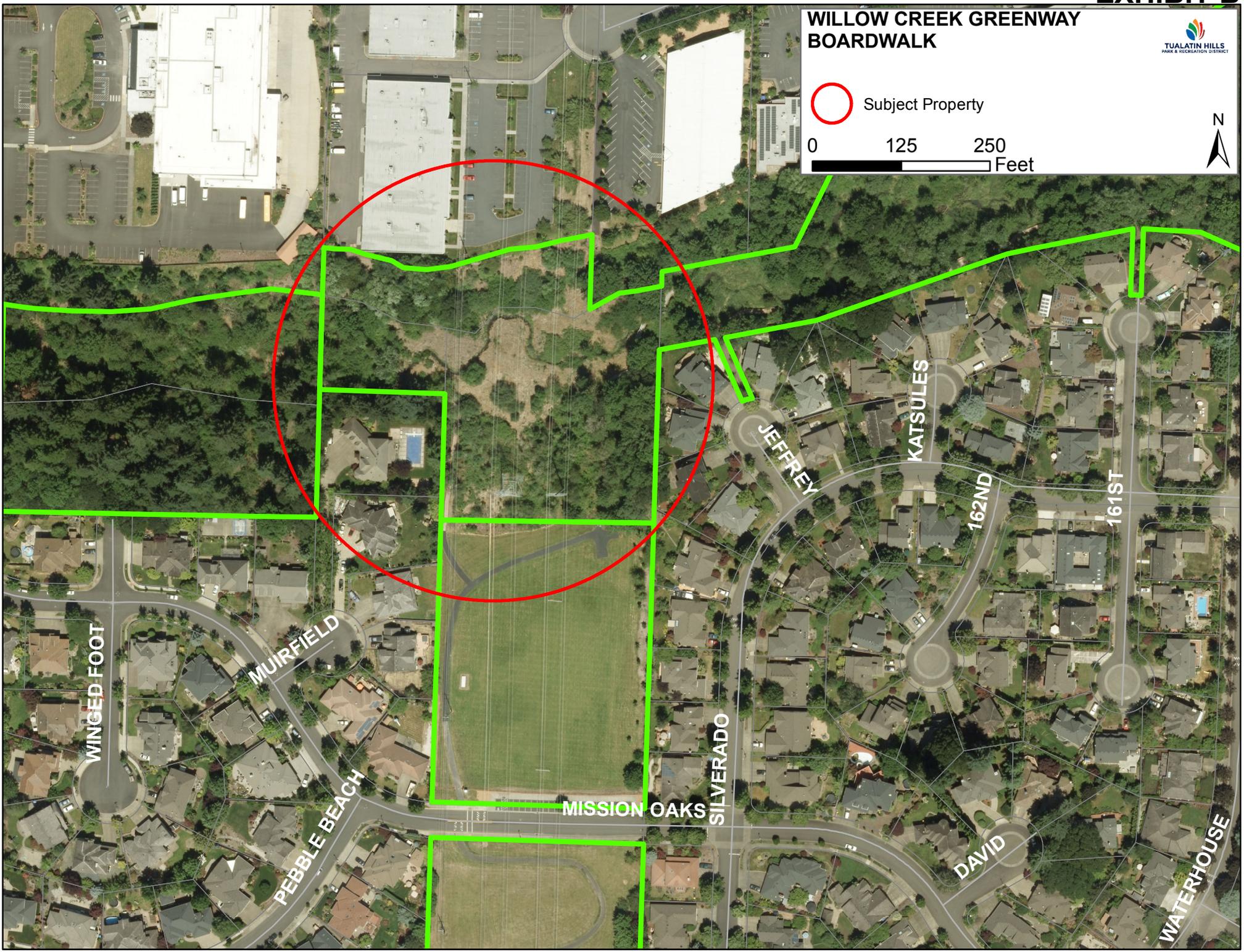
0 0.125 0.25 Miles



**WILLOW CREEK GREENWAY  
BOARDWALK**

 Subject Property

0 125 250  
Feet





## MEMO

**DATE:** April 24, 2019  
**TO:** Doug Menke, General Manager  
**FROM:** Aisha Panas, Director of Park & Recreation Services

**RE:** Jenkins Estate Concept Plan

### Summary

Park district staff have worked with patrons and community stakeholders to develop a concept plan for the Jenkins Estate. The plan identifies broad guiding statements, formulates goals and objectives, introduces supporting projects, and refines future activities and uses for the Jenkins Estate.

### Background

The original Jenkins Estate Master Plan was developed in 1978 to guide the development and use of the recently purchased property. The plan included background information on the site and its structures, a listing of development and restoration policies, a description of the proposed master plan, and a discussion of costs and priorities. The original master plan was an excellent guide for many years, but the plan needed to be updated to reflect significant changes on the estate and in the community.

Work on the Jenkins Estate Concept Plan began in the summer of 2017 with a wide-ranging public outreach process. Efforts included on-site intercept interviews, three open-house community conversations, and an extensive online informational survey. The concept plan represents the contributions of many individuals and groups including community stakeholders, estate neighbors, past and present advisory committees, past and present THPRD staff, and the THPRD Board of Directors. A concept plan differs from a master plan in that some existing park amenities serve as anchors and are not being considered for significant changes.

The goals of the concept plan were derived from multiple sources. The public was asked to identify which sites, activities, functions, and concerns within Jenkins Estate are most important to the community. Pertinent guiding documents, i.e. THPRD's Comprehensive Plan and related Parks, Programs, and Natural Resources Functional Plans were also reviewed.

Results of public surveys and stakeholder interviews highlighted the community's greatest concerns and helped focus attention on desired primary outcomes. This resulted in the development of four focus areas with associated goals and actions. The four focus areas include: Public Access, Recreation, Nature & Trails, and Events (Public and Private).

Staff presented an overview of the concept plan at the board's March 12, 2019 meeting. Following the board presentation, the plan was made available online for public input through April 30, 2019.

**Proposal Request**

Review and provide feedback on the proposed final draft of the concept plan (attached). Two areas of the plan have been updated since the board's initial review in March: the Vision section on page 4 has been adjusted to include verbiage regarding fiscal responsibility for managing the estate, and a new map has been provided on page 8.

**Benefits of Proposal**

The proposal supports the recreational needs and desires of patrons, as well as a vision to preserve natural areas and the historical assets of the property. The concept plan will allow staff to better strategically manage the site, prioritize programming, and ensure historical preservation for future generations.

**Potential Downside of Proposal**

There is no apparent downside to the proposal.

**Action Requested**

This item is informational. Because the plan does not request new funds, no action is requested.

# Jenkins Estate Concept Plan



Final Draft  
May 2019



**TUALATIN HILLS**  
PARK & RECREATION DISTRICT

## **Acknowledgements**

### ***Tualatin Hills Park & Recreation District Board of Directors***

Ali Kavarianian, Director, President  
Felicitia Montebianco, Director, Secretary  
John Griffiths, Director  
Wendy Kroger, Director  
Todd Duwe, Director

### ***Tualatin Hills Park & Recreation District Staff***

Doug Menke, General Manager  
Aisha Panas, Director of Park and Recreation Services  
Deb Schoen, Community Programs Manager (retired)  
Scott Gilbert, Outreach – Encore Fellow  
Jessica Kittleson, Leadership Team Assistant  
Keith Watson, Community Programs Manager  
Troy Schader, Park Maintenance Supervisor – South Operations  
John Gaddis, Park Ranger – Nature & Trails  
Kristin Smith, Interpretive Programs Supervisor  
Liz Eischen, Digital Media Specialist  
Julie Rocha, Sports Manager  
Jack Kavulich, Park Maintenance Specialist  
Karin Madsen, Temporary Special Events Coordinator

# Contents

<i>Purpose of Concept Plan</i> .....	4
<i>Site Description</i> .....	5
<i>The Concept Plan</i> .....	9
<i>The Planning Process</i> .....	13
<i>Appendix A: Building Descriptions</i> .....	15
<i>Appendix B: Public Meeting Notes</i> .....	26
<i>Appendix C: Survey Results</i> .....	46
<i>Appendix D: Original Master Plan</i> .....	63

## **Purpose of Concept Plan**

The original Jenkins Estate Master Plan was developed in 1978 to guide the development and use of the recently purchased property. The plan included background information on the site and its structures, a listing of development and restoration policies, a description of the proposed Master Plan, and a discussion of costs and priorities. The original Master Plan was an excellent guide for many years, but the plan needed to be updated to reflect significant changes in the community.

Work on the Jenkins Estate Concept Plan began in the summer of 2017 with an extensive public outreach process. A concept plan is different from a master plan in that existing features remain in place and act as anchors to inform future activities and uses.

The Jenkins Estate Concept Plan identifies broad guiding statements, formulates goals and objectives, introduces supporting projects and refines future activities and uses for the Jenkins Estate.

### **Vision**

The Jenkins Estate offers a wide variety of unique recreational and educational opportunities to the community. The concept plan reflects community desire for recreation, historic preservation, natural resource enhancement, stewardship, and future use opportunities. Remaining fiscally responsible is essential to the future of the estate. Strategic planning and sound budget management are key to the long-term sustainability of the property.

Through a series of public outreach efforts THPRD staff developed concept plan goals and action items in four focus areas:

1. Public Access
2. Recreation
3. Nature & Trails
4. Events (public and private)

## Site Description

Jenkins Estate is a rural, historical 68-acre estate dating back to the early 20th century. Purchased by THPRD in 1976, and added to the National Register of Historic Places in 1978, the Jenkins Estate has been used for weddings, reunions, community events, summer camps and nature programs. Visitors and the surrounding community enjoy breathtaking views of gardens and walking paths with nearly two miles of trails.

### Historic Designation and Grant Funding

The historic core of approximately 14 acres at the Jenkins Estate is designated on the National Register of Historic Places. The property is also on the State of Oregon Inventory of Historic Sites and Buildings, as well as being designated as a resource on Washington County's Historic and Cultural Resources Overlay District.

The Jenkins Estate has received two federal development grants from the Oregon Parks & Recreation Department (OPRD) through the Land & Water Conservation Fund Program (LWCF). These grants were used to purchase the Jenkins Estate and Camp Rivendale properties. When LWCF grants are received, a local commitment is made to use LWCF assisted properties for public outdoor recreation in perpetuity. The entire Jenkins Estate property is protected under section 6f(3) of the LWCF Guidelines. If any portion of the Jenkins Estate is converted from outdoor recreation use, a mitigation-substitution process must be satisfied to maintain eligibility for future grant fund assistance. The conversion-substitution process includes replacement of the grant assisted project area converted (or impacted) to other than recreation use with land of equal monetary value and recreational utility. Replacement property must be new park land. Prior to the substitute property acquisition taking place, the substitution mitigation must be approved by OPRD and the National Park Service.

### Jenkins Estate Features

In addition to the historical structures listed below, the Jenkins Estate grounds consist of wooded, wild natural growth areas on the perimeter that give way to cultivated plants and a tamed landscape of ornamental trees, shrubs, flowers and winding gravel pathways. Trail maps are available to guide you to the Rhododendron garden, perennial garden, rock gardens, primrose path, herb garden and rose pergola. Perennial borders, wild flower meadows and water features highlight other areas of the grounds. Nearly two miles of trails take visitors through significant natural, wooded areas around the perimeter of the Jenkins Estate and are popular for dog walking and exercise.

Camp Rivendale is a summer day camp that provides recreational opportunities for children and young adults who have physical, emotional, and/or developmental disabilities. Camp grounds feature restrooms, office areas, two covered pavilions, and a fully-accessible playground.

A large picnic pavilion and restroom facility adjacent to the fully-accessible play structure at the south end of the property is a popular destination during the summer months.

Please visit: <http://www.thprd.org/facilities/historic/jenkins-estate> for additional features.

## **Facility Type**

Jenkins Estate is designated as a special use facility in the park district's Comprehensive Plan (<http://www.thprd.org/district-information/comprehensive-plan-update>). A special use facility is a facility that serves a special purpose that adds value to the district. The Comprehensive Plan further describes the Jenkins Estate buildings as a rental facility located on 68-acres and surrounded by gardens.

## **Neighborhood Context**

Jenkins Estate is in unincorporated Washington County, in close proximity to the community of Aloha as well as Beaverton, Oregon. While generally rural, the estate is bordered by residential neighborhoods primarily to the east and south of the property. Located west and southwest is a prominent rock quarry. Grabhorn Road, which runs along the east of the property, is a busy north - south corridor. There are high growth expectations planned in the south Hillsboro area at 209th Avenue and TV Highway, as well as a recent expansion of the Urban Growth Boundary in South Cooper Mountain which will impact local traffic patterns and increase park visitation. As time goes by, Jenkins Estate is likely to be called upon to meet multiple demands, becoming more of an island of refuge and respite in an increasingly developed area.

## **Existing Facilities**

Several historical buildings remain on the Jenkins Estate. These include the Main House, the old Stable, the Carriage House, the Greenhouse, the Tea House, the Water Tower, the Pump House, and the Original Farmhouse (referred in this plan as the Gatehouse). Many of the structures see little use and therefore lack regular maintenance and require at least minimal repairs. A detailed description of the Estate buildings and their conditions can be found in the appendix of this document.

## **Existing Partnerships**

### **Jenkins Estate Rental Management**

In 2014, the district decided to move away from its long standing operational model at the Jenkins Estate in favor of hiring a contractor/vendor to lease space and coordinate on-site weddings, corporate events, and catering. The contractor provides management of scheduled events and activities at the Main House, the Stable, and Camp Rivendale (limited to when THPRD programs are not in session). The current contractor, Dalton's Northwest Catering, is under contract through 2019, with an option for 2020.

### **Washington County Master Gardener's Association (WCMGA)**

In 2013, THPRD and the WCMGA partnered to build the Learning Garden at Jenkins Estate. The Learning Garden offers hands-on opportunities to explore a wide range of sustainable gardening practices using several garden themes. Seminars are offered for free and are open to the public throughout the year. A memorandum of agreement was signed in April of 2016.

### **Tualatin Valley Chapter of the American Rhododendron Society**

A long-standing group of volunteers from the Tualatin Valley Chapter of the American Rhododendron Society meet weekly at the Jenkins Estate Rhododendron Garden to garden

on the property. The group provides care and maintenance to the Rhododendron Garden and works with THPRD staff on improvements.

### **Beaverton Optimist Club**

In 2013, a wood cutting permit was issued to the Beaverton Optimist Club. For safety purposes, when THPRD maintenance staff has large pieces of excess timber from fallen trees that cannot be left at a park site, it is hauled to the Jenkins Estate. The permit allows the club to cut and haul away wood from a designated area at the Jenkins Estate. The permit renews each calendar year unless THPRD notifies the Beaverton Optimist Club of its termination.

### **THPRD Programming**

THPRD currently hosts a variety of on-going recreation and nature-based programs throughout the Jenkins Estate property. These programs utilize the Gatehouse, Camp Rivendale, and the many available outdoor spaces. Community events are also a popular programming element of the Jenkins Estate and staff will work to continue providing an appropriate event schedule. As other programming opportunities develop, staff will evaluate and remain flexible to current conditions.

### **Future Planning**

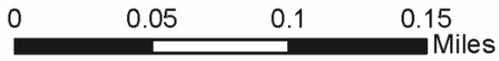
Rapid population growth, development of nearby South Cooper Mountain and South Hillsboro, urban growth boundary expansion, development of future regional trails, and potential future bond measures could all impact the Jenkins Estate. In addition, the nature of current community partners and future operating models could change the way the Jenkins Estate is currently managed.

It is important for THPRD to remain nimble and flexible to ensure the Jenkins Estate remains a special place for lively activity and personal tranquility.

# Jenkins Estate Concept Plan

## Legend

- Estate grounds
- Natural area
- Paved trail
- Non-paved trail
- Stream
- Trail mileage point

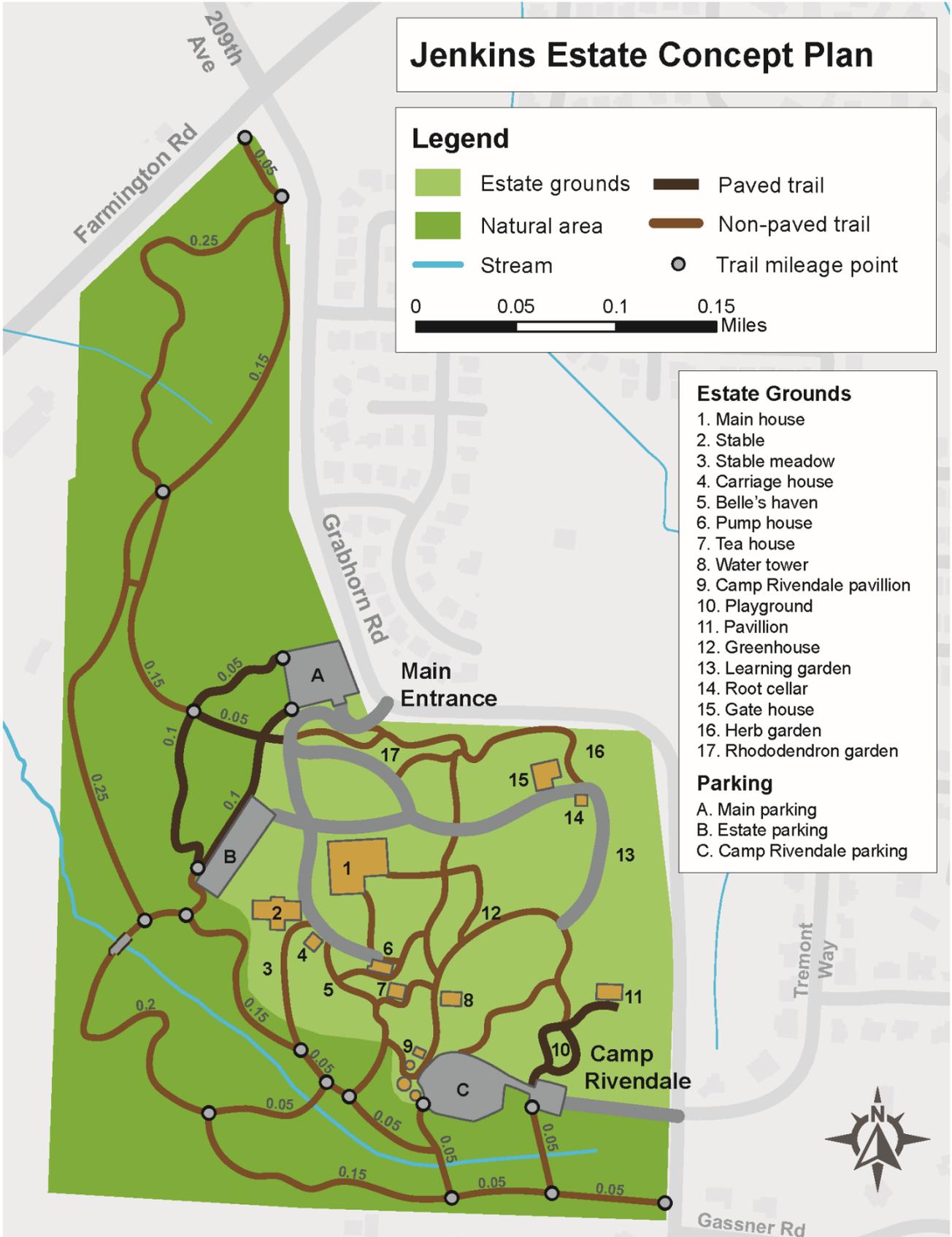


## Estate Grounds

1. Main house
2. Stable
3. Stable meadow
4. Carriage house
5. Belle's haven
6. Pump house
7. Tea house
8. Water tower
9. Camp Rivendale pavillion
10. Playground
11. Pavillion
12. Greenhouse
13. Learning garden
14. Root cellar
15. Gate house
16. Herb garden
17. Rhododendron garden

## Parking

- A. Main parking
- B. Estate parking
- C. Camp Rivendale parking



## **The Concept Plan**

The goals of the concept plan were derived from multiple sources. The public was asked to identify which sites, activities, functions, and concerns within Jenkins Estate are most important to the community. Pertinent guiding documents, i.e., THPRD's Comprehensive Plan and related Parks, Programming, and Natural Resources Functional Plans were also reviewed. Results of public surveys and stakeholder interviews (see Planning Process section) highlighted the community's greatest concerns and helped focus attention on desired primary outcomes.

When asked what functions/sites they primarily used, visitors answered:

- 81% primarily used trails while visiting
- 62% primarily visit the gardens
- 50% visit the historic core areas
- 42% visit the play structure

When asked their purpose in visiting, the three top responses were:

- 82% experiencing nature
- 79% walking
- 63% exercise

When asked about most desired future actions, the most common responses were:

- 76% natural resource management
- 73% historic preservation
- 64% hosting special events

A proposed tree-to-tree rope course was strongly opposed in favor of enjoying the peace and serenity of the natural areas.

The concept plan represents the contributions of many individuals and groups including community stakeholders, estate neighbors, past and present advisory committees, past and present THPRD staff and Board of Directors. A detailed site map on page 8 shows the focus areas identified in the plan and helps orient readers to the associated goals and actions for these areas. The goals are broad guiding statements while the actions are measurable or observable changes with general timelines.

The Comprehensive Plan states: "We will enhance healthy and active lifestyles while connecting more people to nature, parks, and programs. We will do this through stewardship of public resources, and by providing programs and spaces to fulfill unmet needs."

### **Concept Plan Scope**

- 1) Engage the public and staff to understand how the estate is utilized currently, has been used in the past and determine a course for the future.

- 2) Evaluate amenities to ensure the recreational needs of the community, historic preservation requirements, and Camp Rivendale campers and visitors are being met.
- 3) Determine scope of groomed gardens and natural area management, evaluate and refine current and future maintenance service level.
- 4) Develop plan to protect natural resource features while allowing appropriate public access through self-directed and leader-directed recreational opportunities.
- 5) Determine an appropriate staff person and department to manage the estate and advocate for the property as an asset to the district.

While the Concept Plan scope helped guide plan development, the following four focus areas and their associated goals and actions were developed through extensive public outreach and direct feedback from internal and external sources. These focus areas tie back to the scope and allow staff to prioritize their resources and measure progress.

### **Public Access**

As capital items (i.e., play areas and bridges) reach the end of their useful life and need to be replaced, staff will balance meeting ADA access guidelines while acknowledging the historic and cultural designation of the property.

#### Public Access Goals

- 1) Improve access and amenities consistent with the THPRD Americans with Disabilities Act Transition Plan so that all users have better opportunities to experience this site.
- 2) Provide seating and gathering areas that overlook the landscape where community members can engage in conversation or sit quietly and enjoy the beauty of the site.
- 3) Provide wayfinding and signage design that safely guide users through the grounds and enhances their understanding of the estate's history, natural areas, grounds, and buildings.

#### Public Access Actions

- 1) Analyze ADA accessible restrooms on the estate grounds. Evaluate ease of accessibility during peak times of year and develop a strategy for year-round access for community members (immediate/ongoing).
- 2) Prioritize seating and gathering locations requested by the public input process. Evaluate public survey response and consider additional outreach before final placement. Seek funding from available sources, including capital replacement funds, grants, and friend's groups to meet those needs (1-3 years).
- 3) Development of site management plan that outlines scope of groomed gardens and natural area management, evaluates and refines current and future maintenance service level, and assigns asset management responsibility. Once developed, establish a wayfinding and signage plan to enhance user experience. (1-3 years).

## **Recreation**

The recommendations for recreational amenities arose as a result of public input and via existing THPRD functional plans. Staff will continue to maintain developed recreation areas and will integrate the following goals into their work. Public notification for new or modified recreation areas, trails, and amenities will be provided prior to installation.

### **Recreation Goals**

- 1) With population growth in the area, regular use of the Jenkins Estate for more traditional park use is increasing. Continue to provide a variety of opportunities for self-directed recreational activities, including play areas, gardens, and trails for a variety of age and ability groups providing a meaningful visitor experience.
- 2) Investigate new recreational and/or programming opportunities through repurposing underutilized amenities, such as the historical structures and areas of the estate grounds. Provide ongoing condition assessments to determine preservation or other treatment needs, in priority order.
- 3) Continue to provide recreational opportunities for children and adults who have physical, emotional and/or developmental disabilities.

### **Recreation Actions**

- 1) Continue to maintain active use areas of the Jenkins Estate allowing visitors to safely use the grounds, trails, gardens and other amenities to recreate. Investigate additional self-directed activities appropriate for the site and the needs of visitors (immediate/ongoing).
- 2) Consider the development of guidebooks, maps, and digital media applications (such as audio tours, video and photo sharing, and social media outlets) that influence the overall experience of the Jenkins Estate (3-5 years).
- 3) Increased usage of the Jenkins Estate has created demand for new programming. Community programs, interpretive programs, sports, and recreation department staff will create an annual programming calendar each year that clearly defines internal programming schedules and on-site partner groups schedules to determine available time and space for new programs (immediate/ongoing).
- 4) THPRD's Adaptive Recreation and Inclusion department will continue to provide Camp Rivendale, a summer day camp that provides recreational opportunities for children and young adults who have physical, emotional, and/or developmental disabilities. During camp, limited access to certain amenities on the grounds is necessary. Adaptive recreation staff will serve as the lead to ensure ample public notice is provided and internal communication is clear (immediate/ongoing).

## **Nature & Trails**

Walking, hiking and enjoying natural areas are among the most popular activities at Jenkins Estate, according to survey results.

THPRD's Nature & Trails Department manages the natural areas as well as the soft surface trails in the natural areas of Jenkins Estate. The Natural Resources Functional Plan (NRFP) provides a framework for how the department protects and enhances natural resources within

the park district. Per criteria laid out in the NRFP, the natural areas of Jenkins Estate are classified as high functioning. While all natural areas are given a baseline level of monitoring and care, high functioning sites will receive more resources. One measurable outcome of a high functioning site and successful habitat management is the percent of native plants, known as native cover, that can be found in a natural area.

Soft surface trails in the natural areas are of a high importance to the community. The trail system has undergone upgrades and enhancements in recent years, but there is a need for a comprehensive trail plan to address issues uncovered in the public input process, including:

- Alternative trail access while Camp Rivendale is in session
- Wayfinding signage
- Seating and gathering spots
- Overall patron flow through the site

Based on the NRFP and the outcome of the public input process, the Nature & Trails department is committed to the following:

#### Nature & Trails Goals

- 1) Create and maintain a trail system that is appropriate to the site, easy to navigate, balances ADA access, connects differing users, and respects the function of the natural areas.
- 2) Maintain the natural areas to the standard of a high functioning site as defined in the NRFP.
- 3) Provide habitats that show a range of historic conditions.

#### Nature & Trail Actions

- 1) A trail map, enhanced soft surface trails, ADA accessibility, and alternative trail access while Camp Rivendale is in session were all priorities highlighted through the concept plan process. To improve the trail user experience, staff will continue to evaluate opportunities for enhancement and develop a Jenkins Estate Trail Plan to guide future improvements (1-3 years).
- 2) To ensure future allocation of resources to maintain natural areas, staff will continue maintaining the natural areas to the standard of a high functioning site as defined in the NRFP (immediate/ongoing).
- 3) Develop a plan to maintain and enhance Oregon white oak populations (1-3 years).

#### **Events, Public and Private**

From the beginning of the process, public opinion has been strong that community events were greatly missed and identified as positive contributions to the community. Public notification for new events and programming will be created prior to implementation.

## Event Goals

- 1) Determine an appropriate staff person and department to coordinate and oversee management and operation, programming, partnerships and events at the Jenkins Estate.
- 2) Develop an annual schedule of community events that highlight the facilities and grounds of the historical estate.
- 3) Improve public awareness of the assets of the estate and its facilities for public and private events.

## Event Actions

- 1) Direct Community Programs staff to determine appropriate calendar of special events and funding mechanisms. Consider developing multicultural events and engaging local community during decision making (immediate/ongoing).
- 2) Determine feasibility of collaborative events with estate partners and identify other opportunities for partnerships (immediate/ongoing).
- 3) Partner with stakeholders such as the Washington County Master Gardeners and Tualatin Valley Rhododendron Society to develop appropriate events that highlight the garden features of the property (immediate/ongoing).

## **The Planning Process**

Because Jenkins Estate is a unique asset to the district, acquiring input from its users and nearby residents was crucial to the development of a concept plan. Staff took an active approach to public involvement by seeking out comments on the grounds, public meetings and interviews with past staff and Jenkins Estate advisory committee members. The goal was to capture information from a variety of parks users, community groups and stakeholders. Public input was sought through a combination of mailers, intercept interviews, public notices on websites, paper and online surveys, and public meetings. Once the information was gathered, it was reviewed and used to inform broad goals and objectives as well as to propose future activities.

## **Outreach**

The concept plan for the Jenkins Estate grew out of public comments obtained through an extensive public outreach effort. A variety of activities were held in different forums to reach as many residents and community members as possible. Over 350 comments were reviewed during the process. These comments were used to create a community-supported vision for the site and provide the context and foundation for the future use of this unique property.

## **Invited Participants**

Because the Jenkins Estate property serves the entire district, all community members were invited to participate in the planning process. Several different types of forums ranging from Community Participation Organization (CPO) presentations to in-person interviews and surveys ensured that community members had multiple opportunities to learn about the planning process and provide feedback.

During the planning process, specific organizations and interest groups were invited to participate in stakeholder interviews. In addition, the following individuals and groups were invited to participate:

- Public surveys: On-site and Survey Monkey
- Surrounding property owners (1500 postcards were mailed to neighbors within a 1.5-mile radius)
- Interested community members (over 10,000 people reached through social media)
- THPRD Advisory Committees
- Community Participation Organization (CPO 1)
- Camp Rivendale participants
- Nature Play families

## Outreach Activities

Three public meetings were held in 2018: April 23, June 13 and August 21 at the Estate.

Activity	Date(s)
Intercept surveys on grounds	Summer 2017
Outreach activities	Jan – May 2018
THPRD Advisory Committee Update	April 2018
Scoping Public Meeting	May 2018
Concept Public Meeting	June 2018
Final concept Open House	August 2018
Plan Development	Sept – Dec 2018
THPRD Advisory Committee Input	January 2019
Staff Revisions	February 2019
Board of Directors presentation	March 2019
Final Public Review	April 2019
Final Board Review	May 2019

## **Appendix A: Building Descriptions**

### **Main House**

The Main House is an "L" shaped 1½ story wood frame structure with a full basement and concrete foundations. The original basement, located under the south wing, has a concrete floor. The basement under the east wing was excavated at a later date and has a dirt floor. A twelve-foot-wide covered porch extends across the entire north façade and part of the west façade. The porch roof is supported by dressed logs. Basic floor and wall construction is in good condition.

Exterior walls are covered with rough sawn horizontal lap siding. Siding is finished with dark brown stain. Siding is in good condition.

Window frames are wood, primarily casement type with some double hung and some fixed. Windows are in good operating condition. Exterior doors, sash and trim are painted a cream color.

Gable roofs with 6/12 pitch cover the main building and second floor dormers. The roof structure consists of rafters with dressed pole outlookers and braces supporting the four-foot overhangs. Roof covering is cedar shingles. Roofing is in good condition. Some gutters need repair and/or replacement.

The first-floor interior is essentially as originally built and features hardwood floors, "CompoBoard" (firtex) walls and ceilings, beamed ceilings in the Living and Dining Rooms, paneling, picture molds, paneled doors, built-in cabinets and fireplaces of stone and brick. Walls are finished with paint and/or a variety of wallpapers. All interior surfaces are in good condition.

The second floor which was expanded during a 1916 remodeling has hardwood floors, "CompoBoard" walls and ceilings, and naturally finished fir wainscoting in the front stairway, main hall, billiard room. Finishes are mostly original and in excellent condition. A portion of the south bedroom was damaged by fire in 1964 – damaged areas were restored to original condition.

The warm air heat is supplied by two furnaces installed in 1959. The heating system is in good condition.

Most original light fixtures – wall sconces and chandeliers in the Master Bedroom, Dining Room and Billiard Room – are intact.

Electrical wiring meets current codes.

### **Stable**

The Stable is a "cross" shaped three-level structure of wood frame construction with concrete foundations. It has been renovated and restored to excellent condition.

Exterior walls are covered with rough sawn horizontal lap siding, 9"-10 ½" to weather. Siding is finished with a dark brown stain. Siding is in good condition.

Window frames are wood, double-hung and casement – some need repair. Exterior doors, sash and trim are painted in cream color.

Gable roofs with 6/12 pitch are supported by wood rafters, trussed on the west wing. The ridge member on the east wing is supported by posts at the third points. Posts appear to be later additions to shore up a sagging ridge. Dressed pole outlookers and braces support the roof overhangs. Roofing is cedar shake and is in good condition.

The lower level housed the dairy. Metal stalls and related equipment are in good condition. Walls are painted concrete or flush horizontal boards.

The main floor consists of nine horse stalls and related storage and utility spaces and is in good condition.

A portion of the east wing has a concrete floor. Other floors are t & g fir in varying thickness. All are in good condition.

The second floor consists of open loft space over the central and east wings. A kitchen has been added to the northeast corner of the central wing for event purposes. An elevator was added to the building in 19XX.

The building has heating, and air conditioning was installed in 19XX. The electrical wiring is in good condition.

### **Carriage House**

The Carriage House is a one-story wood frame rectangular building with a concrete foundation. The basic wall structure is in excellent condition.

Exterior walls are covered with rough sawn horizontal lap siding 9 ½"-10 ½" to weather. Siding is finished with a dark brown stain. Siding is in good condition.

Windows are wood casement and double hung, and are in good condition.

A pair of wood sliding doors are centered in the north wall. Doors are in excellent condition. Doors, windows and trim are painted cream in color.

The gable roof – 6/12 pitch – is supported by wood rafters with dressed pole outlookers and braces supporting the four-foot overhangs. Roof covering is cedar shingles. Gutters are in good condition

Floor construction is concrete slab on grade which is in good condition. Walls and ceiling are covered with 1 x 6 t & g flush fir boards, also in good condition.

### **Greenhouse**

The Greenhouse is a one-story rectangular structure with a concrete foundation. The westerly 10 feet is conventional wood frame construction with rough sawn horizontal lap siding, cedar shingles (probably original), concrete floor slab with boiler pit, and 1 x 4 t & g walls and ceilings. All is in good condition.

The easterly 40' of the structure contains the glazed planting area. The area is divided into two equal spaces and has concrete sidewalls 42" + high plus one course of glass to the eave line. The east gable end and the gable roof are all glass with wood ribs supported by a steel pipe structure. Most wood ribs supported by a steel pipe structure. Most wood ribs have rotted ends, and approximately 30% of the glass is missing. The steel pipe structure is in good condition. Wood planting tables are in good condition and some aisle floor planking is rotted.

### **Tea House**

The Tea House is a small, open, rectangular post and beam structure with a concrete foundation. Posts, beams, rafters, braces and railing members are unfinished dressed pole and in good condition.

Roofing is cedar shingles and 1 x 4 t & g v-groove sheathing which is exposed and in is in good condition.

Flooring and the perimeter curb is 6" x 9" red quarry tile on a concrete slab. Tile is in good condition.

### **Water Tower**

The Water Tower is a two-story square structure with a concrete foundation. A one-story addition with stone rubble foundation is attached at the east wall of the original building. The wall structure is in good condition.

Exterior walls are covered with rough sawn horizontal lap siding 8 ½"-10" to weather. Siding is finished with a dark brown stain. Siding is in good condition.

Windows are wood double-hung in good condition. Exterior doors and windows are finished with a cream-colored paint.

The original structure has a hipped roof supported by rafters with dressed pole outlookers and braces supporting the overhang. The east addition has a shed roof of similar construction. Roof covering is cedar shingles. Gutters are in good condition.

Ground floor construction is a concrete slab on grade which is in good condition. Walls are exposed wood stud throughout. The first level walls of the original unit are battered to provide stability to the second-floor structure which supports the 14' diameter staved wood water tank (approximately 10,000 gallons). Additional support is provided by heavy timber beams and posts running along the east/west centerline at the first floor. The tank support members are in good condition.

### **Pump House**

The Pump House is one-story wood frame rectangular building with a concrete foundation. All 11' deep, full width, roofed porch extends west of the building. The wall structure is in good condition. The easterly 12' is an addition to the original building and is in the same configuration.

Exterior walls are covered with rough sawn horizontal lap siding 9"-10 ½" to weather, and some flush horizontal boards on the east wall of the addition. Siding is finished with a dark brown stain and in good condition.

Windows are wood casement, double-hung, fixed and are in good condition. Exterior doors, windows and trim are painted a cream color.

The gable roof – 6 ½ pitch – is supported by dressed pole rafters and braces. Roof covering is cedar shingles over earlier cedar shingles. Roofing is in good condition.

Gutters are in good condition.

Floor construction is a concrete slab on grade which is in good condition. Walls and ceilings are covered with 1" x 4" t & g flush fir boards and are in good condition.

### **Original Farmhouse (Gate House)**

The Original Farmhouse, also known as the Gate House, is a two-story frame structure with heavy timber sill beams supported by wood posts on concrete footings. Posts and means are not original and are in good condition. Original floor joists and wall structure are in good condition. This building was renovated in 1994.

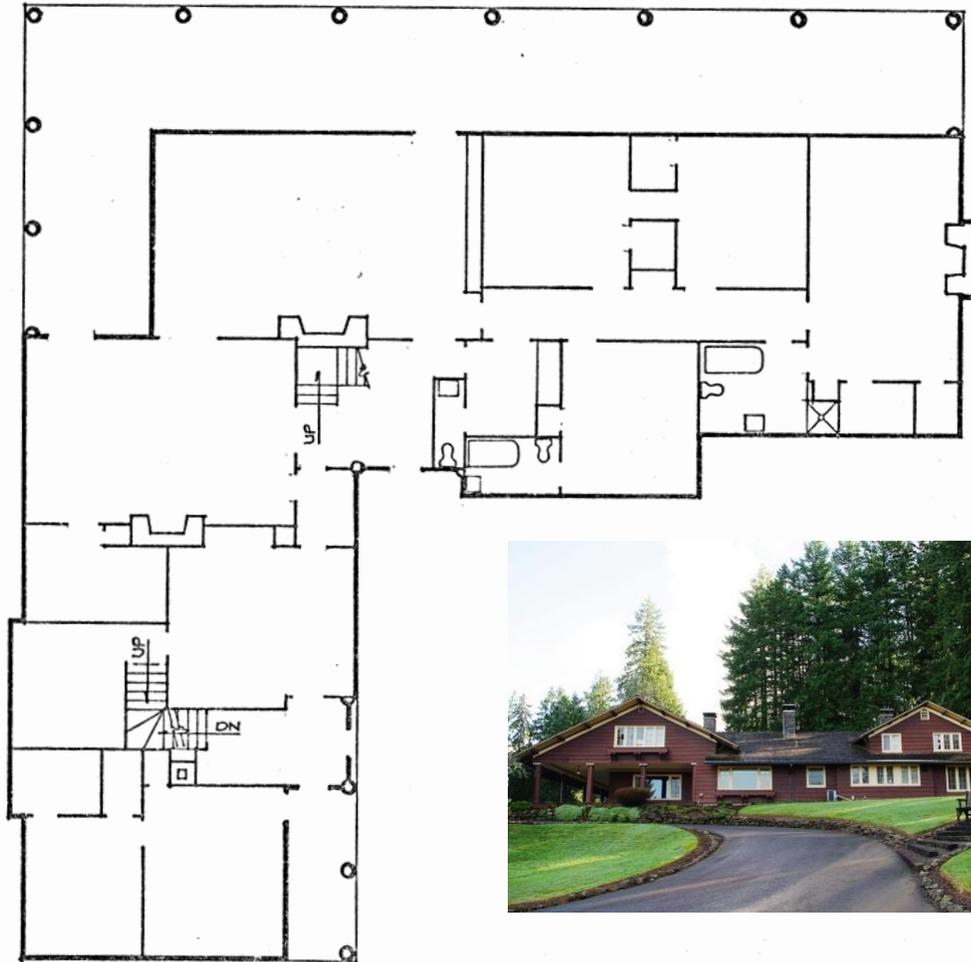
The front porch (north), rear porch, and the one-story storage room at the southeast corner appear to be additions to the original farmhouse. The front porch appears to be of late Victorian design and features a simple balustrade, turned wood posts with ornamental brackets that support a horizontal spindle course under the fascia. Porch flooring is 1 x 4 t & g fir and is in poor condition as are several balusters.

Except for the decorative shingles in the north dormer, exterior walls are covered with horizontal drop siding with a paint finish. Below the first-floor line the perimeter floor construction is covered with vertical skirt boards which have rotted ends where in contact with the ground. Siding and wall shingles are in good condition. Windows are double hung throughout and are trimmed with plain casings and a simple cornice molding. Windows are in good condition.

Gable roofs, covered with cedar shingles are framed with wood rafters and feature boxed cornices. Shingles are in good condition.

The interior has a variety of painted and papered wall surfaces updated in 1994.

Windows and paneled doors are trimmed with plain wood casings. Interior woodwork is in good condition.



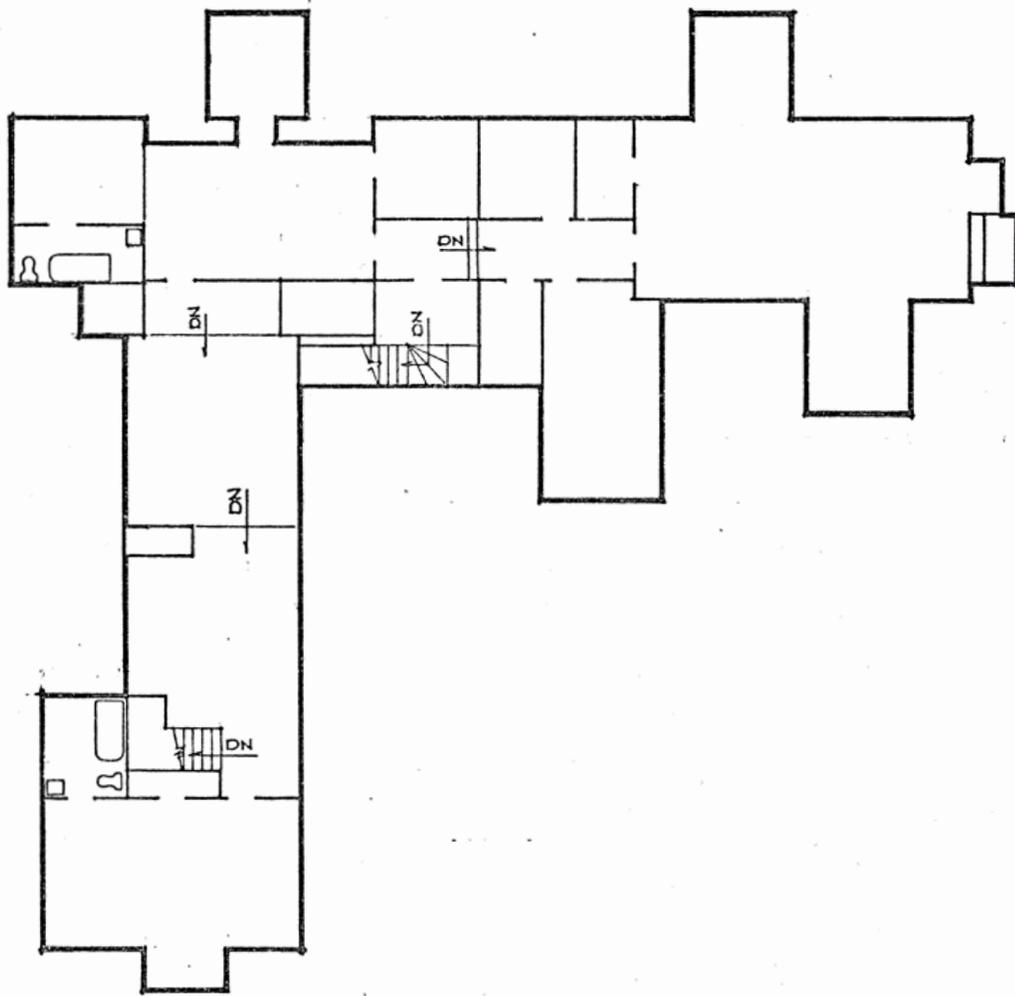
1 ST FLOOR PLAN

4516 #'



MAIN HOUSE

SCALE: 1/16" = 1'-0"

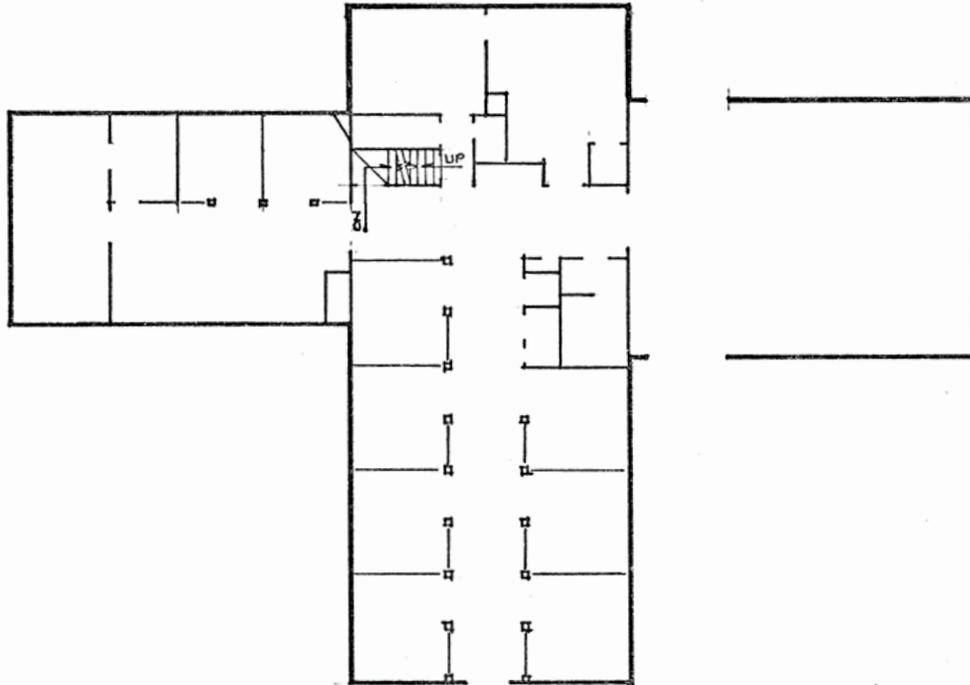


SECOND FLOOR PLAN  
3098 #1



MAIN HOUSE

SCALE: 1/16" = 1'-0"



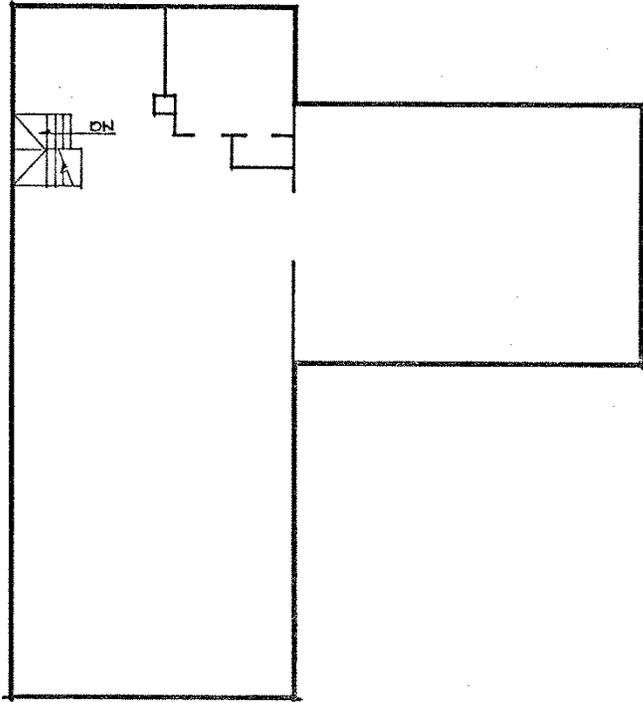
MAIN FLOOR PLAN

3330 #'

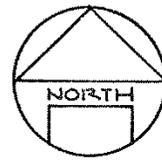


STABLE

SCALE: 1/16" = 1'-0"

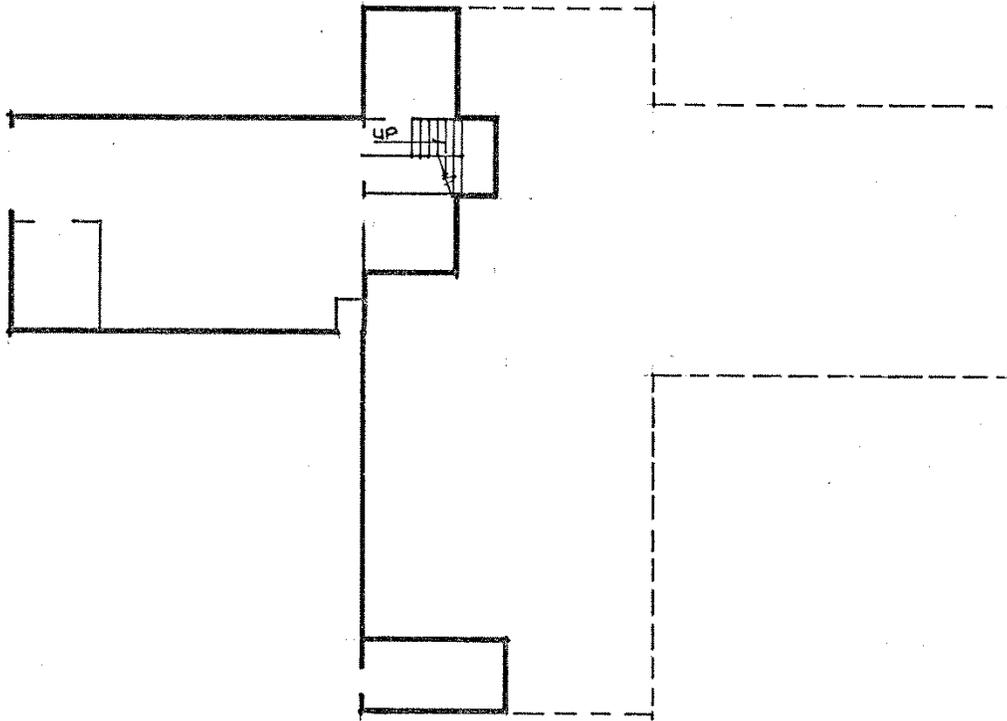


SECOND FLOOR PLAN  
2490 #'

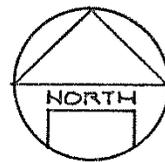


STABLE

SCALE: 1/16" = 1'-0"

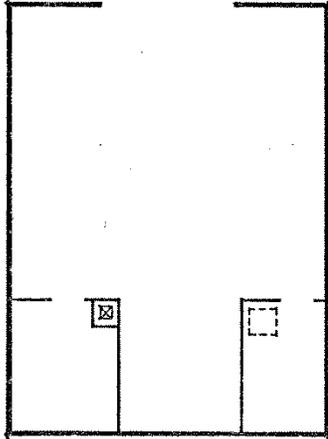


BASEMENT FLOOR PLAN  
275 #'

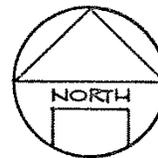
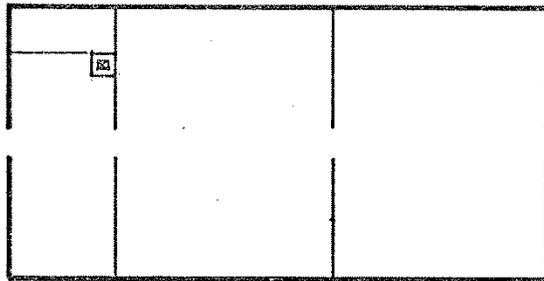


STABLE

SCALE: 1/16" = 1'-0"



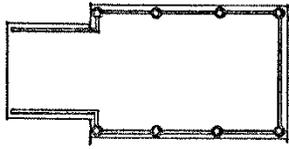
FLOOR PLAN  
CARRIAGE HOUSE  
1200 #'



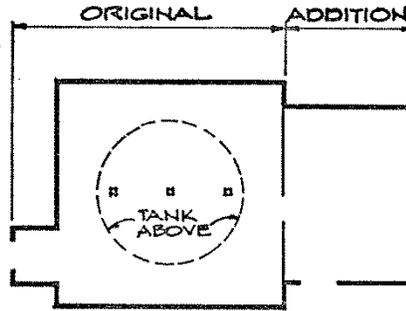
FLOOR PLAN  
GREEN HOUSE  
1303 #'

MISC. STRUCTURES

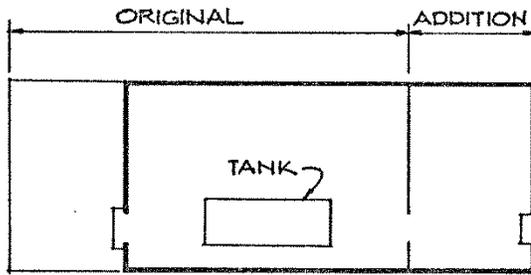
SCALE: 1/16" = 1'-0"



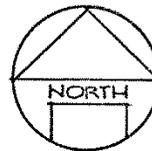
FLOOR PLAN  
TEA HOUSE  
315 #'



FLOOR PLAN  
WATER TOWER  
731 #'

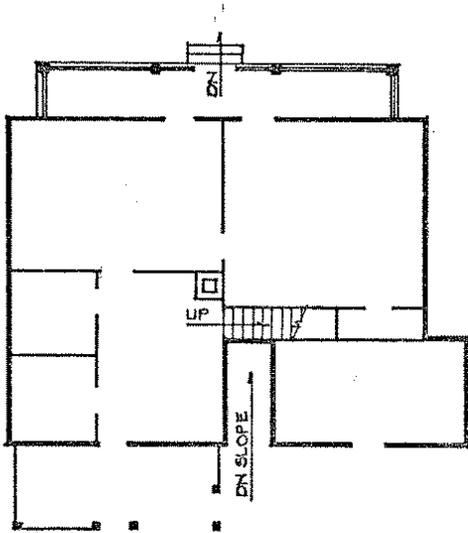


FLOOR PLAN  
PUMP HOUSE  
740 #'

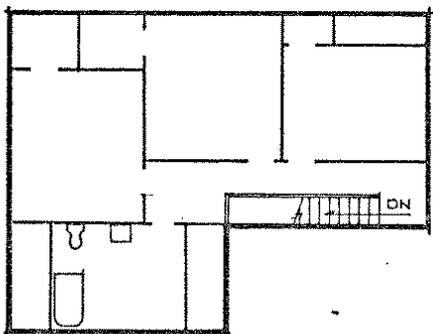


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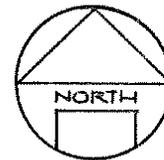
SCALE: 1/16" = 1'-0"



MAIN FLOOR PLAN  
1165 sq'.



SECOND FLOOR PLAN  
998 sq'.

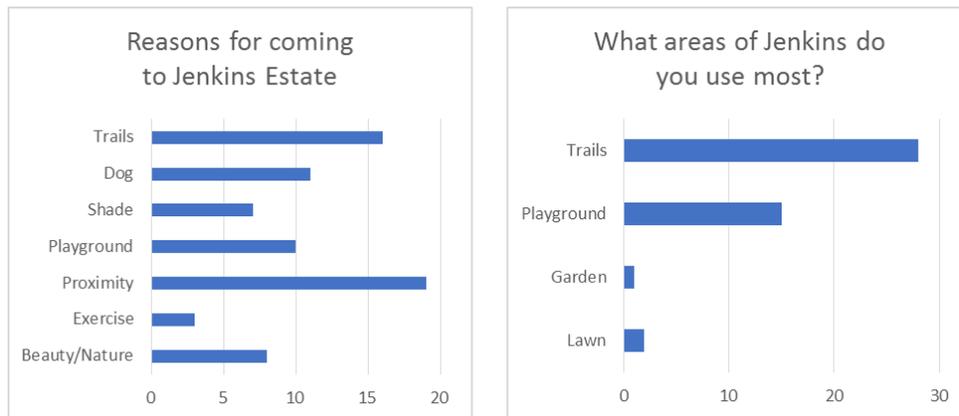


ORIGINAL FARMHOUSE

SCALE: 1/16" = 1'-0"

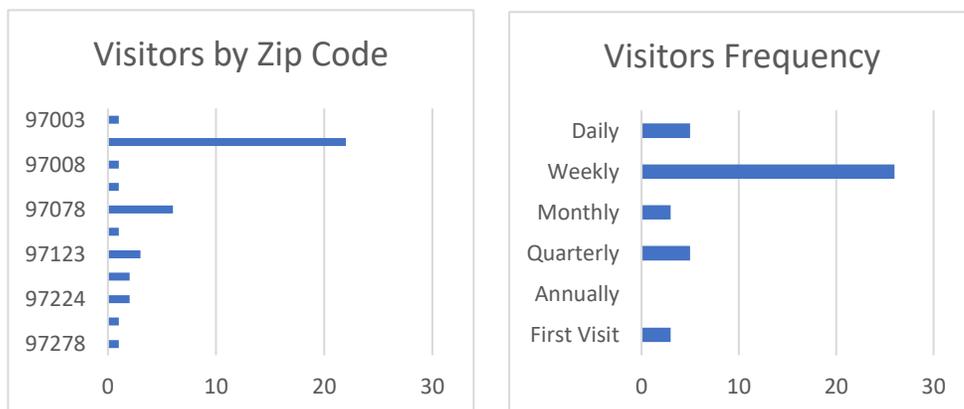
## Results

The Jenkins Estate patronage is overwhelmingly by community members who live close to the property. Just over half (22) of the visitors (42) were from the 97007 zip code. A majority of the visitors were regular users with weekly visitors being the most popular. There were many reasons cited for visits to the Jenkins Estate. The most popular reason for citing the Estate was proximately to their house. People also commented on the desire to walk their dogs on the shady trails and families liked the playground facilities at Camp Rivendale. As far as which part of the property was used most frequently, the trails was the most popular answer (28) followed by the playground (15).



## Conclusions

The Jenkins Estate is used primarily by community members who live in close proximity to the property and visit frequently. The shady trails and playground are the two most popular amenities. There are many reasons people visit the Estate but activities revolving around trails and walking are the most popular. Several suggestions were provided on how to improve the Jenkins Estate. Common themes included were to have better signage and wayfinding including when the property is open and closed. Complaints focus predominately on the Camp Rivendale parking lot and a lack of garbage cans for dog waste bags.



## Other questions and comments –

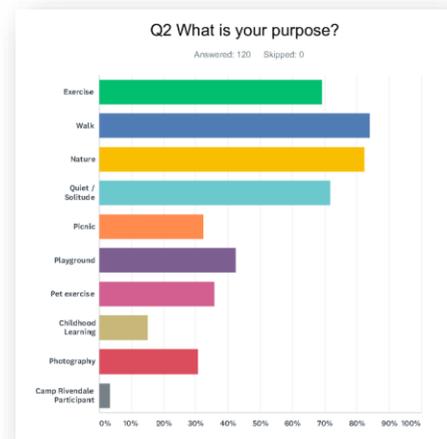
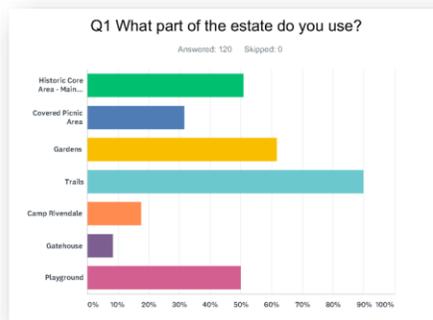
- What is the plan? Zipline?
- Where are the community events?
- Vandalism, it is a problem. How is that going to be resolved?
- Can better advertisement be provided to entice hikers and walkers? Like signs up at other parks?
- While camp is in session (Rivendale) what is a better route for me to walk around the camp area?
- Who is responsible for the programming? Rentals? Events?
- I want a place to enjoy nature. What are the objectives vs. generating revenue? I don't want there to be events all the time or paths to be blocked off because of events.
- We miss the Halloween events and liked many special events. Could there be event signage up for those types of occasions, like "please be considerate, event in progress", so people can still enjoy the grounds?
- Can the trails be better maintained and the bridge fixed? Like more bark or gravel on the trails? I'm sure there are people willing to help.
- Can we bring back the advisory committee?
- Does THPRD have priority on programming?
- Can we have more dog waste receptacles? Containers for this purpose have been removed.
- Thank you for holding the meeting and gathering input. Re: gravel – my husband, dog and I have mobility issues. The soft natural (non-graveled) paths are much easier, even when muddy. We can adapt with rubber boots, etc., but we come here specifically for relief from pavement.
- We only wish the gravel pit wasn't so noisy. Will excavation there endanger the nearby trails
- A couple trees on the outer trail (upper section) look.
- I have been coming here for almost 20 years to walk dogs. Sometimes I meet friends here to walk. I really liked the 2012 100th anniversary event. I come all year round as I like to see the park change with the seasons. I have been to the quilt show, Halloween events over the years which I think are great community events. I think the park should continue to be used for both community and private events. The signs for private events should say, "Please respect" rather than "closed" because people don't like to drive out here and find that it's closed.

## Jenkins Estate 04/23/2018 Community Conversation Summary

Nearly 60 community members participated in an open house meeting concerning the Jenkins Estate on April 23, 2018. During the meeting, guests watched a brief PowerPoint presentation about the history of the Estate and included up-to-date online survey results, participated in a question and answer period, were presented with the results of a Jenkins Estate Visitor Use Survey conducted during the summer of 2017 and moved through five informational stations (Nature and Trails, Camp Rivendale, Historical, Special Events and Gardens) as a method to communicate with staff about how they use the Estate, what they currently valued and what they would like to see in the future.

### Survey Results

as of April 23, 10 am



"Educational programs about plants and animals during the day and paved trails for people with disabilities."

"I absolutely love this area. I think you all are doing a stellar job."

"Love everything just the way it is: perfect trails and playground with my kids. The garden is gorgeous, the grounds are quiet and gorgeous. Our family's favorite park, hands down!"

### Questions and Answer Sessions

Community member suggestions fell into four categories:

- appropriate recreation programming (including special events)
- preservation of historic resource
- preservation of groomed gardens
- nature and trails

### Recreation programming

It was made clear the community members were not interested in adventure recreation such as Tree to Tree, ziplines or similar activities. Several community members commented on the

removal of community events in recent years and expressed great interest in having them return. Specifically mentioned by numerous community members was the Spooktacular (Halloween event), summer concerts, anniversary event, and Chocolate Fantasy. There were questions about suitable walking routes when Camp Rivendale is in session and asked for better signage to indicate suitable routes.

### **Historic Preservation**

Several community members commented on the value of the Estate as a historic resource and expressed a desire to see the historic buildings maintained and valued.

### **Groomed Gardens**

A representative from the OSU Learning Garden was in attendance and answered questions about classes and programs available at the Learning Garden. Community members expressed opinions regarding the garden areas being extremely important as a component of the Estate experience and hopes they would be preserved based on the historical significance.

### **Nature and Trails**

Nature and Trails was a very popular table with guests asking questions and providing positive feedback regarding the popularity of the trails. The park users do not appear to differentiate between the natural resource trails and the trails around the garden, structures, and Camp Rivendale but consider them all valuable to the experience of enjoying nature and walking. There were community member suggestions to improve signage for walkers, hikers, and Estate visitors. With locked gates, it is unclear if the public is welcome. Community members also asked about upgrades to the trail system such as bark or gravel on trails and better maintenance of the bridges.

### **Camp Rivendale**

Most of the comments regarding Camp Rivendale centered on how to continue to have trail access to the trails and grounds when Camp Rivendale is in session or the area is rented for private events. There was at least one unhappy community member who did not feel the children attending Camp Rivendale should have priority use of the restrooms and trails over those wishing to walk their regular routes.



## Jenkins Estate 06/13/2018 Community Conversation Summary

Approximately twenty community members participated in a second Community Conversation concerning the Jenkins Estate on June 13, 2018. Community members were provided with QR codes with survey questions corresponding to the concept plan. There were also paper copies of the survey for those who preferred to provide feedback while in attendance.

- Video - a three-minute video about the history of the Estate
- Survey results from THPRD website and social media platforms (dates)
- Question and answer period
- Programming input in the following categories:
  - Community Events
  - Youth and Adult Traditional Programs
  - Adventure Recreation
  - Fitness Programs
  - Private Events
  - Amenities

### Video

The video was well received with positive feedback and a desire to be able to access the video online. There were specific questions about the Jenkins family and acquisition of the Estate by Tualatin Hills Park & Recreation District.

### Online survey results through 06/13/2018

Survey results were shared with the community members and QR codes were distributed so attendees could respond to the survey online if they had not done so.

The survey conducted included the same questions from the previous community conversation. By the second public meeting, we had acquired 302 responses on our survey from community members. Community members identified trails, gardens, historic core area and playground as the areas they primarily use at the Estate. Most of responses indicated exercise, walking, nature and quiet/solitude as their purpose for using the Estate. The frequency of community members using the Estate showed visit frequency were majority monthly (33.33%), weekly (28.33%), and yearly (24.33%). Natural resources (75.59%), historical preservation (73.91%), community events (61.54%) and education (55.52%) were identified as the desired outcome of the Estate's use.

### Questions and Comments

The question and answer period again had several comments from two community members about access to trails and restrooms when Camp Rivendale is in session or the facility is rented for private use. These community members want it clearly documented that they feel all trails and restrooms should be accessible to the public while the Camp Rivendale program is in session.

## Interactive Programming Input

Participants were asked to prioritize programming options at the Jenkins Estate based on the feedback from the first meeting held on April 23, 2018.

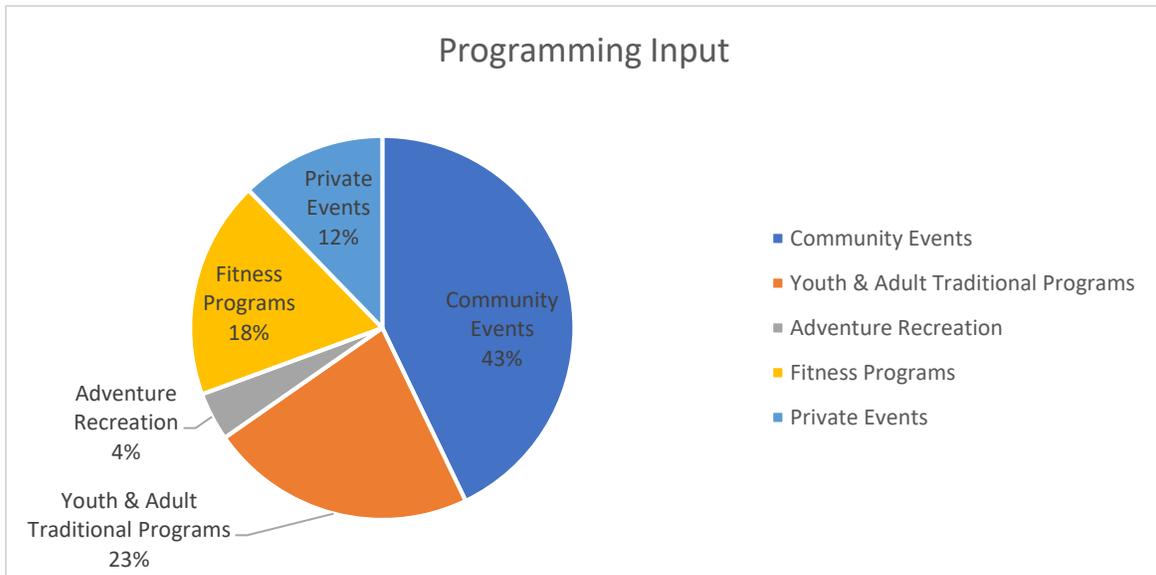


Figure 1 Programming input provided by community members.

The programming input data shows that the most popular programming option was community events with concerts specifically being singled out. Private events, fitness programs and youth and adult traditional programs (camp, gardening art and nature programs were also listed as positive programming options for the Estate). The most popular amenities were benches and gathering places with Community Gardens as the second most popular option. Seven respondents would like to see no additional amenities added to the Estate property. Adventure recreation only had two votes and was the lowest priority among community members.

Figure 2 Community input regarding programming options.

Community Events										
Food & Beverage events										
Concerts										
Chocolate Fantasy										
Holiday Bazaars										
Spooktacular										
Egg Hunt										
Flower shows										
Art shows										
Farmer's Market										
Youth & Adult Traditional Programs										
Camps										
Nature programs										
Preschool classes										
Gardening										
Art / Photography										
Family programs										
Tours										
Adventure Recreation										
Zipline										
Climbing										
Survival classes										
Adventure race										
Other										
Fitness Programs										
Yoga										
Tai chi										
Meditation										
Workshops										
Walk with Me										
Fitness in the Park										
Private Events										
Meetings										
Weddings										
Showers (wedding, baby, etc)										
Teas										
Amenities										
Dog park										
Fitness station										
Benches/gathering places										
Nature play area										
Community Gardens										
Disc Golf										
Geocaching/Letterbox										
Pollinator project										
Museum/exhibit space										
Public bathrooms										
No additional amenities										

## **Jenkins Estate 08/21/2018 Community Conversation Summary**

There were approximately twelve attendees at the final Jenkins Estate Community Conversation on August 21, 2018. The purpose of the meeting was to refine the draft concept plan. Attendees were presented with up-to-date survey results and asked to comment on the proposed overall concept plan goals and actions for the following areas: public access, recreation, nature and trails and events.

Although attendees provided comments (Fig. 4) during the meeting, most of them were not directly linked to the presented goals and actions. Discussion with staff members at the tables, revealed the goals and actions were positively received, but the written comments reflected what staff has been hearing since the beginning – access to restrooms, programming community events, public access to the park and specifically the trails.

Figure 3 Patron comments from public meeting #3.

Jenkins Estate Concept Plan Informational Survey

Q15 Do you have any suggestions on using the park and estate grounds?

Answered: 210 Skipped: 151

#	RESPONSES	DATE
1	As far as I know, there isn't a trail map anywhere on the property. I think this would be nice at least at trailheads along the park's boundary (along Farmington and Grabhorn). These maps should definitely contain trail distances. I think it would be too much to coordinate a trail naming effort, but simply a map educating park users about where they could walk/run would be very helpful. I also am in favor of leaving as many soft-surface paths as possible. Please do not pave beyond what is currently paved in the park!	11/27/2018 3:59 PM
2	1. Start up a neighborhood volunteer option for people to get involved in keeping the PHG beautiful. It will be one more season before it's fully renovated. I'm willing to work with the volunteers to train regarding maintenance, up keep, etc with THPRD. 2. An irrigation system needs to be in place or the plants will die. We are currently hand watering every other day during the summer, at 1 1/2 hours each. 3. Many visitors, local and world-wide, visit the PGH. Keep this area in a restored condition is important. They want to know the history of the garden and choice of plants of early 1900s. We are in process of making this documentation. 4. Consider tours of the Pioneer Herb Garden. I'm willing to do hours -- to "officially" get them started. Garden Clubs have toured. School teachers caring continuing education credit have been given tours, and of course, families with young children. We often give spare plants to families to take and plant to encourage young gardeners. -- Sarah, sarahgrammwolf@gmail.com Thank you, in particular, to Jack for his help -- pruning roses and larger trees and shrubs in area, assisting with ideas regarding the renovation to keep THPRD in loop of developments etc in this area.	8/27/2018 1:45 PM
3	Need to have a public restroom open -- auto lock, unlocked good - but a big need, many hikers and gardeners; perhaps a safety issue, but porta potty	8/27/2018 1:39 PM
4	Glad you are going to meet ADA access guidelines. Seating - where? On grassy area behind stables, perhaps in such a way to add to events held there - also in learning garden - other natural viewpoints. Let's not let the gardens/plants suffer if you have to decide lawns vs plants; the lawns will come back with rains.	8/27/2018 1:37 PM
5	Need more bathrooms, possibly look at bathroom timers. Park usage has increased dramatically over the years.	8/27/2018 1:34 PM
6	Love the park! Keep parking open at lower end off grabhorn. Would like to be able to pass through Camp Rivendale and bathrooms. Bathrooms are needed to use park well!	8/27/2018 1:34 PM
7	Need a bathroom north of main house area; families with toddlers need a regular bathroom facility. I like the idea for better signage of gardens and trails, informational. Working on the grounds, we do find empty alcohol containers and such; Benches are a good idea, a few more picnic tables, garbage cans. Easier access paths, trails, maintained for safety.	8/27/2018 1:33 PM
8	Christmas events, chocolate fantasy	8/27/2018 1:25 PM
9	Would like to see the return of events; like quilt show, children's Halloween event, etc.; property would be a good place for events like farmers market.	8/27/2018 1:25 PM
10	EVENTS: Yes, free/low cost are great ideas, presume that access to trails would continue regardless; no ziplines; gardening related events sound great; concert in the park with local artists; art classes/cooking; book club meetings; tai-chi classes	8/27/2018 1:24 PM
11	I like the idea of more community events; make the area more accessible/available for family-type events.	8/27/2018 1:22 PM
12	Please keep the park dog-friendly. Add outdoor fitness classes. Very important to maintain historic aspect, capitalize on events that showcase history of property.	8/27/2018 1:21 PM
13	Like your goals, personally use the soft-paved trails the most, almost daily, for dog walking. I understand the drive to add gravel but I will put up with winter mud if it means preserving the softer trails - fine vs coarse gravel. Signage is a great idea. Seating also.	8/27/2018 1:20 PM
14	Love your trails -- please keep them!	8/27/2018 1:17 PM

### Jenkins Estate Concept Plan Informational Survey

15	Please have bathrooms available.	8/27/2018 1:17 PM
16	Continue trail around Camp Rivendale along or close to Grabhorn; Bench on steep part of hill near switch back on path; love being able to take dog; trail mileage on map.	8/27/2018 1:17 PM
17	On nature trails, a wide spot every once in a while so that dog walkers have a safe place to get off the trail while another group passes. Maybe more trail markers or other notice to keep hikers engaged.	8/27/2018 1:16 PM
18	More water for Rhodies. They are thirsty!	8/27/2018 1:15 PM
19	Related to Rhody Garden Trails. There is bridges in need of repair, areas trees that have been removed that need to returned to normal. Such as holes covered and mounds leveled.	8/27/2018 1:14 PM
20	Def more nature programs for kids. Kids should def benefit from any changes done to park. Kids are priority in my eyes	8/20/2018 10:21 AM
21	more trails, if possible	8/18/2018 7:13 AM
22	repair and maintenance of sprinklers in rhody garden area. Maintenance of pathways thru gardens, tree trimming for safety and unobstructed watering of shrubs and plants. Benches or seats in open shaded areas of garden. If sprinklers are inoperable in certain areas, let volunteers know so they don't plant things that will die because of lack of water. Use of insecticidal soaps or other approved methods to inhibit azalea lace bug damage in the rhody garden.	8/16/2018 9:23 AM
23	Your really need to take better care of the garden. The last time we visited it was in obvious need of watering. All the sprinklers should be checked to make sure they are working and are not blocked. Make sure the system is functioning correctly. The few volunteers are ageing out. How about requesting new volunteers or even using prisoners or community service people?	8/14/2018 4:28 PM
24	What happened to Mother's Day Brunch? and the Halloween stuff for kids?	8/13/2018 7:20 AM
25	Would love to see a community pool	8/12/2018 6:08 PM
26	Destination gardens; Master Gardeners' training and research; experimental gardens; pollinator research	8/10/2018 6:10 PM
27	Community parks patrol or volunteer headquarters. Nature center with library	8/9/2018 5:07 PM
28	My family and I attended the Tea events at Jenkins estate for at least 5-7 years and it became a family tradition. Would you please bring it back?	8/9/2018 2:28 PM
29	I hope we always preserve the trails. They are so wonderful.	8/7/2018 6:57 PM
30	1) As a volunteer in the rhododendron garden, I would like to request the help of the corrections crew to spread a deep layer of mulch in the wettest portions of the rhododendron garden to stop weed growth. 2) Increased watering of rhododendron plants to prevent death from drought.	8/7/2018 12:58 PM
31	The playground is great when it's not closed to the public	7/25/2018 12:08 PM
32	Music food wine ...	7/24/2018 6:02 PM
33	It would be lovely to be able to use the main house more- currently it always looks empty when we are on a walk. Maybe have summer camps there, adult classes, a historical museum?	7/24/2018 4:08 PM
34	Whatever results most prevalent in survey	7/12/2018 2:18 PM
35	However the estate and grounds may come to be used, please do not alter the rhododendron garden. Keep it the same size and make additions to the planting as needed. Care for it carefully, giving it plenty of water in the summer, keeping it weed-free and maintaining the bridges. The majority of the mature rhododendrons were donated to the garden by my parents, Tom and Ruth McGuire, long-time members of the Tualatin Valley Chapter of the American Rhododendron Society. My brother and I would be heartbroken should these beautiful plants no longer receive the care they deserve, and that which my parents naturally assumed they would be given. Thank you -- Jeannie McGuire	7/12/2018 2:09 PM
36	Need to have a watering system that works in the Rhododendron gardens	7/12/2018 1:27 PM
37	Have public parking close to the main house for those with trouble walking.	7/12/2018 1:26 PM
38	I miss the Halloween event THPRD use to hold there. I wish it was brought back, or something similar was provided.	7/10/2018 1:32 PM
39	nature education programs	7/9/2018 12:24 PM

### Jenkins Estate Concept Plan Informational Survey

40	I love it the way it is. The trails are wonderful, as are the gardens surrounding the house and outbuildings. I think it's a treasure.	6/22/2018 8:29 PM
41	Would love to see an event geared towards dogs.	6/18/2018 12:25 PM
42	Senior citizens need to be heard too! Welcome retired persons into Jenkins Estate. There are a lot of people that could educate other people in the arts! Seniors have a wealth of information to share.	6/15/2018 2:41 PM
43	Use this under utilized property to do what THRPD does so well - do not leave these buildings empty!	6/15/2018 2:38 PM
44	Destination gardens, education, trails, soecial events, programs for all ages. The estate needs weeding and maintenance on a regular basis! Open the house up monthly for tours!	6/13/2018 4:38 PM
45	It is a arboretum,a bird haven, one of a kind historical property .. you could do different try's of tours historical, rhododendron, bird watchers , different exercise classes .	6/13/2018 2:36 PM
46	I am not happy with the signage, bathroom arrangements, and Rivendale Camp issues. I will talk about it at the meeting tonight.	6/13/2018 12:57 PM
47	I would like to see the JE made into a real garden with lots of plant diversity with identification signs, and of course keep up the natural areas! The Estate grounds are going downhill, so weedy and unkempt...not what it use to be. The house needs to be open to the general public a 1x/month. Have not been inside it for several years now. How about open house for at least Christmas? Lights/decorations..... Making the actual facility a private rental place was the wrong pathway so to speak for this facility. Offer fun and unique classes in the building. Historical reenactments for when this house was built. Plant Sales, Garden Classes, art classes, yoga, quilting.... Bring back the quilt festival!	6/13/2018 11:43 AM
48	Increase in community and commercial events	6/12/2018 8:38 PM
49	Please do not continue to destroy additional historic resources and the diminishing quality of life in the Aloha area.	6/12/2018 7:42 PM
50	We were married at the Estate and when our kids were little we would hike the trails, we have been to the Chocolate Lovers event in February in years past as well as the Halloween party. Would love to see the estate and trails continue to be maintained, the community events are great. We have moved further away so we haven't been back in years.	6/12/2018 7:12 PM
51	My daughter's school had a great Prom there, I've been to several weddings, and really enjoyed a Chocolate event years ago. I'd like to see individuals, organizations, and businesses be able to rent it as a venue. Thanks!	6/12/2018 4:35 PM
52	The Jenkins Estate is lovely and I hope that it will continue to be preserved	6/12/2018 3:50 PM
53	Please keep this area dog-friendly. Dogs need to run to maintain good health. There are so few off-leash dog areas in Washington County. The lower trails would be perfect for an off-leash area.	6/12/2018 8:34 AM
54	Nature trails	6/11/2018 7:10 PM
55	I've attended for Corp meetings and family reunions Always wonderful location to "unplug" and be present for time together Elephants has been best caterer	6/11/2018 6:07 PM
56	I would love to attend a holiday tea party there, or special meal/dinner. Love taking family photos in the gardens, pathways or in front of the house. Would love to see more community events held on the property, and continue historical preservation. It's such a beautiful property I would love to see it used more. Perhaps some classes; outdoor photography, handcrafts, book groups, quilt shows, etc.	6/11/2018 5:23 PM
57	Keep it as natural as possible please.	6/11/2018 4:01 PM
58	Very much enjoy having a large forested area so close.	6/11/2018 8:54 AM
59	I'm frustrated the park isn't open to the public during the summer months. I wish there was a way the camps could be run that still allowed the public to use the park, especially since the playground at Cooper Mountain isn't very good.	6/11/2018 6:17 AM
60	No	6/10/2018 9:26 AM
61	Na	6/10/2018 8:23 AM
62	More kid focused events or camps, playgrounds etc	6/10/2018 8:22 AM

### Jenkins Estate Concept Plan Informational Survey

63	More community education abilities would be wonderful.	6/10/2018 8:19 AM
64	Keep as is or similar. It's so beautiful!	6/10/2018 8:02 AM
65	Please keep it the way it is. Jenkins is our favorite garden!!	6/10/2018 4:23 AM
66	Please do not do anything other than keep it the way it is and perhaps advertise it more. I am amazed how few people in the area know about it. I was married at the Tea House and now take our child to the park. It is a very relaxing and beautiful place, not many other places left like this in the area.	6/9/2018 10:29 PM
67	Bring back all the fun public events - Chocolate Festival in February, Mother's Day Tea, annual Art Show, annual Rhody Show, concerts on the main lawn, etc. Love the Master Gardener's display garden. Please leave the gate to the house open on the weekends (we went there on Mother's Day to drive my 90 year old Mom through to look at all the spring color, and the gate was locked this year). Thanks!	6/9/2018 8:18 PM
68	Quiet and community owned	6/9/2018 6:07 PM
69	Please retain the current 'program' and beauty! It's lovely as it is....it's NOT broken so do NOT fix it. Also, please minimize private/commercial use...it should always be open as a lovely nature park to everyone!	6/8/2018 5:22 PM
70	Dog park	6/8/2018 5:22 PM
71	Being able to tour the inside of the estate and the stables, similar to Pittock Mansion, with historical information and artifacts would be very interesting, informative, and educational. It is such a unique part of Washington County.	6/8/2018 4:26 PM
72	Please keep this OPEN to the public!	6/8/2018 3:48 PM
73	sell the place and put the money for a better use	6/8/2018 2:52 PM
74	Need to get ivy out of the woods :)	6/8/2018 12:54 PM
75	Yes stop closing it every time there's a private event. I've stopped using the park because every time I go you guys are closed it. Very frustrating.	6/8/2018 10:10 AM
76	Camp Rivendale for school breaks too. My son loves it and I don't worry about him when he is there in the summer, I would love that peace of mind during other school breaks.	6/8/2018 8:48 AM
77	The Master Gardener section is terrific and would like to see it retained. Trails and the rhododendron gardens are a great source of healing, joy and perspective. I'd like to see broader community opportunities to help maintain native plant life and, if needed, trail maintenance.	6/8/2018 7:28 AM
78	A few summer activities in the park that are family friendly would help us feel a sense of community. Like Farmers Market, Movie in the park, open volleyball play, multicultural event, and learning stations with OMSI.	6/7/2018 8:38 PM
79	I have been to several very cool events there. Please don't sell it to a for profit entity.	6/7/2018 8:12 PM
80	No. I like it as it is.	6/7/2018 7:36 PM
81	Bike trails,more covering over play structure, bathroom and drinking fountain should be closer to playground.	6/7/2018 7:35 PM
82	I really enjoy the gardens. I would love to see a larger area with labeled plants and suggestions for how to improve my personal backyard for pollinators	6/7/2018 5:12 PM
83	More activities for people with special needs. The inclusion programs with aides in regular classes in not always successful. A year round place would be great with different programs.	6/7/2018 4:35 PM
84	Use the grounds for nature enjoyment. "Forest bathing" is a concept from Asia that would work well here.	6/7/2018 3:10 PM
85	Needs to be made more accessible for people with mobility and sensory impairments.	6/7/2018 1:37 PM
86	The stables; as an artist community activity center for classes in pottery, and other artist work shops.Because we soon will have no pottery location in wash. Co.	6/7/2018 1:12 PM
87	More all-weather trails for rainy season use.	6/7/2018 8:19 AM
88	Expand parking at playground and picnic entrance	6/7/2018 6:52 AM

Jenkins Estate Concept Plan Informational Survey

89	Would love to be able to rent the house for special private events. Love being able to wander the grounds. Love the historic feel of the place.	6/7/2018 6:25 AM
90	Keep the peaceful natural beauty, trails, historical buildings and gardens. Please no sports arena or ball fields. Maybe a covered picnic shelter and more picnic tables and a public use meeting room for relevant classes.	6/6/2018 10:13 PM
91	Very similar to Oregon Garden's facilities for weddings and events, I would like to see the Jenkins Estate re-design plan incorporate those elements as the City of Beaverton lacks such facilities. The Oregon Golf club has something similar but is quite a drive.	6/6/2018 9:31 PM
92	Like it as it currently is used.	6/6/2018 9:29 PM
93	My daughter was married there a year ago. We looked at so many different venues and this was perfect for our budget.	6/6/2018 9:03 PM
94	If you want more people to use it, advertise it in people's mailboxes or on their doors. Put a security camera on it to prevent vandalism or other bad behavior.	6/6/2018 5:41 PM
95	Please keep offering opportunities for kids and adults with special needs	6/6/2018 5:27 PM
96	Our family doesn't go often, I've kind of been unsure if the grounds are actually open to the general public. It's a lovely place though and I'd like to go more.	6/6/2018 5:07 PM
97	I think opening up for commercial corporate use and a farmers market would ruin the grounds and the historic history of the area. Parking is a problem at times. Our daughter was married there some years ago and it was just a magical place to visit. So beautiful and peaceful.	6/6/2018 4:47 PM
98	Open for community, with educational programming, 'wild' space to explore and enjoy	6/6/2018 4:37 PM
99	I have never seen the inside of any buildings, might appreciate a tour opportunity or similar.	6/6/2018 4:32 PM
100	Don't let the homeless turn it into a dump. Patrols to keep it safe.	6/6/2018 4:12 PM
101	See survey	6/6/2018 3:25 PM
102	Open park to more people during summer and not just camp goers during week.	6/6/2018 2:57 PM
103	I would suggest that the venue be used to generate funds rather than spend money on it (beyond basic upkeep).	6/6/2018 2:54 PM
104	I like the estate how it is and want to keep it quite and a place to walk the dog and play with the kids.	6/6/2018 2:51 PM
105	This is why I don't understand why so many parks get built. Yes there might be money today to just build it, but no one thinks about the maintenance burden you put on your future funding. There are higher priorities for that money.	6/6/2018 2:49 PM
106	Pirate keep it open for the public to use for birding and escape from all the traffic, noise, and pace of the fast growing cities around Portland, Beaverton, Hillsboro!	6/6/2018 2:34 PM
107	Education!	6/6/2018 2:22 PM
108	Improve the walking paths, and continue using as a community resource for meetings and special events.	6/6/2018 2:20 PM
109	I wish you still had the quilt display, craft fair, and dessert/tea that you held around Mothers Day! I would love to see similar events with that crafty, homey feel.	6/6/2018 2:18 PM
110	Please leave it as-is as much as possible	6/6/2018 12:39 PM
111	No	6/6/2018 12:15 PM
112	Have summer events like concerts in the park with local artists - Aaron Meyer, Michael Allen Harrison, etc. Photography classes summer and fall. Guided or Self Guided Nature hikes, cooking demonstrations or classes. Fireside Book club with guest speakers. Better signage for trails. If dogs are allowed ensure they are on a leash.	6/6/2018 12:05 PM
113	With the growth and development of the surrounding area, keeping natural and historic areas accessible to all, adds to our quality of life in our community.	6/6/2018 11:49 AM
114	Retain a number of unpaved, semi-paved, and paved routes through the estate for recreation.	6/6/2018 11:42 AM
115	Keep it natural	6/6/2018 11:41 AM

### Jenkins Estate Concept Plan Informational Survey

116	Nature Center, Orienteering courses, Fitness-oriented events such as outdoor classes,	6/6/2018 11:39 AM
117	keep it natural ,no chemicals ,no wifi ,allow something in this county to exist in its natural state .	6/6/2018 11:28 AM
118	Please do NOT restrict pets from the trails and common areas.	6/6/2018 11:18 AM
119	I like the free gardening classes and plan to attend several this year, which will significantly increase how often I visit.	6/6/2018 11:11 AM
120	Continue to have lovely trails and gardens. Do more PR about the gardens and classes there, didn't know they were there until we happened to go there one day.	6/6/2018 11:10 AM
121	We love taking our kids to use the playground and walk around the paths/gardens. I hope that this is still an option in the future!	6/6/2018 11:04 AM
122	Don't mess with it.	6/6/2018 11:04 AM
123	Commercial recreation (such as zip lines) would impede the public use of large sections of the park. I would not like to see our THPRD supported land used by so few community members (and then, only those who could afford to do so.) Please preserve the woods, trails and gardens for all to hike through.	6/4/2018 9:34 PM
124	There are no nearby community rec centers in the Cooper Mtn/Aloha area, so if rec center classes could be made available at this location, that would be highly valuable. There are kids at the playground all the time, and I bet offering dance/martial arts/sports/arts/preschool classes here would be well received. With the upcoming Cooper Mtn housing developments, this location would be prime to capture that new market, as well as the under-served Aloha community.	6/1/2018 6:38 PM
125	Is there any hope of making a portion of the trails off-leash, a portion of the time? Also, what about selling coffee/tea/beer/wine?	6/1/2018 4:45 PM
126	Nature events, nature camps, nature exploration -- for adults and children.	5/31/2018 10:13 AM
127	Please keep the trail system, gardens, and playground in tact - our family loves them!	5/31/2018 9:31 AM
128	more trails, if possible!	5/30/2018 8:48 PM
129	> THPRD Events ~ Concerts, Gardening Workshops, Photography Classes, etc. > Private Events ~ Anniversary Parties/Holiday Parties/Reunions/Weddings	5/14/2018 9:52 PM
130	more control of poison oak	5/6/2018 9:22 AM
131	There need to be more community events and because of it's location, there should be more partnership with the Hillsboro Park and Rec district. I would suspect that you have as many people from the south hillsboro district using the space as those in THPRD and Beaverton communities. Seems like this resource should be one that is shared. Also, last time we were onsite for a corporate event, there was no AV. The site is historic, but if you had up to date AV options, you would likely be able to book more private events. Also, I wanted to attend the community event, but had a conflict.	5/1/2018 12:14 PM
132	Pioneer ways, early 1900s with education and gardens	4/25/2018 2:18 PM
133	Please DO NOT change this park into a recreational area. So many of the Tualatin Hills areas are becoming high traffic/recreational areas. Jenkins Estate is a treasure that needs to be preserved. It is one of the last and few areas I can go and enjoy nature without a lot of traffic from organized sports games for families.	4/25/2018 1:45 PM
134	THPRD programming appropriate for the venue. Nature Walks, Yoga classes, preschool education, Adult education - art, photography, nature education, plants and gardening education, daytime and evening scheduled walks. I know the Nature Park has a Friends Group that raises money for the Nature programs, why not do the same for this and team up with the Master Gardeners do we get some value from their using the property.	4/25/2018 8:32 AM
135	I am sorry I couldn't make the 4/23 meeting. I had a prior commitment. I really love this park/setting as it is. I love that the south side has gardens (including the WCMG learning garden), the middle has some historical buildings, and the north has some more natural trails with an effort to get rid of the English Ivy and allow native species to grow. That part of the park has a great abundance of Trillium, Fawn Lilies and many other native species. I love the Rhododendron garden and hope that it is protected. All in all I like the park the way it is and hope that it does not become too developed. It is unique as it is in the THPRD system.	4/24/2018 10:38 PM

### Jenkins Estate Concept Plan Informational Survey

136	I believe it is extremely important to maintain the natural environment within the park. Boundry ares such as this are very precious and must be protected and maintained. I am strongly opposed to any plans designed to increase the public's presence in the park and estate areas. I'm concerned that a large influx of new visitors (particularly from outside ares) would result in undo stress to the gardens areas, trails etc. Another concern with an influx of new visitors would be an increase in vandalism from both malicious acts and carelessness.	4/24/2018 2:18 PM
137	Why is this property wasted? It is lovely and could be used for so many different things that users of the park district would enjoy! Leasing the property to a third party does not seem to be part of THPRD's mission.	4/24/2018 12:20 PM
138	Preserve as is. Bring back special events like Valentine's Day Choc event, Mother's Day tea, quilt show, etc. I also like the idea of farmer's market and occasional concerts.	4/24/2018 11:46 AM
139	Wish it could remain as is. Love the park!	4/24/2018 8:36 AM
140	Continue use of the trails and community events, like the Painter's Showcase, Mother's Day Tea and quilt show, Chocolatopia, concerts, master gardening classes, yoga classes, I like that Dave Dalton is back to cater, but maybe for the music concerts just offer a food cart to drive in to serve food. Or maybe sell online preorder food tickets for events. Will Dave Dalton be stationed at Jenkin's during the day, so at least someone is always around on the Estate during the day?	4/23/2018 9:06 PM
141	keep it as nature as possible	4/23/2018 8:43 PM
142	Have various types of classes in the buildings. Have a company partially sponsor the park to pay for upkeep of buildings. Promote activities. Whoever is promoting it now is doing very poorly. Used to be a lot more special activities going on. It's tapered off to practically nothing.	4/23/2018 11:30 AM
143	We would use the playground more if it wasn't for Camp Rivendale. We would use the trails if it wasn't for the poison oak...one bad case of that is enough to keep the family away.	4/23/2018 10:07 AM
144	The current very low utilization of this unique and beautiful resource is a scandal. It is too small for renting out meeting space, but there's plenty of room for classes and preschool. Get creative, think outside the box! Tremendous potential in the estate.	4/23/2018 7:50 AM
145	It would be nice if the historic buildings could be open periodically for supervised public viewing. There were a lot less noxious weeds and more beautiful native flowers when we visited today compared to last year, thanks for your hard work!	4/22/2018 11:16 AM
146	Don't commercialize it. It's a lovely place to stroll & usually very quiet. I've been there for private events & will be there for a wedding next month.	4/22/2018 10:39 AM
147	Trade it to Hillsboro parks and rec for some easier to maintain property Have lots of classes for younger people who can climb the hill Yoga, painting, plant id, art appreciation, body building, things of that sort.	4/22/2018 9:05 AM
148	Summer events in a beautiful setting!!	4/22/2018 8:31 AM
149	Expand the facilities for recreation that can be exciting to kids and active adults; skateboarding, parkour/obstacles, more exhaustive labeling of plant species, including adding plant species native to the northwest that would illustrate something. Add educational placards, like Cooper Mountain Nature Park, to explain ecological relationships & history, add camp grounds for approved uses, like Boy Scouts and Girl Scouts (and necessary facilities like bathrooms and possibly showers).	4/21/2018 2:43 PM
150	I would love to use the estate more. We use the playground frequently and also hang out around the pond area. The trails are kind of boring in comparison to other parks and the bees are very bad by the gardens and picnic area. With the addition of Champions park, we find ourselves going to the park less and less. The reason is that the park isn't as good as other parks. Champions has a better playground. Numerous other parks in the area provide better walks. Jenkins does have gardens, which seems to be unique, but every time we've ventured down to the gardens we were forced out by the insane amount of bees.	4/20/2018 9:21 PM
151	Small educational classes for specially groups, or conferences. educational walks on plants and history. small scale 1 or 2 day hour long courses that are repeated so that many people can participate over a period of time, but not be crowded at any one time.	4/20/2018 8:46 AM
152	N/A	4/19/2018 9:21 PM
153	No	4/19/2018 7:21 PM
154	Could be great location for classes - brewing, winemaking, preserving food, arts/crafts, survival skills	4/19/2018 4:50 PM

### Jenkins Estate Concept Plan Informational Survey

155	As a neighbor and avid user of the park trails, it is very frustrating that the Camp Rivendale camp leaders try to block us from using the trails every summer. While I understand that the camp is using the playground area, the entire park is not closed. We should be able to use the wooded trails which are not even in sight of Camp Rivendale.	4/19/2018 10:46 AM
156	Holiday celebrations such as Halloween, October fest, Egg hunts, Winter celebrations etc. Make it a destination site.	4/19/2018 8:41 AM
157	Concerts, Christmas Teas, Farmers Market	4/19/2018 8:32 AM
158	Maintain the natural look and feel as long as possible	4/19/2018 6:56 AM
159	keep hiking trails and gardens	4/17/2018 2:23 PM
160	Please make sure we keep this special place intact. With all the development in the last 20 years it would be a shame to see Jenkins Estates fall. Thank you.	4/17/2018 1:52 PM
161	Stricter requirement on off-leash dogs. Enhance the gardens with more year-round blooms instead of just rhododendrons. Hold activities and concerts at the lodge?	4/16/2018 11:23 AM
162	When I first moved to cooper mountain, the Camp Riverdale gate was locked. I am not sure that leaving it open after hours is a wise idea. I don't see vandalism when I walk thru, but were are getting more and more people all the time. I have heard shooting in the park at night in the summer.	4/16/2018 7:06 AM
163	We love a soft path wherever possible, both for our and our dog's mobility issues. The setting is lovely to explore in all seasons. One thing I notice is that people park in the lower lot for events much higher up, seemingly unaware of additional parking up above.	4/15/2018 5:26 PM
164	Along the higher trails with challenging sloops a cable like "railing" for more security from falling.	4/15/2018 5:11 PM
165	Please don't change anything. Leave the paths alone. Make the aggregate company not make noise on the weekends. (Saturdays)	4/15/2018 3:54 PM
166	I would like the dogs on leash rule to be enforced through signage at the beginning of the trails and possibly fines. I and my family have been chased numerous times on the trails—even had dogs jumping on us while the owner walked away and called them from a distance. We used to go to the trail on daily basis but have gone less and less since we always encounter dogs off leash.	4/14/2018 6:37 PM
167	Historical tours with group reservation, especially school children. Classes like other THPRD properties, but nature focused like those at the Nature Park. Scouting events to earn badges, or overnights like the zoo hosts.	4/13/2018 8:52 PM
168	Off leash dog park	4/13/2018 4:23 PM
169	I like it the way it is. Trails are nice, gardens are beautiful, playground area is fun and well used. A few events or weddings are fine.	4/13/2018 3:45 PM
170	COntinue to have protected wooded area for hiking loop, continue to maintain house and gardens for their historic beauty	4/13/2018 2:31 PM
171	If increasing traffic (assume that's the goal), improve parking and restroom availability and Grabhorn road, crosswalk, sidewalk for pedestrians - very dangerous already to access from our neighborhood across the street on Tremont Way. (I worry about my kids crossing alone!)	4/13/2018 9:26 AM
172	More clarity about Camp Rivendale availability to the general public.	4/13/2018 12:03 AM
173	No.	4/12/2018 10:15 PM
174	Can not attend meeting on 23rd due to work, but I would love to see more community events held there. I love the peace and serenity that can be found there in the trails. My children love the playground and the trails as well, the pond, all of it. Please keep it as is and do not sell or develop parts of it! We need areas of nature and green space easily accessible to enjoy for years to come, especially with all the commercial building the will be happening off of 209th ave.	4/12/2018 8:03 PM
175	I like it as a place of solitude and relaxation. I enjoy it for walks with my dog and retreats from the stresses of life. I do not want crowds of people descending onto the park for public events.	4/12/2018 6:15 PM
176	The farmers market is an excellent idea. J would love to just see more events for the aloha community held often.	4/12/2018 3:48 PM
177	I would like to see more tea parties, Mothers Day, maybe some other holiday teas. Love the gardens & structures, great background for family photos.	4/12/2018 3:09 PM

### Jenkins Estate Concept Plan Informational Survey

178	Would like to see more trails added. Also, would like to ensure that dogs are always on leashes.	4/12/2018 9:07 AM
179	Preserve it as is	4/11/2018 7:40 PM
180	I don't want to see a lot of traffic, I love enjoying the nature trails with my children and dog and the playground with my kids. I also love looking at all the old trees and buildings which brings me back in time. I wouldn't mind if nothing changed about the estate. I do miss the small Haunted Barn they had for small kids back several years.	4/11/2018 7:14 PM
181	Please don't sacrifice the natural/trails areas for other endeavors. I do see though that the park could be updated to serve more of the community	4/10/2018 3:34 PM
182	Uses that maintain and preserve the natural beauty of the park. The main house and its immediate grounds are a wonderful location for private events, and I support its use for those purposes. I also support using the covered, picnic area (adjacent to Camp Rivendale) for private events, that do not restrict the public's ability to use the trail going by that area.	4/10/2018 2:29 PM
183	Add a photography center including classroom with digital equipment and a darkroom for analog work.	4/10/2018 11:20 AM
184	I love it as is	4/9/2018 6:23 PM
185	I was upset last year when I heard that a zipline might be added. As a parks taxpayer, I think it is unfair to commercialize the park. I love the quiet, the solitude. It is my daily refuge. I hope that whatever activities the park plans for Jenkins that the purity and solitude of the Estate remain protected.	4/9/2018 9:21 AM
186	Any playground upgrades are always great! And having the parking open so more people who drive can park and it's safer for us who walk in.	4/9/2018 7:22 AM
187	Allow access to trails during the summer from Camp Rivendale entrance instead of closing the entire park during the daytime when neighbors and kids want to use it for walks.	4/8/2018 7:50 PM
188	Antique or flea market. Easter egg hunt. Plant sales	4/8/2018 5:31 PM
189	More community events (food/music/educational/science/sustainability), better access on foot (put some sidewalks in), continue to maintain the trails, have seasonal tie-in events (for gardening tips, for Christmas, for summer star gazing, etc.).	4/8/2018 4:56 PM
190	Beautiful park- love trails, gardens, playground etc. more community center vs private events	4/8/2018 2:07 PM
191	I did think that the houses on the ground could be rented especially in connection with the events that are catered there. Wedding and such.	4/8/2018 11:29 AM
192	Keep it a public park. don't commercialize it. I also enjoy that it is not crowded with too many people. But it would be nice to have the upper parking lot open because if there are more than 10 cars it there are no more spaces available.	4/8/2018 6:10 AM
193	Jenkins Estate is a beautiful natural resource, an educational resource for plants and gardening, a retreat where people can hike and play without disturbing it's natural setting. Please preserve the park and do not commercialize it.	4/7/2018 6:23 PM
194	Leave it as is!	4/7/2018 3:24 PM
195	Educational programs about plants and animals during the day Paved trails for people with disabilities	4/7/2018 12:32 PM
196	Open bathrooms during all seasons, especially at the playground. Found locked many times.	4/7/2018 8:01 AM
197	Bring back the special events that we all enjoyed. Mother's Day tea and plant sale More Concerts. Like the idea of a farmers market, maybe on Sunday so you can get vendors that already do the Beaverton or Hillsboro markets on Saturday. The Jenkins estate is a very special place that needs to be enjoyed by all!	4/7/2018 7:52 AM
198	How about letting the public use it occasionally? I can't even tell you how many times I've had to disappoint my children- getting them loaded up for a fun day at Jenkins Estate only to approach a "closed for a private event" elephant catering sign. Nearly every weekend from the spring through he summer. A complete meltdown from my kids and disappointment for all in my family. Additionally, my child was attending preschool earlier this year at Jenkins Estate and had to be relocated to Cooper Mtn for whatever Land Use reason there was... that was a bit of a disappointment as well, as the property has so much to offer children as a learning environment.	4/6/2018 10:14 PM
199	More concerts. Music festivals like jazz, blues, South Asian, blue Grass, Hispanic, etc.	4/6/2018 7:57 PM

### Jenkins Estate Concept Plan Informational Survey

200	If there is a commercial activity, please make sure we respect the nature and serenity of the estate.	4/6/2018 7:01 PM
201	Expand the master garden. It's fabulous!	4/6/2018 5:28 PM
202	I've not been drawn to it much and I can't really say why. I've attended weddings, County events, photoshoots, that's it.	4/6/2018 5:00 PM
203	We would love to see the trails and nature preserved. Also, having the existing bathrooms and overflow parking (near the playground) open more of the year would be outstanding.	4/6/2018 4:24 PM
204	I absolutely love this area. I think you all are doing a stellar job.	4/6/2018 3:54 PM
205	The site needs a calendar on the THPR site - just like the gyms or pools - for when things will be closed off, so you don't show up and the gate is closed	4/6/2018 3:47 PM
206	It appears that in recent years, some of the flower gardens have not been maintained well. This may be due to budget, or lack of volunteers. Also, expanded trails would be a great feature. I have considered using the house for personal events but the cost is too high, when the requirement of using Elephants Deli is involved.	4/6/2018 3:33 PM
207	open gates in parking lot near the playground more often. there is not enough parking by the playground	4/6/2018 3:18 PM
208	Na	4/6/2018 2:15 PM
209	Take down delapidated old small buildings. Keep main house and stable. Enhance the trails and the gardens.	4/6/2018 2:09 PM
210	Love everything just the way it is: perfect trails and playground with my kids. The garden is gorgeous, the grounds are quiet and gorgeous. Our family's favorite park, hands down! Please no commercial craziness!	4/6/2018 1:58 PM

## Jenkins Estate Concept Plan social media (Facebook) statistics

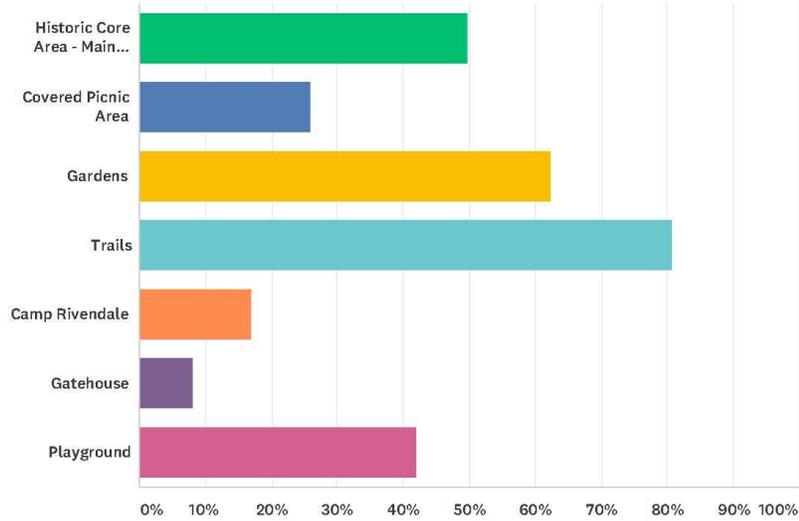
Posts	Reach	Clicks/Actions	Published Date
<p>Did you know? In 1975, Tualatin Hills Park &amp; Recreation District purchased this 68-acre estate. The Jenkins Estate includes historic buildings, gardens, two miles of trails and breathtaking views.</p> <p>Watch our video for a more detailed history of the Jenkins Estate.</p>	2.1K	129	Thursday, June 14, 2018
<p>Have you visited the Jenkins Estate? Discover the estate grounds through self-guided tours to explore nearly two miles of trails, and breathtaking views of the gardens, the Tualatin Valley and surrounding mountainside.</p> <p>You are also invited to join us on Tuesday, August 21 at 6pm as we continue to development the concept plan for the Jenkins Estate.</p>	1.6K	42	Thursday, August 9, 2018
<p>You are invited to join us for our next Jenkins Estate community conversation on June 13 from 6-8 PM!</p> <p>As we continue to assess the community's needs and look at future uses to develop a concept plan, we would love to hear your input.</p> <p>Please take our brief survey to help guide the community conversation: <a href="https://bit.ly/2sN3t9H">https://bit.ly/2sN3t9H</a></p>	4.6K	256	Thursday, June 7, 2018
<p>Throwback Thursday to the Jenkins Estate! #tbt Any guesses to what year this photo was taken?</p> <p>If you live nearby the Jenkins Estate, we would love to hear from you as we work toward developing an updated Master Plan!</p> <p>Survey: <a href="https://www.surveymonkey.com/r/JenkinsEstate">https://www.surveymonkey.com/r/JenkinsEstate</a></p>	1.3K	39	Thursday, April 12, 2018
<p>We will continue the community conversation to discuss the how the estate is currently used and assess opportunities for new activities will be held on Tuesday, August 21 from 6-8 PM at the Main House at the Jenkins Estate.</p> <p>Fill out a survey about the Jenkins Estate here: (link)</p>	1K	13	Friday, August 10, 2018
<p>You are invited to join us for a community conversation on April 23 from 6-8 PM to input and discuss updating the Master Plan for the Jenkins Estate.</p> <p>Interested? Let us know what your thoughts and opinions are in the survey below as well as RSVP for the community conversation!</p>	1.1K	33	Thursday, April 19, 2018
<p>If you live nearby the Jenkins Estate, we would love to hear from you! Join us for a community conversation on April 23 to assist us in the development of an updated Master Plan.</p> <p>Let's hear your ideas and share what's important to you on our survey here: <a href="https://www.surveymonkey.com/r/JenkinsEstate">https://www.surveymonkey.com/r/JenkinsEstate</a></p>	435	21	Friday, April 6, 2018
<p>In June, we are going to continue the conversation on updating the Master Plan for the Jenkins Estate.</p> <p>If you use the grounds (trails, Camp Rivendale, gardens, etc) or visit Jenkins Estate, we would love to have you join us!</p>	716	10	Tuesday, May 15, 2018

# Appendix C: Survey Results

Jenkins Estate Concept Plan Informational Survey

## Q1 What part of the estate do you use?

Answered: 342 Skipped: 19

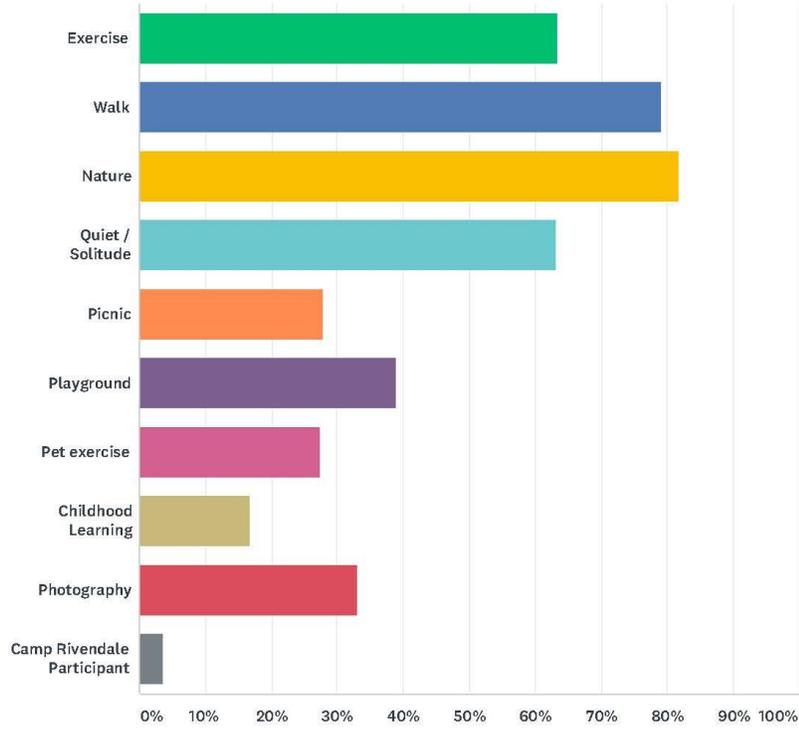


ANSWER CHOICES	RESPONSES	
Historic Core Area - Main House, Stable, Tea House, Pond	49.71%	170
Covered Picnic Area	26.02%	89
Gardens	62.28%	213
Trails	80.70%	276
Camp Rivendale	16.96%	58
Gatehouse	8.19%	28
Playground	42.11%	144
Total Respondents: 342		

Jenkins Estate Concept Plan Informational Survey

## Q2 What is your purpose?

Answered: 339 Skipped: 22

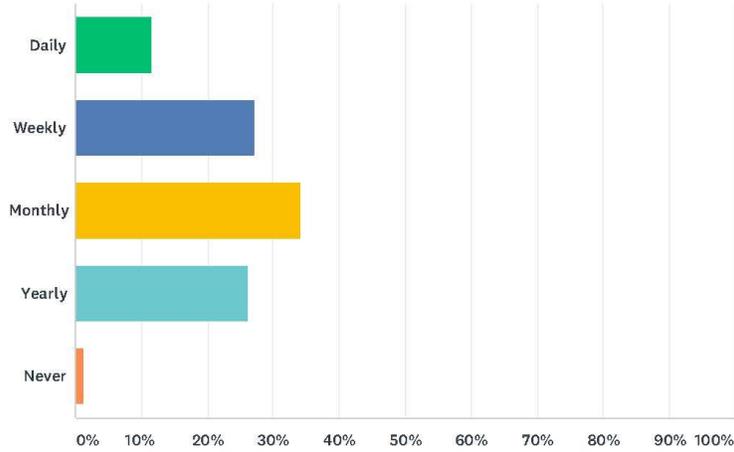


ANSWER CHOICES	RESPONSES	
Exercise	63.42%	215
Walk	79.06%	268
Nature	81.71%	277
Quiet / Solitude	63.13%	214
Picnic	27.73%	94
Playground	38.94%	132
Pet exercise	27.43%	93
Childhood Learning	16.81%	57
Photography	33.04%	112
Camp Rivendale Participant	3.54%	12
Total Respondents: 339		

Jenkins Estate Concept Plan Informational Survey

### Q3 How often do you use it?

Answered: 341 Skipped: 20

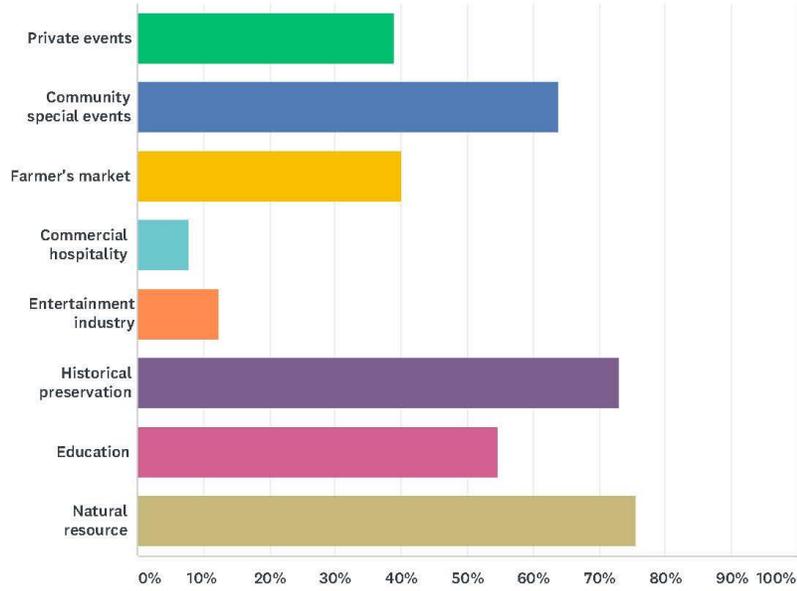


ANSWER CHOICES	RESPONSES	
Daily	11.44%	39
Weekly	27.27%	93
Monthly	34.02%	116
Yearly	26.10%	89
Never	1.17%	4
TOTAL		341

Jenkins Estate Concept Plan Informational Survey

Q4 What would you like to see happen with the estate?

Answered: 340 Skipped: 21

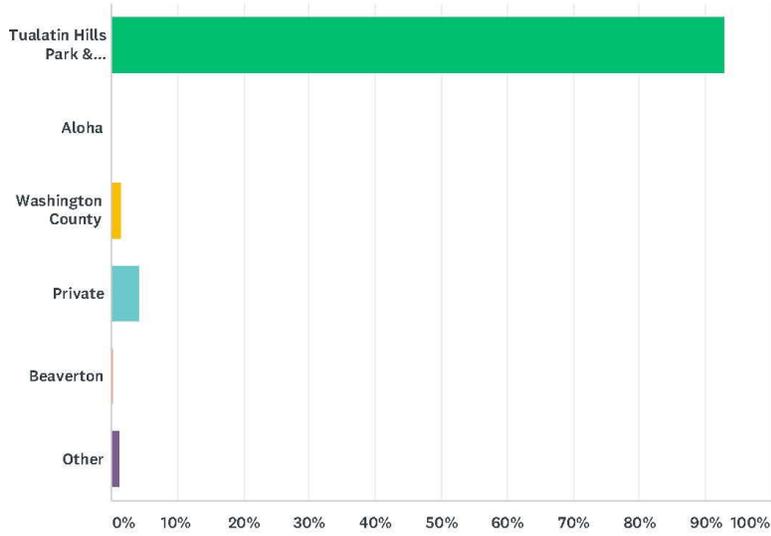


ANSWER CHOICES	RESPONSES	
Private events	38.82%	132
Community special events	63.82%	217
Farmer's market	40.00%	136
Commercial hospitality	7.65%	26
Entertainment industry	12.35%	42
Historical preservation	72.94%	248
Education	54.71%	186
Natural resource	75.59%	257
Total Respondents: 340		

Jenkins Estate Concept Plan Informational Survey

Q5 Do you know who manages the estate?

Answered: 341 Skipped: 20

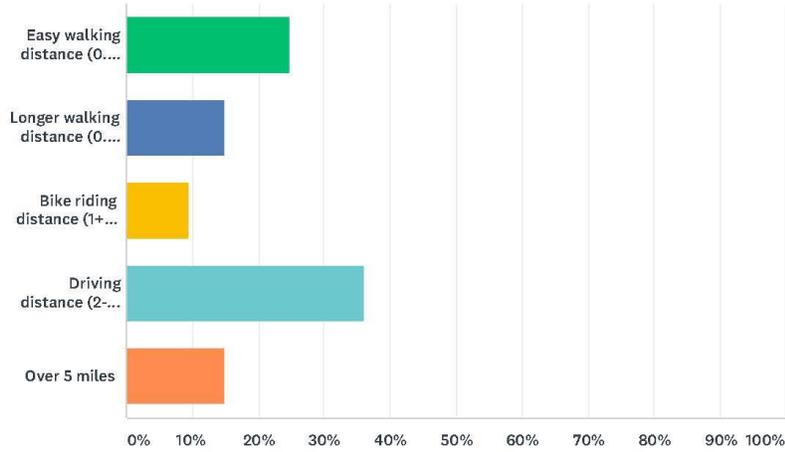


ANSWER CHOICES	RESPONSES	
Tualatin Hills Park & Recreation District (THPRD)	92.96%	317
Aloha	0.00%	0
Washington County	1.47%	5
Private	4.11%	14
Beaverton	0.29%	1
Other	1.17%	4
TOTAL		341

Jenkins Estate Concept Plan Informational Survey

Q6 How far do you live from the Jenkins Estate?

Answered: 341 Skipped: 20

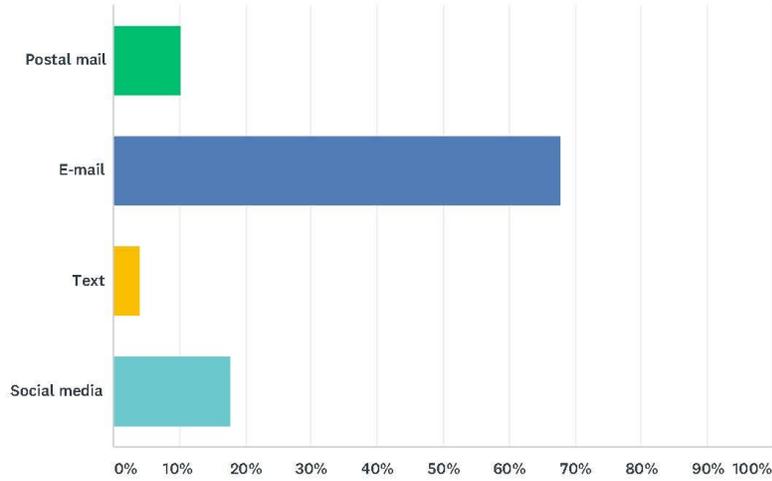


ANSWER CHOICES	RESPONSES	
Easy walking distance (0.5-1 mile)	24.63%	84
Longer walking distance (0.5-1 mile)	14.96%	51
Bike riding distance (1+ miles)	9.38%	32
Driving distance (2-5 miles)	36.07%	123
Over 5 miles	14.96%	51
TOTAL		341

Jenkins Estate Concept Plan Informational Survey

Q7 If you would like to stay in touch, what would be the best way to reach you?

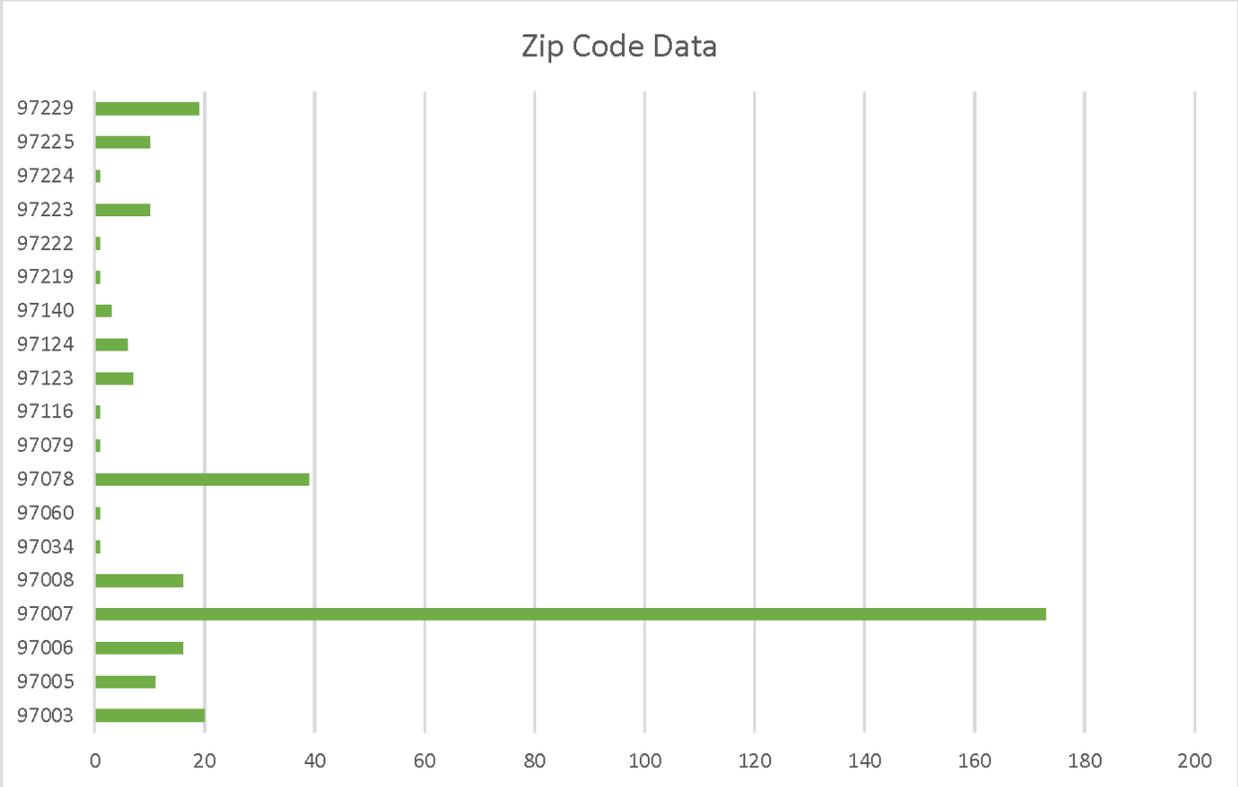
Answered: 319 Skipped: 42



ANSWER CHOICES	RESPONSES	
Postal mail	10.34%	33
E-mail	67.71%	216
Text	4.08%	13
Social media	17.87%	57
TOTAL		319

### Q8 What is your zip code?

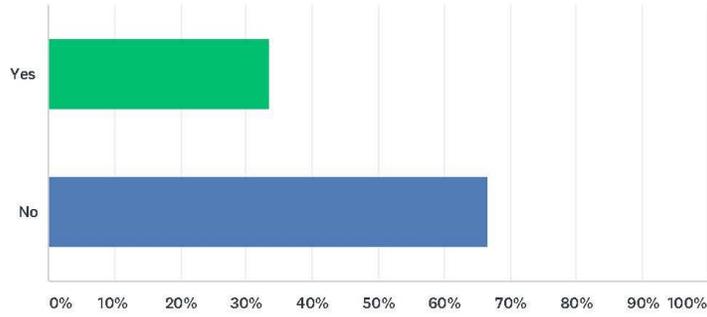
Answered: 340 Skipped: 21



Jenkins Estate Concept Plan Informational Survey

Q9 Are you planning on attending the Community Conversation at the Jenkins Estate Main House on Tuesday, August 21 from 6-8pm to learn more about developing an updated Concept Plan for the Jenkins Estate?

Answered: 284 Skipped: 77

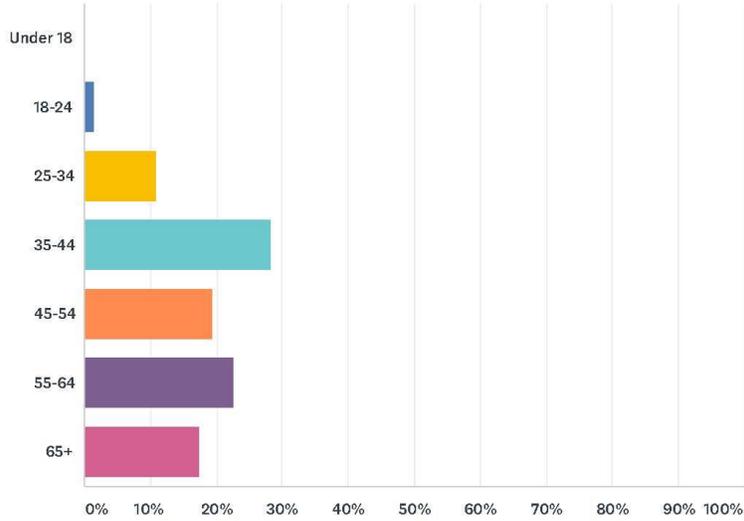


ANSWER CHOICES	RESPONSES	
Yes	33.45%	95
No	66.55%	189
TOTAL		284

Jenkins Estate Concept Plan Informational Survey

Q10 What is your age group?

Answered: 329 Skipped: 32

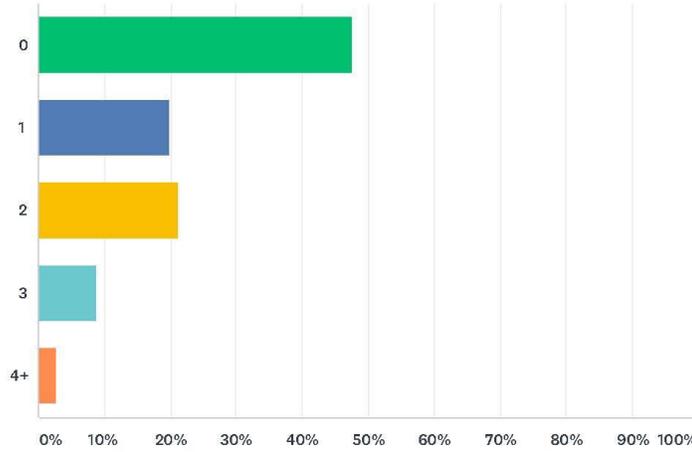


ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	1.52%	5
25-34	10.94%	36
35-44	28.27%	93
45-54	19.45%	64
55-64	22.49%	74
65+	17.33%	57
TOTAL		329

Jenkins Estate Concept Plan Informational Survey

Q11 How many children are in your home?

Answered: 328 Skipped: 33

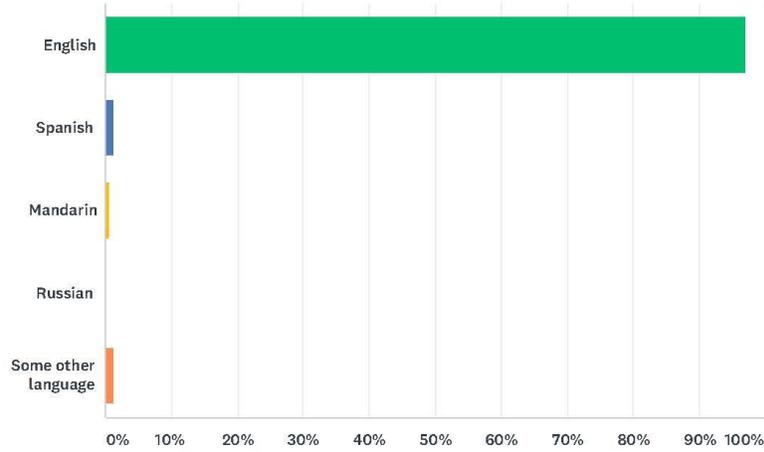


ANSWER CHOICES	RESPONSES	
0	47.56%	156
1	19.82%	65
2	21.04%	69
3	8.84%	29
4+	2.74%	9
TOTAL		328

Jenkins Estate Concept Plan Informational Survey

Q12 What language do you mainly speak at home?

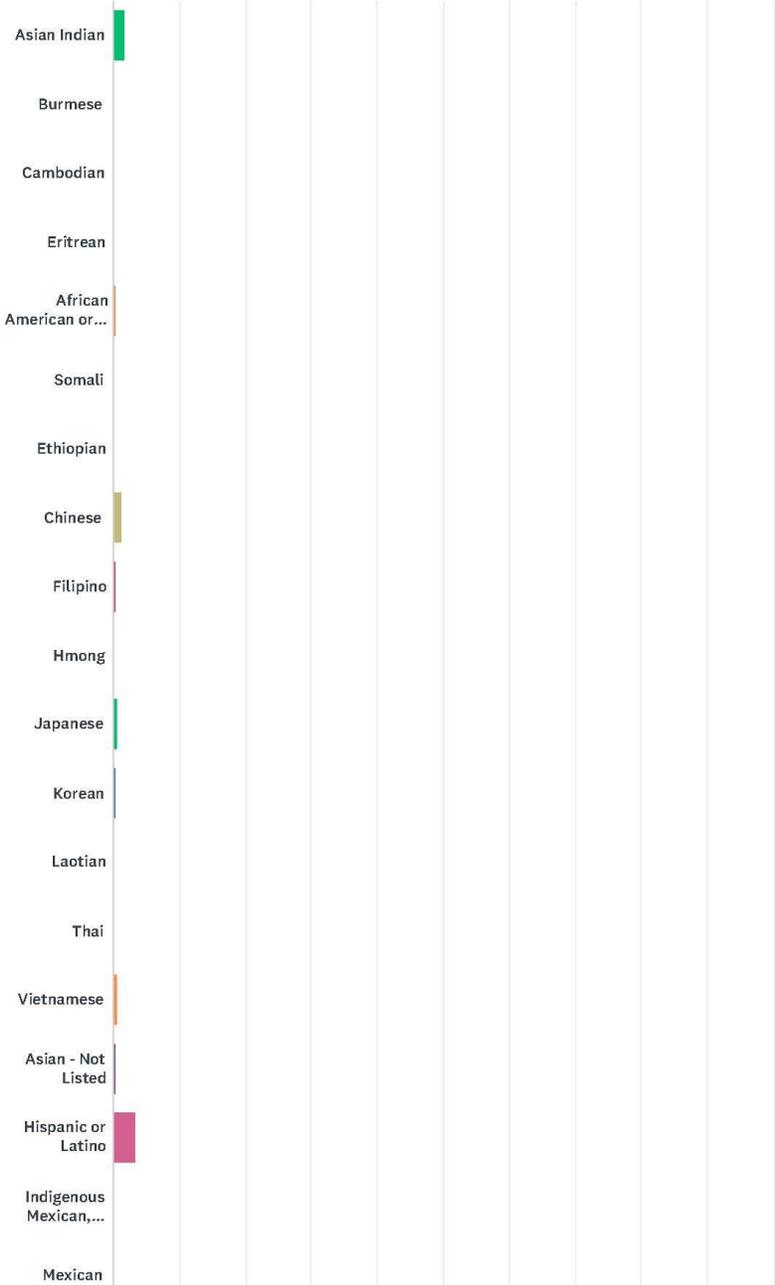
Answered: 335 Skipped: 26



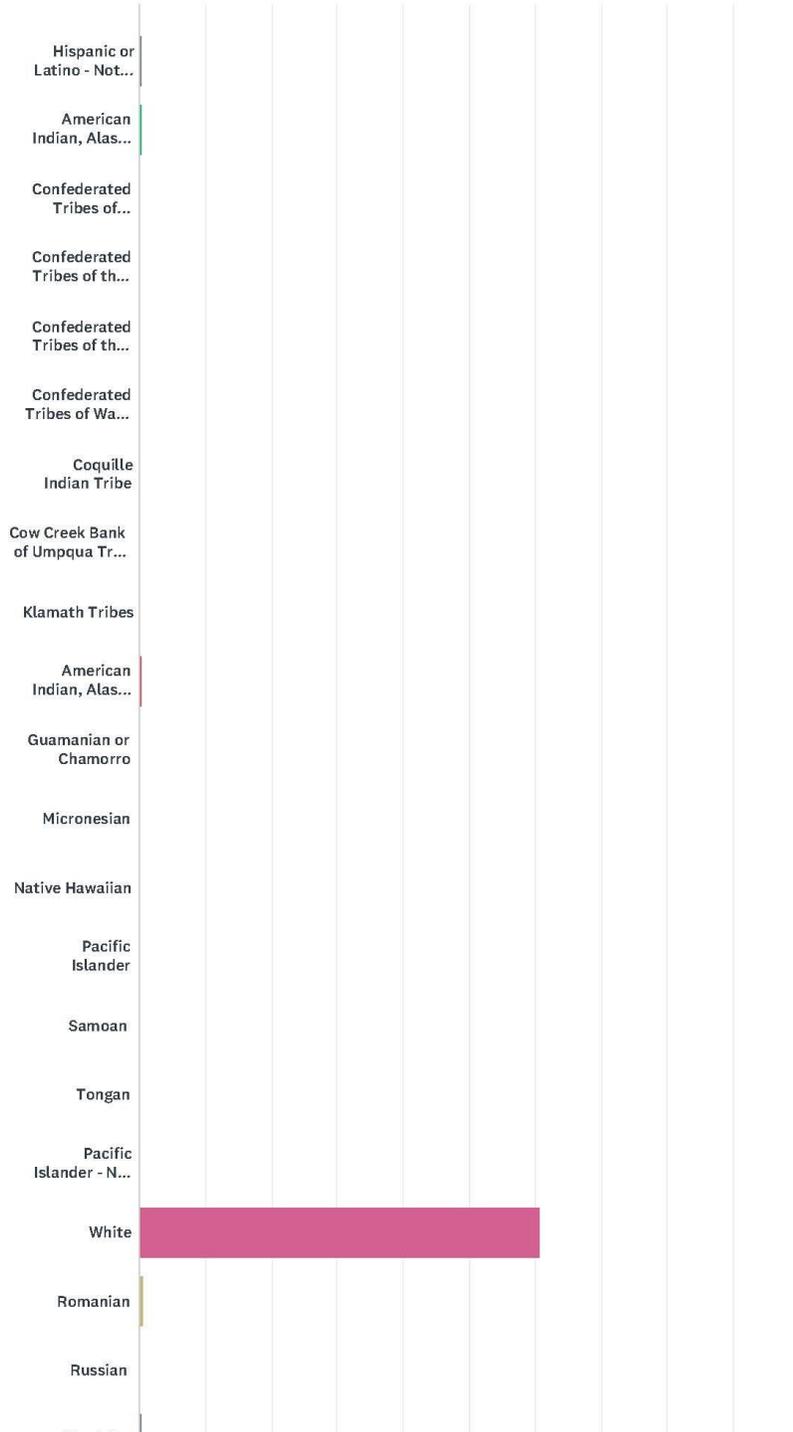
ANSWER CHOICES	RESPONSES	
English	97.01%	325
Spanish	1.19%	4
Mandarin	0.60%	2
Russian	0.00%	0
Some other language	1.19%	4
TOTAL		335

### Q13 Race/Ethnicity

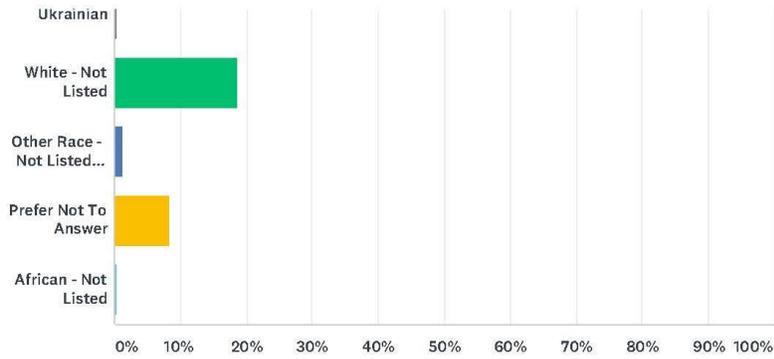
Answered: 307 Skipped: 54



Jenkins Estate Concept Plan Informational Survey



Jenkins Estate Concept Plan Informational Survey



ANSWER CHOICES	RESPONSES	
Asian Indian	1.63%	5
Burmese	0.00%	0
Cambodian	0.00%	0
Eritrean	0.00%	0
African American or Black	0.33%	1
Somali	0.00%	0
Ethiopian	0.00%	0
Chinese	1.30%	4
Filipino	0.33%	1
Hmong	0.00%	0
Japanese	0.65%	2
Korean	0.33%	1
Laotian	0.00%	0
Thai	0.00%	0
Vietnamese	0.65%	2
Asian - Not Listed	0.33%	1
Hispanic or Latino	3.26%	10
Indigenous Mexican, Central American, or South American	0.00%	0
Mexican	0.00%	0
Hispanic or Latino - Not Listed	0.33%	1
American Indian, Alaska Native or Native or Indigenous to Canada	0.33%	1
Confederated Tribes of Siletz Indians	0.00%	0
Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians	0.00%	0
Confederated Tribes of the Grand Ronde Community of Oregon	0.00%	0

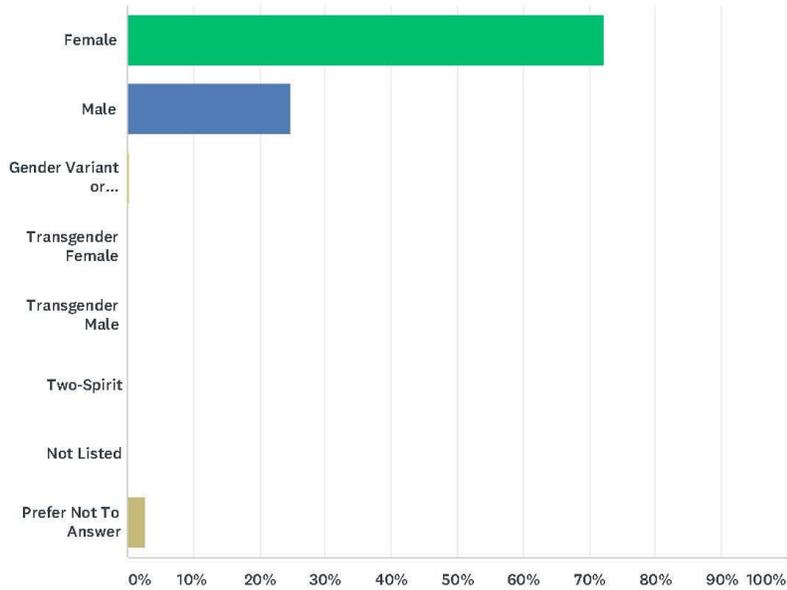
Jenkins Estate Concept Plan Informational Survey

Confederated Tribes of Warm Springs	0.00%	0
Coquille Indian Tribe	0.00%	0
Cow Creek Band of Umpqua Tribe of Indians	0.00%	0
Klamath Tribes	0.00%	0
American Indian, Alaska Native, or Native or Indigenous to Canada - Not Listed	0.33%	1
Guamanian or Chamorro	0.00%	0
Micronesian	0.00%	0
Native Hawaiian	0.00%	0
Pacific Islander	0.00%	0
Samoan	0.00%	0
Tongan	0.00%	0
Pacific Islander - Not Listed	0.00%	0
White	60.59%	186
Romanian	0.65%	2
Russian	0.00%	0
Ukrainian	0.33%	1
White - Not Listed	18.57%	57
Other Race - Not Listed Above	1.30%	4
Prefer Not To Answer	8.47%	26
African - Not Listed	0.33%	1
<b>TOTAL</b>		<b>307</b>

Jenkins Estate Concept Plan Informational Survey

### Q14 Gender

Answered: 328 Skipped: 33



ANSWER CHOICES	RESPONSES	
Female	72.26%	237
Male	24.70%	81
Gender Variant or Non-conforming	0.30%	1
Transgender Female	0.00%	0
Transgender Male	0.00%	0
Two-Spirit	0.00%	0
Not Listed	0.00%	0
Prefer Not To Answer	2.74%	9
<b>TOTAL</b>		<b>328</b>

Appendix D: Original Master Plan



THE JENKINS ESTATE  
PARK MASTER PLAN DEVELOPMENT

15707 S.W. WALKER ROAD

PHONE 645-6433

BEAVERTON, OREGON 97006

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TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
INTRODUCTION	1
INVENTORY	2
Introduction	2
History	2
The Site	4
The Structures	8
THE PLAN	25
Introduction	25
The Policies	25
Development Program	27
The Master Plan Map	27
COSTS	42
PRIORITIES	47
IMPLEMENTATION	49
CONCLUSION	51

## THE JENKINS ESTATE: A SUMMARY REPORT

### INTRODUCTION

#### Background

In 1976 the Tualatin Hills Park and Recreation District purchased a 68-acre site on the northwest slope of Cooper Mountain. Known as the Jenkins Estate, the property included a collection of historic buildings and gardens dating from the earlier years of the twentieth century. Though not extremely old, the structures and their surroundings together represented the vanishing lifestyle of a genteel country society. In its early days, a wealthy family lived and entertained on the rustic estate while a large household staff maintained the gardens, greenhouse, dairy, stable and other buildings of the property.

By the time the District purchased the Estate, many of the buildings and gardens were in a neglected condition. The secluded country estate, though, still retained a sense of dignity and the property was acquired with the intention of developing the facilities into some type of cultural and recreational center. Specific activities and uses of the Estate, however, had not been decided. Three citizen committees were soon established to determine future development. In 1977, a single steering committee composed of members of the citizen committee was formed to work with a consulting firm, Robert E. Meyer Consultants, which had been hired to assist with the planning of the property. This report presents the master plan for the development and use of the Jenkins Estate. It includes background information on the site and its structures, a listing of development and restoration policies, a description of the proposed Master Plan, and a discussion of costs and priorities.

## INVENTORY

### Introduction

The historical background of the Estate as well as characteristics of the site and its buildings have been important factors in determining the future uses of the property. This section summarizes some of the more significant cultural and natural conditions which have influenced the Master Plan design.

### History

The first known owners of the Estate site were the Merrells, who moved from Missouri to Oregon and settled on the land in 1846. After several years of ownership by the Merrell family, the property was eventually sold to Ralph Jenkins and his wife, Belle Ainsworth Jenkins, the daughter of Captain J.C. Ainsworth. Belle Jenkins had found the city confining and desired a home in a secluded spot. In 1912, construction was begun on the Estate and three years later a large country house, stables and an English garden were completed. The design of the seven-bedroom house is said to be patterned after a hunting lodge built for the English Royal Family. The stables reportedly were designed by a well known English stable designer and the gardens were planned by the gardener for the Prime Minister of Canada. In accordance with landscape design ideas of the period, the gardens were planted in a traditional English Picturesque style. Other features of the Estate eventually included a carriage house, a teahouse, a water tower, a pump house, a greenhouse and other small outbuildings.

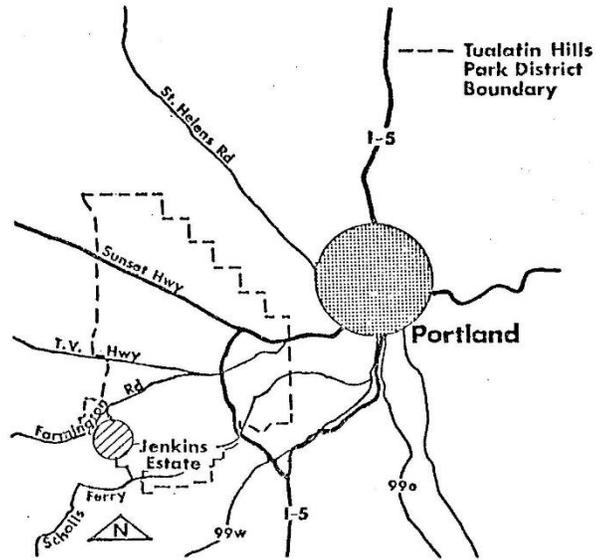
The Estate was called Lolomi by its owners, an Indian term meaning "peace and quiet". This name became even more appropriate as Belle Jenkins ceased all entertaining at the wooded Estate during the last 25 to 30 years of her life.\* Upon Mrs. Jenkin's death, the Estate was passed on to Burt Muir, a friend of Mrs. Jenkins, who, in turn, sold the Estate to a development firm. Using the historical buildings and gardens as a center, the developer intended to build a planned community for retired adults. Several background reports were prepared by consultants but in the end, the project faltered. The Jenkins Estate was again offered for sale and the Park District decided to purchase the property in 1976.

To determine future uses of the Estate, three citizens committees were formed to examine respectively, buildings, grounds and furnishings. During this time also, Chandler Fairbank, a landscape architect and member of the Grounds Committee, prepared a Conceptual Landscape Plan. Many other volunteers became active in clearing overgrowth and helping to restore and maintain the Jenkins Estate gardens.

Eventually, to improve the coordination of the planning and restoration efforts, two representatives of each of the three committees were appointed to serve on a single steering committee. Since August 1977, the committee has met regularly and has worked closely with a consulting firm, Robert E. Meyer Consultants in the preparation of the Master Plan for the facilities. Another firm, Allen - McMath - Hawkins - Architects, which specializes in architectural restoration work, has provided information and advice on the structures of the Estate.

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\* Rockrise, Odermatt, Mountjoy, Amis, Lolomi - A Planned Community, January 1972.



The Site

Location/Slope:

The 68-acre Jenkins Estate is located near the Hazeldale area of Washington County. The property is situated at Farmington and Grabhorn Roads on the northwest slope of Cooper Mountain. The topography of the site is varied. Relatively flat lands with slopes of from 0 - 10 percent are found primarily in the northwest and southeast corners of the Estate and in the area of the Main House. Most of the Estate has moderate to steep slopes ranging from 10 - 25 percent, although two areas on the property have extremely steep slopes of 25 percent and over. In all, 19 acres have slope of from 0 - 10 percent, 42 acres have slopes ranging from 10 - 25 percent and 7 acres have slopes equaling or exceeding 25 percent.

#### Vegetation:

Much of the site is currently wooded, although a few areas have been cleared as pastures and fields. Presently, there are 6-1/2 acres of cleared field on the southeast part of the site along Grabhorn Road. There is also a 2-1/2 acre clearing below the Main House on the west side of the site. Other open areas are found near the Main House where native trees and shrubs of wooded areas gradually give way to cultivated plants. This subtle transition from wild, natural growth to a tamed landscape of ornamental trees, shrubs, flowers and turf is very much in keeping with the natural English garden tradition. Also traditional are the winding gravel pathways as well as many of the types of cultivated plant materials. Apparently, during the landscaping of the Jenkins Estate, several species of plants were imported from England. Today many of these plants remain as unique specimen trees and shrubs and matured perennial borders, although several of the plants are deteriorating from old age or lack of maintenance.

Special features of the outdoor areas include a garden pool, a rockery, a cut-flower garden and a greenhouse. Other elements include lighting fixtures which are largely tree-mounted and faucets for watering the grounds via hoses and sprinklers.

#### Climate:

Climatic conditions on the site are typical of the moderate Northwest climate. Temperatures generally range from 30° to 85° with the higher elevations of the site remaining slightly warmer than the lower areas. Annual rainfall on the site is about 36 inches with yearly snowfalls averaging about 8 inches. The higher areas of the Estate, however, may receive as much as twice that amount of snow. As in the rest of the Tualatin Valley, prevailing winds on the site are from the northwest during winter months and from the south to south-

east during the summer. At the same time, wooded areas on the Estate help to moderate wind speeds and also create cooler, moister spots during summer months. As in most of the coastal northwest, weather is stormy and overcast much of the time. From May through September, however, sunny weather generally predominates over days with gray skies. At the same time, the site's location on a northwest slope tends to reduce sunlight through a shading effect.

#### Land Use:

A number of different land uses border on the Jenkins Estate. North of the Estate across Farmington Road are several new residential subdivisions. Near the northwest corner of the site is a private riding stable which has made use of the Estate for riding trails and for access to other trail areas. To the west and southwest of the Estate are two active quarry areas. The quarries create substantial amounts of dust as well as being daytime nuisances in terms of noise. Presently, a densely wooded area on the Jenkins Estate provides a visual screen and partially filters both noise and particulate matter.

To the south and the east of the Estate are woodlands and orchards, though farther up Grabhorn Road new residential development is taking place. In the area north and east of the property, scrub growth screens a reservoir site. The water tank, however, presents no visual problems. In all, the surrounding types of land uses and the site's planning classification as urban and urban intermediate land, suggests that the Estate will be a special purpose community facility rather than a neighborhood park.

#### Access:

The primary means of access to the Estate are by bus, bicycle and automobile. Tir-Met's #56 Aloha/Beaverton/Progress provides regular bus service along heavily travelled Farmington

Road to 185th about one mile east of the Estate. Also running alongside the arterial is a curbed bikeway which currently ends just west of Grabhorn Road. Automobile access is from Farmington to Grabhorn Road and then into the interior of the Estate through one of two entrance roads. The main road enters the property at the lower end of Grabhorn Road and then winds through a wooded area to a circular drive at the Main House. The other entrance road is a short service drive to the old farm house. Within the Estate a series of pedestrian paths link the various buildings and gardens while old equestrian trails cut through the wilder areas of the property.

#### The Structures

There are several historical buildings remaining on the Jenkins Estate. These include the Main House, the old Stable, the Carriage House, the Greenhouse, the Tea House, the Water Tower, the Pump House, and the Original Farmhouse. Many of the structures have been poorly maintained and all of the buildings require at least minimal repairs. A detailed description of the Estate buildings and their conditions are as follows:

#### MAIN HOUSE

The Main House is an "L" shaped 1-1/2 story wood frame structure with a full basement and concrete foundations. The original basement, located under the south wing, has a concrete floor. The basement under the east wing was excavated at a later date and has a dirt floor. A twelve foot wide covered porch extends across the entire north facade and part of the west facade. The porch roof is supported by dressed logs. Basic floor and wall construction is in good condition.

Exterior walls are covered with rough sawn horizontal lap siding 9-1/2" to weather. Siding is finished with a dark brown stain. Except at the lowest course where some rot has occurred due to ground contact, siding is in good condition. Some re-nailing is needed.

Windows are wood, primarily casement type with some double hung and some fixed. Windows are generally in good operating condition. Exterior doors, sash and trim are painted a cream color.

Gable roofs with 6/12 pitch cover the main building and second floor dormers. The roof structure consists of rafters with dressed pole outlookers and braces supporting the four foot overhangs. Roof covering is green asphalt shingles over earlier cedar shingles. Roofing is in fair condition. The eave line along the west elevation sags, apparently due to dislocation of pole outlookers. There is some rot at ends of a few outlookers. Some gutters need repair and/or replacement.

The first floor interior is essentially as originally built and features hardwood floors, "CompoBoard" (firtex) walls and ceilings, beamed ceilings in the Living and Dining Rooms, paneling, picture molds, paneled doors, built-in cabinets and fireplaces of stone and brick. Walls are finished with paint and/or a variety of wallpapers. All interior surfaces are in good condition though some refinishing is necessary. The major alteration on the ground floor was the addition of a full bathroom adjacent to Chamber #3.

The second floor which was expanded during a 1916 remodeling has hardwood floors, "CompoBoard" walls and ceilings, and naturally finished fir wainscoting in the front stairway, main hall and Billiard Room. Finishes are mostly original and in excellent condition. (A portion of the south bedroom was damaged by fire in 1964 - damaged areas were restored to original condition.)

The warm air heat is supplied by two furnaces installed in 1959. The heating system is in good condition.

Most original light fixtures - wall sconces and chandeliers in the Master Bedroom, Dining Room and Billiard Room - are intact.

Electrical wiring is substandard and will need replacement to meet current codes.

#### STABLE

The Stable is a "cross" shaped three level structure of wood frame construction with concrete foundations. Substantial rot damage has occurred due to moisture contact with wood members. Structural damage includes: complete collapse of the wood floor structure in the easterly 12' of the ground floor of the east wing - rot at stud ends; rot at east beam ends at the ground floor of the center wing; rot in plates and flooring at second floor; extensive rot in roof sheathing; and rot in the floor structure of the lower level dairy.

Exterior walls are covered with rough sawn horizontal lap siding, 9" - 10-1/2" to weather. Siding is finished with a dark brown stain. Siding is in good condition with the exception of rot in the lower courses, particularly along the east walls, a few open mitered corner joints, and a few boards with excessive splits, and some loose nails.

Windows are wood, double hung and casement - some are in need of repair. Exterior doors, sash and trim are painted a cream color.

Gable roofs with 6/12 pitch are supported by wood rafters, trussed on the west wing. The ridge member on the east wing is supported by posts at the third points. Posts appear to be later additions to shore up a sagging ridge. Dressed pole outlookers and braces support the roof overhangs. Green asphalt shingles cover earlier cedar shingles. Roofing is in very poor condition and leaks have caused considerable damage (see above). The roof is presently covered with temporary sheet material. Several pole outlookers are partially rotted. Gutters are in poor condition.

The lower level housed the dairy. Metal stalls and related equipment are intact and in fair condition. Walls are painted concrete or flush horizontal boards. The wood ceiling structure is exposed.

The main floor consists of nine horse stalls and related storage and utility spaces. Most walls and ceilings are covered by 1 x 4 t & g fir with a natural finish. Except for a few damaged boards, walls and ceilings are in good-fair condition.

A portion of the east wing has a concrete floor. Other floors are t & g fir in varying thicknesses. Aisles in stall areas have two layers of 2" x 6" t & g. Stalls have an additional 2" layer of half-round boards. Condition of wood floors ranges from heavily worn in stalls, to moderately worn in aisles, to good in utility and storage areas.

The second floor consists of open loft space over the central and east wings. A bedroom has been added to the northeast corner of the central wing. Flooring is unfinished t & g fir, and except for water damage (see above) and access openings, is in good condition. Wood studs and rafters are exposed.

The building has no heating system and the electrical wiring is substandard. At present all utilities are shut off.

#### CARRIAGE HOUSE

The Carriage House is a one story wood frame rectangular building with a concrete foundation. The basic wall structure is in good condition.

Exterior walls are covered with rough sawn horizontal lap siding 9-1/2" - 10-1/2" to weather. Siding is finished with a dark brown stain. Siding is in good condition with the exception of rot on the lower courses where it is in contact with earth. Some nails are loose and some mitered corners are open.

Windows are wood casement and double hung, and are in good condition. A pair of wood sliding doors are centered in the north wall. Doors are in good condition. Doors, windows and trim are painted a cream color.

The gable roof - 6-12 pitch - is supported by wood rafters with dressed pole outlookers and braces supporting the four foot overhangs. Roof covering is green asphalt shingles over earlier cedar shingles. Roofing is in poor condition and is presently covered with temporary sheet material. Water leakage has caused rot in some roof members and at the ends of some pole outlookers. Gutters are in fair-poor condition.

Floor construction is a concrete slab on grade which is in good condition. Walls and ceiling are covered with 1 x 6 t & g flush fir boards, also in good condition.

## GREENHOUSE

The Greenhouse is a one story rectangular structure with a concrete foundation. The westerly 10 feet is conventional wood frame construction with rough sawn horizontal lap siding, cedar shingles (probably original), concrete floor slab with boiler pit, and 1 x 4 t & g walls and ceilings. All is in good condition except the roof which is in poor condition.

The easterly 40' of the structure contains the glazed planting area. The area is divided into two equal spaces and has concrete sidewalls 42"± high plus one course of glass to the eave line. The east gable end and the gable roof are all glass with wood ribs supported by a steel pipe structure. Most wood ribs have rotted ends, and approximately 30% of the glass is missing. The steel pipe structure is in good condition. Wood planting tables are in poor condition and some aisle floor planking is rotted.

Wheels, gears, pulleys and chains used to operate ventilation panels are intact but are badly rusted, and do not function.

## TEA HOUSE

The Tea House is a small, open, rectangular post and beam structure with a concrete foundation. Posts, beams, rafters, braces and railing members are of unfinished dressed poles. The wood members are generally in good condition - some rot is evident at post bases and in the railing.

Roofing is green asphalt shingles over earlier cedar shingles and 1 x 4 t & g V-groove sheathing which is exposed on the underside. Roofing is in fair condition. A wood gutter in fair condition is located along the south eave. The north eave gutter is missing.

Flooring and the perimeter curb is of 6" x 9" red quarry tile on a concrete slab. Tile is in good condition.

#### WATER TOWER

The Water Tower is a two story square structure with a concrete foundation. A one story addition with a stone rubble foundation is attached at the east wall of the original building. The wall structure is in good condition except for a rotted sill at the southeast corner.

Exterior walls are covered with rough sawn horizontal lap siding 8-1/2" - 10" to weather. Siding is finished with a dark brown stain. Siding is in good condition with the exception of rot on the lower courses, loose nails, and a few open corner joints.

Windows are wood double hung in good condition. Exterior doors and windows are finished with a cream colored paint.

The original structure has a hipped roof supported by rafters with dressed pole outlookers and braces supporting the overhang. The east addition has a shed roof of similar construction. Roof covering is green asphalt shingles over earlier cedar shingles. Roofing is in poor condition. Gutters are in fair condition.

Ground floor construction is a concrete slab on grade which is in good condition. Walls are exposed wood stud throughout. The first level walls of the original unit are battered to provide stability to the second floor structure which supports the 14' diameter staved wood water tank (approximately 10,000 gallons). Additional support is provided by heavy timber beams and posts running along the east/west centerline at the first floor. The tank support members are in good condition.

## PUMP HOUSE

The Pump House is a one story wood frame rectangular building with a concrete foundation. An 11' deep, full width, roofed porch extends west of the building. The wall structure is in good condition. The easterly 12' is an addition to the original building and is in the same configuration.

Exterior walls are covered with rough sawn horizontal lap siding 9" - 10-1/2" to weather, and some flush horizontal boards on the east wall of the addition. Siding is finished with a dark brown stain. Except for some loose nails, siding is in good condition.

Windows are wood casement, double-hung, and fixed and are in good condition. Exterior doors, windows and trim are painted a cream color.

The gable roof - 6/12 pitch - is supported by dressed pole rafters and braces. Roof covering is green asphalt shingles over earlier cedar shingles. Roofing is in poor condition and is presently covered with temporary sheet material. Water leakage has caused rot in some roof sheathing and pole rafters. Gutters are in poor condition.

Floor construction is a concrete slab on grade which is in good condition. Walls and ceilings are covered with 1" x 4" t & g flush fir boards. Except for rot in some ceiling boards, finish woodwork is in good condition.

## ORIGINAL FARMHOUSE

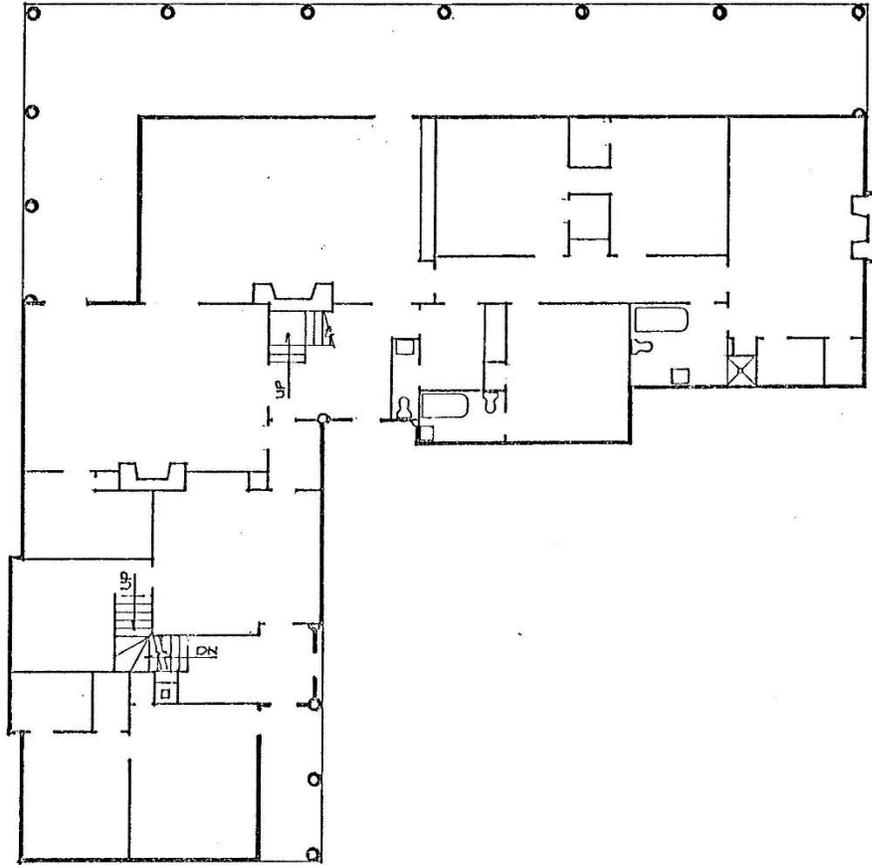
The Original Farmhouse is a two story frame structure with heavy timber sill beams supported by wood posts on concrete footings. Posts and beams are not original and are in good condition. Original floor joists and wall structure are in good condition.

The front porch (north), rear porch, and the one story storage room at the southeast corner appear to be additions to the original farmhouse. All three added units are out of plumb due to poor foundations. The front porch appears to be of late Victorian design and features a simple balustrade, turned wood posts with ornamental brackets that support a horizontal spindle course under the fascia. Porch flooring is 1 x 4 t & g fir and is in poor condition as are several balusters. Post bases show some rot. Other porch woodwork is in good-fair condition.

Except for the decorative shingles in the north dormer, exterior walls are covered with horizontal drop siding with a paint finish. Below the first floor line the perimeter floor construction is covered with vertical skirt boards which have rotted ends where in contact with the ground. Siding and wall shingles are in good condition. Windows are double hung throughout and are trimmed with plain casings and a simple cornice molding. Windows are in good-fair condition.

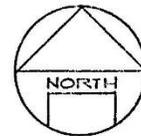
Gable roofs, covered with cedar shingles are framed with wood rafters and feature boxed cornices. Shingles are in poor condition.

The interior has a variety of painted and papered wall surfaces - probably none are original. Windows and paneled doors are trimmed with plain wood casings. Interior woodwork is in good-fair condition.



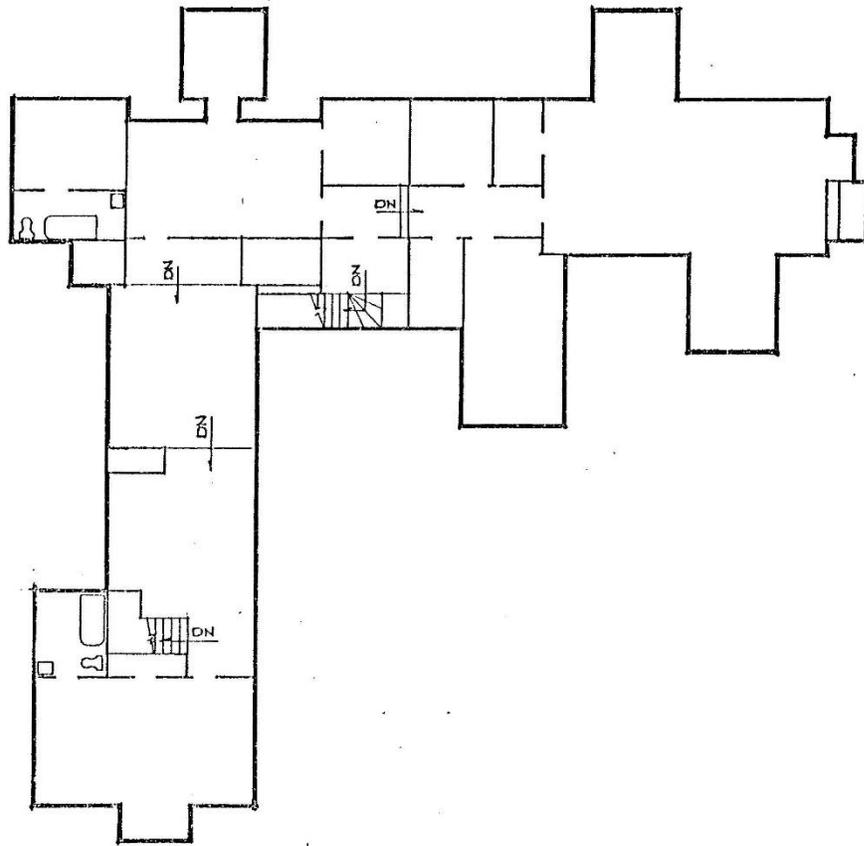
1 ST FLOOR PLAN

4576 #'

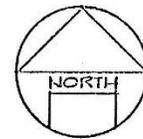


MAIN HOUSE

SCALE: 1/16" = 1'-0"

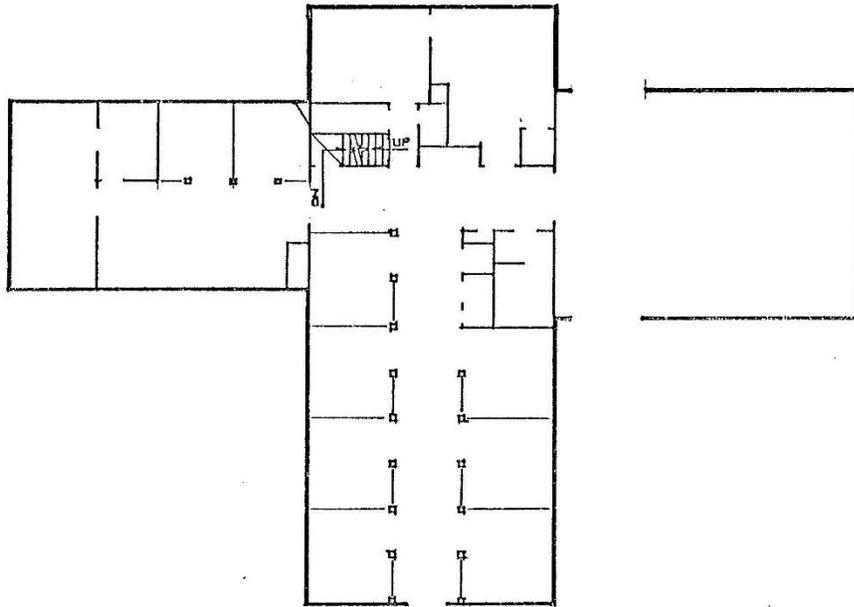


SECOND FLOOR PLAN  
3028 #1

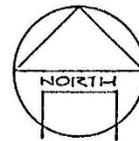


MAIN HOUSE

SCALE: 1/16" = 1'-0"



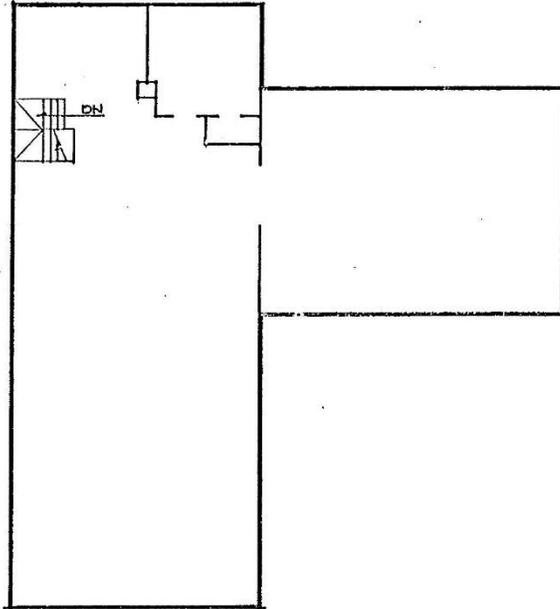
MAIN FLOOR PLAN  
3330 #'



STABLE

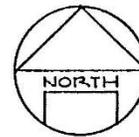
SCALE: 1/16" = 1'-0"

19



SECOND FLOOR PLAN

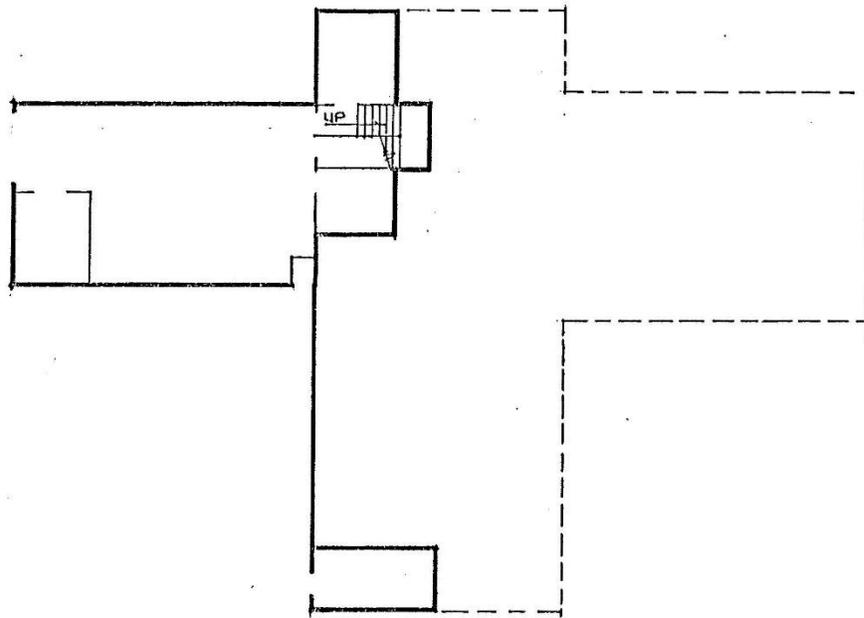
2490 #'



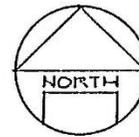
STABLE

SCALE: 1/16" = 1'-0"

20



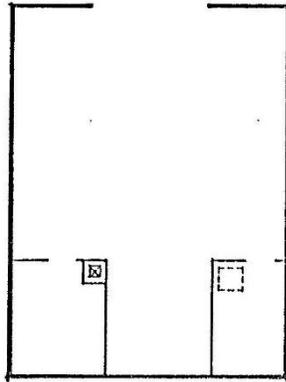
BASEMENT FLOOR PLAN  
275 #1



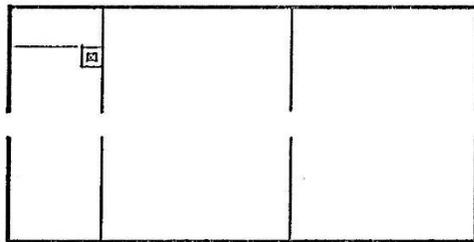
STABLE

SCALE: 1/16" = 1'-0"

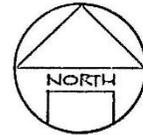
21



FLOOR PLAN  
CARRIAGE HOUSE  
1200 #'

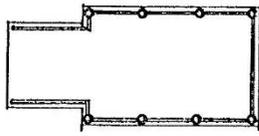


FLOOR PLAN  
GREEN HOUSE  
1303 #'

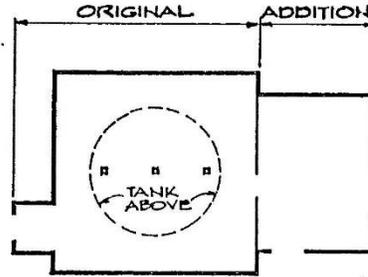


MISC. STRUCTURES

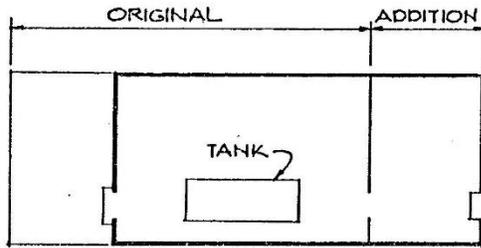
SCALE: 1/16" = 1'-0"



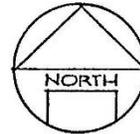
FLOOR PLAN  
TEA HOUSE  
315 φ'



FLOOR PLAN  
WATER TOWER  
731 φ'

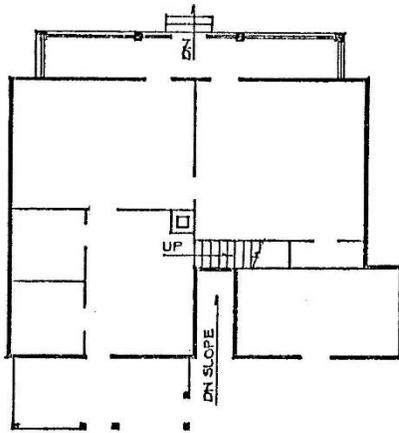


FLOOR PLAN  
PUMP HOUSE  
740 φ'

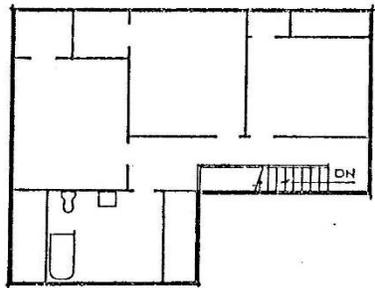


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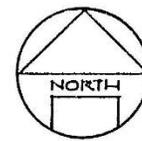
SCALE: 1/16" = 1'-0"



MAIN FLOOR PLAN  
1165 #'



SECOND FLOOR PLAN  
998 #'



ORIGINAL FARMHOUSE

SCALE: 1/16" = 1'-0"

## THE PLAN

### Introduction

In developing a plan for the Jenkins Estate, the steering committee and consultants recognized that there were several different and often competing demands for the property. On the one hand, the land could be used to provide recreational opportunities for the entire community. At the same time, preservation of the special natural, wild and historic features of the site could be considered equally important. The proposed master plan for the Estate attempts to provide for a compatible balance of these demands.

### The Policies

A first step in preparing the plan was to determine general policy guidelines for the development of the Jenkins Estate. After some discussion, the following policies were adopted by the steering committee:

1. The Jenkins Estate will serve all segments of the population within the Tualatin Hills Parks and Recreation District; while preserving the historic and natural character of the existing buildings and grounds.
2. Development and activities at the Jenkins Estate should be compatible with the historic and natural character of the site.

25

3. The historic integrity of the area immediately surrounding the original buildings and gardens should be preserved to the greatest extent possible. This area includes the central portion of the property.
4. New development not directly related to the historic buildings and gardens should be located on the northern and southeastern portions of the site.
5. The Jenkins Estate should be made available for cooperative use for programmed activities by youth and community agencies.
6. The buildings and grounds should be made available for meetings and gatherings of public and private groups or organizations.
7. If horseback riding is permitted in the future, bridle trails should only be allowed with proper buffering and separation from conflicting uses and activities.\*
8. The Jenkins Estate should not be developed for organized athletics.
9. Motorized vehicles including motorcycles, snowmobiles and all terrain vehicles shall not be allowed.

In general then, preserving the historic values of the Estate has been given a high priority. Active recreational uses are to be of a compatible nature and must be carefully screened and buffered.

\* Present Park District policy does not now allow horses within any of its parks.

Excerpt from the Jenkins Estate  
Park Development Master Plan  
prepared by Robert E. Meyer Consultants  
1978

26

### Development Program

From these policies, a development program was prepared dividing the site into four use areas. These areas include the:

1. Intensive Use Area
2. Historic Core Area
3. Day Camp Complex
4. Natural Area

The first three of these areas will be developed with structures and facilities for moderate to intensive use, while the fourth area will remain natural and essentially unimproved.

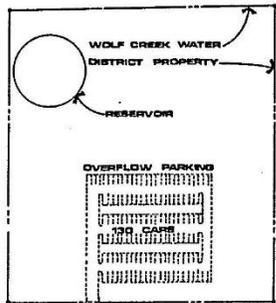
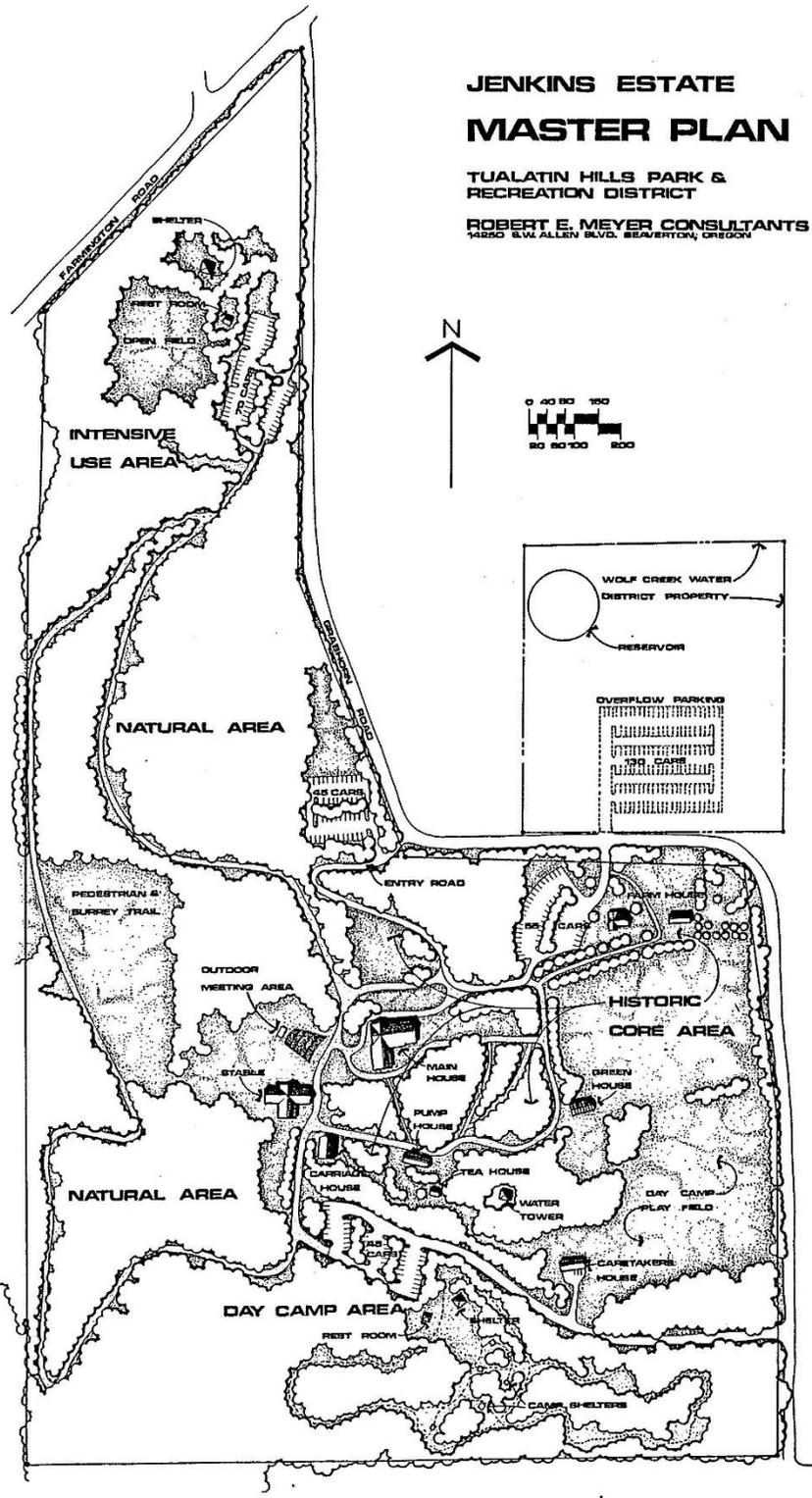
### The Master Plan Map

The various use areas and facilities have been presented graphically on the following Master Plan Map. This Map shows the planned location of the different features, indicating their relative proximity and sizes.

# JENKINS ESTATE MASTER PLAN

TUALATIN HILLS PARK &  
RECREATION DISTRICT

ROBERT E. MEYER CONSULTANTS  
14250 S.W. ALLEN BLVD. SEASIDE, OREGON

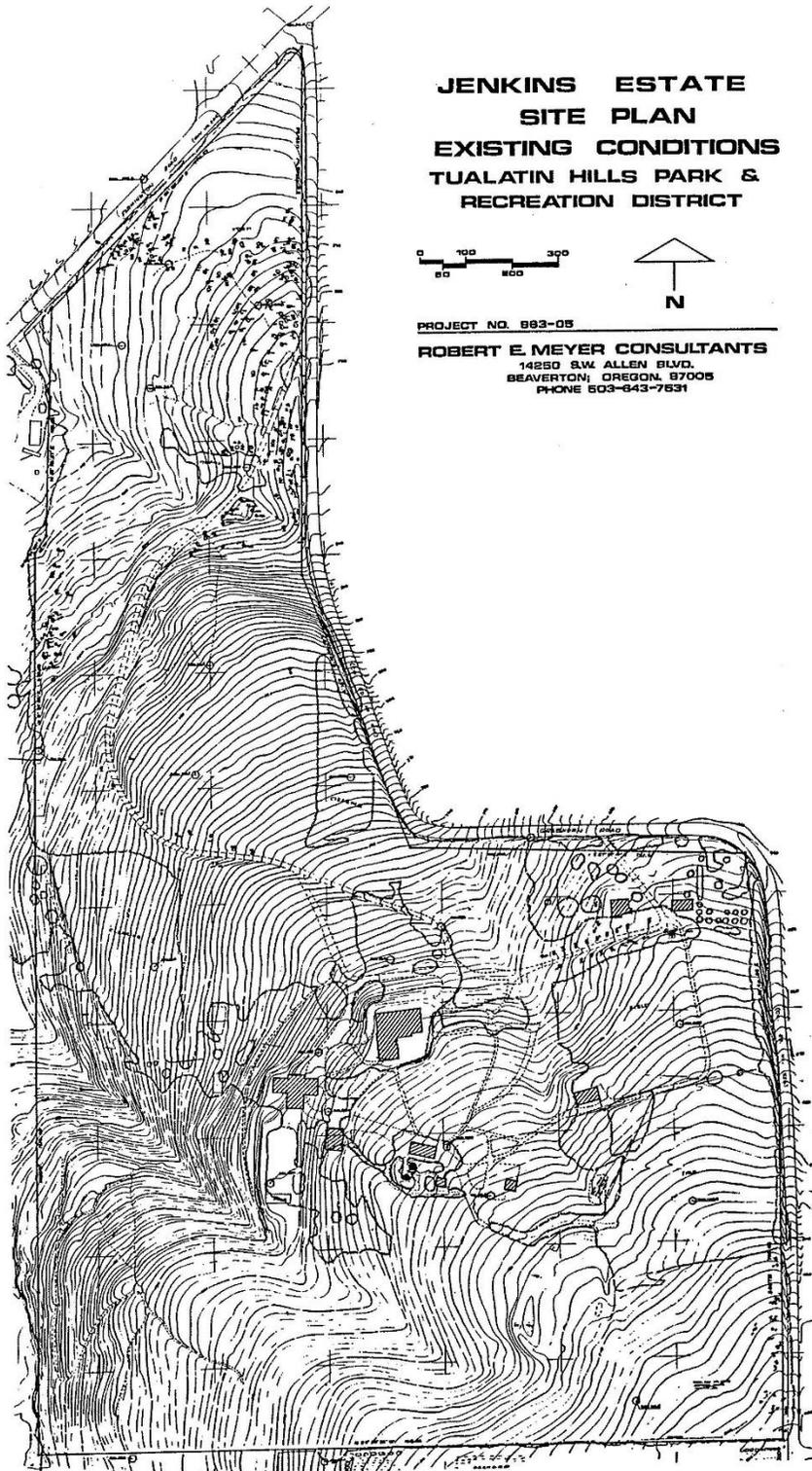


**JENKINS ESTATE  
SITE PLAN  
EXISTING CONDITIONS  
TUALATIN HILLS PARK &  
RECREATION DISTRICT**



PROJECT NO. 883-05

**ROBERT E. MEYER CONSULTANTS**  
14250 S.W. ALLEN BLVD.  
BEAVERTON, OREGON, 97005  
PHONE 503-643-7531



TOPOGRAPHY BY MURRAY-McCORMICK

## INTENSIVE USE AREA

The Intensive Use Area will be located at the lower end of the Jenkins Estate in the area abutting Farmington Road. This will be the most actively used area, providing space for picnicking, volleyball, badminton, frisbee, and other such activities. In accordance with the adopted development policies, though, no facilities for organized team sports will be included.

The location of the Intensive Use Area in the lower portion of the site will permit the buffering of these more active uses from the historic area. By keeping the intensive uses near the major arterial many persons may use the recreational facilities there without necessarily visiting the Historic Core Area further up the slope. In fact, the current drive to the Main House will be closed to public traffic and converted to a pathway for pedestrians and park vehicles only. A separate new access point will be provided for the historic area.

Another advantage of developing the lower area for active use relates to slope. This area is one of the flattest portions of the site providing necessary level areas for parking, picnicking facilities and quieter sports.

Specific facilities to be developed in the Intensive Use Area will include an outdoor picnic area with ample cooking facilities and a seating capacity for 200 persons. In addition, a picnic shelter will provide seating for another 50 picnickers. The shelter, covering about 1000 square feet, will have facilities for preparing picnic meals, including water sources and perhaps electric stoves. Nearby, a separate restroom facility will be provided at a location which will also be easily accessible to people arriving and departing via the parking lot. New parking facilities will have a capacity for 70 vehicles and will be

located within 300 feet of the picnic shelter. Also included in the now-wooded active use area will be a clearing large enough for informal games. A small loop trail will connect the field, the restrooms, the parking lots and the picnic area and all of these developments will be located in a way which will retain adequate buffering from traffic along Farmington and Grabhorn Roads. An informational kiosk will also be included in the Intensive Use Area.

#### HISTORIC CORE AREA

The Historic Core Area is located in the central portion of the Jenkins Estate site and includes all of the historic buildings and gardens. In accordance with the adopted policies, the exterior historical quality of the original buildings and gardens will be maintained as accurately as possible. Particular emphasis will be placed on retaining the appearance of the entire grouping of structures as they relate historically to the gardens and grounds. At the same time, a few additional facilities, will be needed to more fully utilize the Core Area. These features will be carefully designed and sited and will avoid encroaching on the historical character of the area. Interior uses of original buildings will also, in some cases, require changes. These alterations, however, will not impair the overall historic appearance of the Estate. Suggested uses and improvements of existing buildings are as follows:

##### Main House

##### Proposes Uses:

The primary use of the House will be as a conference center. The Living Room, Dining Room, Owner's Room and

Chambers #1 and 2 (see original plans) will be general purpose meeting rooms which various groups may reserve in advance. The Kitchen and Pantry areas will provide space for arranging catered meals, although no original food preparation would occur there. The Vestibule and Chamber #1 will be remodeled for use as rest-rooms and the servants quarters, consisting of two small rooms and a bathroom, will be temporarily used as a caretaker's quarters.

The second floor of the Main House will be used for park staff offices. Occupancy of these offices, however, could not exceed 10 persons since an additional fire exit would be required. The basement shall continue unused except for mechanical equipment and storage.

Proposed Restoration and Rehabilitation:

1. New fire-retardent cedar roof shingles and new metal flashing. Repair and/or replace gutters.
2. Repair and/or replace damaged exterior siding and other woodwork to match original.
3. Remodel Vestibule and Chamber #1 for public rest-rooms - provide for handicapped use.
4. Revise exit doors to meet building codes.
5. Install new electric wiring system.
6. Install automatic fire sprinkler system in Basement, 1st and 2nd floors, and attic.
7. Install carpeting and refinish interior surfaces as required.
8. Stain and paint exterior to match original.
9. Install time clocks and zone controls on the furnaces in order to conserve energy.

Stable

Proposed Uses:

The Stable will be used as an educational and cultural center with a variety of arts and crafts classes on the lower and main levels. In the loft, the large open space will be available for dancing events, classes and exhibits.

Proposed Restoration and Rehabilitation:

1. New fire retardant cedar roof shingles, and new metal flashings. Repair and/or replace gutters.
2. Repair and/or replace damaged structural elements described in the inventory section of the report.
3. Repair and/or replace damaged exterior siding and other woodwork to match original.
4. Provide two new stairways from the second floor and new doorways as needed to comply with exit requirements of the Building Code.
5. Remove added 2nd floor bedroom.
6. Repair and/or replace wood floors and other damaged finish woodwork. Repair sash for full operation.
7. Install new electric lighting and wiring system.
8. Install automatic fire sprinkler system in all levels including the crawl spaces and the west wing attic.
9. Repair plumbing.
10. Install perimeter foundation drain system and regrade surface for proper drainage.

11. Install new heating system.
12. Stain and paint exterior to match original.
13. Varnish and paint interior surfaces.

Carriage House

Proposed Use:

This structure, which is in poor structural condition, will be used as a shell for public restroom facilities.

Proposed Restoration and Rehabilitation:

1. New fire retardent cedar roof shingles, and new metal flashings. Repair and/or replace gutters.
2. Repair and/or replace damaged siding, roof sheathing, out lookers and other woodwork to match original.
3. Construct new public restrooms within the shell of the existing building. Restrooms shall comply with current building code requirements for use by the handicapped.
4. Install new heating and ventilating, and electrical wiring and lighting systems.
5. Stain and paint exterior to match original. Revarnish existing interior surfaces that remain exposed.

### Greenhouse

#### Proposed Uses:

The Greenhouse will be renovated and used to grow plant materials and flowers for the Estate and other Park District facilities. The structure will also be used for storage of garden tools and equipment. Some emphasis may be made of the greenhouse's historic interest in terms of its general character, old heating equipment, piping and other features.

#### Proposed Restoration and Rehabilitation:

1. New fire retardent cedar roof shingles to replace existing. New metal flashing. Repair and/or replace gutters.
2. Repair and/or replace damaged wood ribs, planting tables, plank floors, and missing glass to match original.
3. Install new heating and electrical systems.
4. Stain and paint exterior siding and trim. Paint steel pipe frame.
5. Clean and repair ventilator operation machinery.

### Tea House

#### Proposed Use:

This structure will be used as a general purpose outdoor covered space.

Proposed Restoration and Rehabilitation:

1. New fire retardent cedar roof shingles. Repair and replace gutters to match original.
2. Repair and/or replace rot damaged wood pole members.
3. Apply clear preservative treatment to all wood pole members.

Water Tower

Proposed Use:

This structure will continue to be used as a water tower.

Proposed Restoration and Rehabilitation:

1. New fire retardent cedar roof shingles, and new metal flashing. Repair and/or replace gutters.
2. Repair and/or replace rot damaged siding, sills, roof members and other exterior woodwork.
3. Stain and paint exterior to match original.

Pump House

Proposed Uses:

This building, containing water wells and associated electrical equipment for the Estate, will continue to be used as a pump house. Also included in the structure will be space for the storage of maintenance and other equipment.

Proposed Restoration and Rehabilitation:

1. New fire retardent cedar roof shingles, and new metal flashing. Replace gutters.
2. Repair and/or replace rot damaged roof members.
3. Stain and paint exterior to match original.

Original Farmhouse

Proposed Use:

The old Farmhouse will be restored and used as a historic house museum.

Proposed Restoration and Rehabilitation:

1. Undertake further physical and documentary research to accurately determine the nature of original construction and subsequent alterations. Establish a restoration date.
2. New fire retardent cedar roof shingles and new metal flashings. Repair and/or replace gutters.
3. Install new foundations under front and back porches, and under the southeast storage room if it is to be retained.
4. Repair and/or replace damaged skirt boards, balusters, porch posts and flooring, and other exterior woodwork to match conditions at the established restoration date.
5. Install new electric wiring and lighting system.
6. Install new heating system and repair plumbing as needed.

7. Install automatic fire sprinkler system in all levels including attic and crawl spaces.
8. Restore interior configurations, and interior and exterior finishes as accurately as possible to the conditions at the established restoration date.

The Estate grounds are likewise to be restored and developed for public use. The gardens will be renovated with the original pond and water features, perennial borders, primrose path, rhododendron walkway and adjacent wildflower garden. Parts of the gardens may be prepared for interpretive display with markers installed identifying the plants and providing information on the history of the gardens. A botanical garden may be developed as well as a plant propagation area near the greenhouse. Also proposed is a new system of open channels and water features to distribute irrigation water from the water tower to the gardens. A piped irrigation system should also be provided for the formal garden area.

Another element in the development plan for the Historic Core Area will be the renovation of the orchard east of the old farmhouse. Old trees will be pruned or replaced as needed. Nearby, the original bridle paths may be restored for footpaths and nature trails. A loop pedestrian circulation system will be provided which will allow users to view the entire complex and might also include a loop trail for a horse drawn surrey ride. Finally, a grassy slope near the stable would be maintained for use as an outdoor meeting space or informal theater. The entire Historic Area could provide space for festivals or events attended by several hundred people.

New structures to be developed in the Historic Area would include two parking lots and three information kiosks. According to the development program, a new entrance with a one-way loop road to the Main House would be provided. Parking will be split into two smaller lots at either end of the loop. The lower lot north of the main house will provide parking for 45 cars, while

the upper area near the farmhouse could accommodate approximately 55 vehicles. In addition, the reservoir site across Grabhorn Road could provide overflow parking for 130 cars. The Wolf Creek Water District has given tentative approval to the District for use of the area. Currently the site is covered with shrubs. Improvements required would include clearing, grading, preparation of a gravel surface and fencing of the parking area.

The new caretaker's home would be located in an unobtrusive spot at the far southern corner of the Historic Core Area. This elevated position would provide visual surveillance over a maximum area, improving security in the historic area.

#### DAY CAMP AREA

The Day Camp Complex will be located in the wooded southeastern corner of the site. This area is well screened and will not encroach upon the historical character of the core area. A new road will provide access to both the day camp and the caretakers house and a new parking lot with capacity for 45 cars will be included adjacent to the camp. This lot will also be located to serve the Historic Core Area when scheduling permits.

Other facilities proposed in the Day Camp Area would include a picnic shelter with a seating capacity of 40 to 50 people (approximately 800 - 1000 square feet), permanent restroom facilities, and several play structures on a western theme. In addition, several small shelters should be provided which would have the capacity to house small meetings or overnight camping. A playfield for the day camp would be provided in the level northeast portion of the Camp Area. Part of this area is already cleared pasture land.

#### NATURAL AREA

The fourth area in the development program is the Natural Area which is to be essentially left in its existing, undeveloped condition. This wooded area will continue to buffer the estate from nearby quarry uses and will likewise separate the Intensive Use Area from the Historic Core. Besides hiking, nature walks and other types of activities that commonly occur in wooded parks, the old bridle paths may be improved and used as part of the horse drawn surrey ride route. Currently, many of the paths have gullies from use by horses and would have to be improved.

## ADDITIONAL FACILITIES

Though not a separate area, security is a major consideration effecting development of the entire site. Measures considered include a 6-foot high chain link fence around the perimeter of the Estate. All entrances would have gates which would be closed and locked during off hours and electric security alarms are also being contemplated for the major buildings of the Historic Core Area. In addition, park staff will informally keep an eye on the grounds and facilities during park hours while a live-in caretaker will provide constant surveillance.

Other major concerns in the development of the Estate include the provision of sewer and water services. At present, an on-site septic system is the most economical means of providing sewage disposal to the Estate. A number of separate septic tank systems are proposed to serve the various buildings and restrooms. The septic tank system should cost less than half as much as a new sanitary sewer line to connect to the existing and proposed public sewers near 207th and Farmington Road. The restroom proposed for the intensive use area may be close enough to economically connect to a proposed public sewer near 207th and Farmington. In the future when urban development occurs around the Estate it may become more economical to connect all of the buildings to the public sewers.

Water service for the Jenkins Estate will be provided by Wolf Creek Highway Water District. The Intensive Use Area at the lower part of the property can be easily connected to the existing water lines on Grabhorn Road. The upper portion of the site including the Historic Core and Day Camp

areas can be served in the future from the water district line located at the intersection of Grabhorn and Gasner Roads near the southwest corner of the site. Water service can not be provided however until the water district constructs a new reservoir to serve the existing lines. The reservoir is scheduled for operation after 1980.

Until the new reservoir is constructed the upper portion of the site can be served by the well and water tank located near the formal garden area. This existing well system will need some improvements to piping and pump controls to realize its full potential. After connection to the public water system, the well and tank should be retained for irrigation or water supply purposes.

## COSTS

Elements included in the proposed Jenkins Estate Master Plan are general in nature. Facility uses and improvements are broadly described in the Development Program and are schematically located on the Master Plan Map. Actual restoration and new construction work will necessarily relate to more detailed design plans. Consequently, precise cost figures are not available. At the same time, preliminary estimates have been made for many of the major planned improvements. These figures should be updated periodically to allow for inflation of costs. An inflation factor of 10% per year can be used as a very rough guide. A construction industry inflation index such as the "Dodge Construction Cost Index" however would provide a more reliable guide to cost increases.

### JENKINS ESTATE PARTIAL PRELIMINARY COST ESTIMATE (JANUARY 1978)

<u>ITEM DESCRIPTION</u>	<u>COST</u>
<u>Intensive Use Area</u>	
Parking Lot 21,900 square feet, 70 spaces. - clearing, grubbing, grading, paving and stripping.	\$25,000
Picnic Shelter (800 - 1000 square feet).	20,000
Restroom (minimum facility).	60,000
Open Field and Picnic Area - Clearing, grubbing, site grading and seeding	15,000
Kiosk (wooden structure)	1,000

<b>Utilities</b>	
- Septic System	\$ 12,000
- Water Service	3,000
- Site Lighting	<u>8,000</u>
Subtotal	\$144,000
20% Design & Contingencies	<u>29,000</u>
<b>TOTAL</b>	<b>\$173,000</b>

Historic Core Area

Parking Lots, 35,900 square feet, 100 spaces	
- clearing, grubbing, grading, paving and stripping	\$ 45,000
Roadway 12' lane width	
- clearing, grading and paving	21,000
<b>Utilities</b>	
- Temporary water system improvements	5,000
- water service to main house & day camp	23,000
- septic systems	
a. Main House	4,000
b. Old Farm House	2,500
c. Carriage House & Stable	22,000
Caretakers House (800 square feet)	25,000
Kiosks (3)	3,000
<b>Building Renovation &amp; Restoration</b>	
- Main House	90,000
- Stable	95,000
- Carriage House	80,000
- Pump House	6,000
- Water Tower	6,500
- Tea House	2,000

- Greenhouse	\$ 25,000
- Original Farmhouse	45,000
- Site Lighting	25,000
- Landscaping (site & garden restoration)	<u>50,000</u>
Subtotal	\$575,000
25% Design & Contingencies	<u>145,000</u>
TOTAL	\$720,000

Day Camp Area

Parking Lot 23,000 square feet	
- clearing, grubbing, grading, paving and stripping	\$ 25,000
Roadway 20' lane width	
- clearing, grading and paving	20,000
Picnic Shelter (800 - 1000 square feet)	20,000
Restroom	60,000
Trails	
- clearing and minor grading	3,000
Small Camp Shelter (5-8 shelters)	40,000
5000 per shelter	
Utilities	
- Septic system	12,000
* - Water service (see Historic Core Area)	
- Site Lighting	<u>8,000</u>
Subtotal	\$188,000
20% Design & Contingencies	<u>38,000</u>
TOTAL	\$226,000

\*Note: Included within Historic Core Area  
Cost Estimates

Natural Areas

Surfaced Surrey Trail	
6" 1-1/2 - 0 crushed rock topped with 3"	
3/4 - 0 crushed rock and sand	\$ 40,000
6' Chain Link Fence around Perimeter of Site	
- North Property Line	4,000
- East Property Line	20,000
- West Property Line	15,000
- South Property Line	<u>10,000</u>
Subtotal	\$ 89,000
20% Design & Contingencies	<u>18,000</u>
TOTAL	\$107,000
GRAND TOTAL	\$1,226,000

## PRIORITIES

All of these improvements cannot be made at one time. Consequently, the Jenkins Estate Steering Committee has established a general list of priorities. The list, in order of highest priority, is as follows:

1. Development of the water system on the Estate;
2. Provision of access to the Day Camp Area;
3. Structural repair of the stable;
4. Installation of a fire sprinkler system in the Main House and stable as well as the addition of security measures and park gates; electrical rewiring for the Main House;
5. Construction of the parking area near by old farmhouse; and
6. Conversion of the carriage house into restroom facilities

Though not specifically identified by the Steering Committee, two additional high priority items should include (1) development of the Intensive Use Area and (2) completion of the minor modifications required for use of the Main House. All of these items are basic improvements which would

facilitate further development of the Estate. Most of these improvements will also provide immediate user benefits.

Further priorities are divided by use area. Within the Intensive Use Area, for instance, development should proceed as follows:

1. Development of access and parking facilities
2. Provision of water service
3. Addition of picnic tables
4. Clearing of the playfield
5. Construction of the picnic shelter
6. Public restrooms built

In development of the Historic Core Area, improvements should be made first in the Main House, next on the stable, and later on the other outbuildings. Site lighting should be installed early in the development process and garden work should occur concurrently with the improvements of the structures.

In the Day Camp Area, construction should proceed from the picnic shelter to the play structures. When feasible, restrooms and parking areas should also be provided.

## IMPLEMENTATION

Funding for improvements could come from several sources. These sources might include the Bureau of Outdoor Recreation, the National Park Service, as well as a number of private foundations. Fees for use of the Main House and other facilities could also provide revenue for further development of the property. The Bureau of Outdoor Recreation (BOR) under its land and water conservation fund grants program, can provide financial assistance to public bodies for the acquisition and development of outdoor recreation areas and facilities. Under the program, facilities serving urban populations are given priority consideration. Grants from BOR can provide up to 50 percent of facility costs. The National Park Service can also provide funding. Under the National Historic Preservation Act of 1966, the Park Service can provide matching grants for the purchase and development of historic properties. To be eligible, the Jenkins Estate will need to be listed in the National Register of Historic Places.

Once the Master Plan has been adopted by the Tualatin Hills Park Board, the first step toward implementation of the Plan will be to change the property's zoning designation from its current PUD classification to a low density residential zone. A conditional use permit would also be required and might be obtained at the same time. Application for funding should likewise begin immediately following adoption of the Plan. Although not yet announced, the next deadline for BOR special projects funding through the State Parks Department will be about April 21st of this year. If this deadline can be met, the Jenkins Estate project would receive consideration for special funding at the May 25th session.

In obtaining National Park Service funding, the Estate would first be nominated by the Tualatin Hills Park District for listing on the National Register of Historic Places. The nomination would be presented to the State Historic Preserva-

tion Office in the State Parks Department for review. An Advisory Committee would then examine the submission and, if approved, would send the Estate nomination to the National Park Service in Washington. Once approved at the national level, the Jenkins Estate would become eligible for funds from the National Park Service.

Funding through the National Park Service process might be obtained within a period of six months. The State Advisory Committee meets five times a year with the next meeting scheduled for April 4. The application would have to be prepared a few weeks in advance. Following state approval, federal designation generally takes from 2 - 7 months. Park Service funding then may be granted after one or more months time.

## CONCLUSION

The proposed Jenkins Estate Master Plan includes a list of anticipated activities and facilities and their location. More detailed plans for these areas will be required as funds for restoration, construction, operation and maintenance of facilities become available. The order in which improvements will be made will depend in part on available funding sources, in part to citizen-established priorities, and to some degree on the needs of the larger Park District.

The Jenkins Estate Master Plan is a beginning. It provides the framework for future development of the old Estate as cultural and recreational center. Changes in the Plan will undoubtedly occur as new needs and demands become evident. In the meantime, area by area, the historic Jenkins Estate will once more become special place for lively activity and personal tranquility.



## MEMO

**DATE:** April 30, 2019  
**TO:** Board of Directors  
**FROM:** Doug Menke, General Manager  
  
**RE:** General Manager's Report for May 14, 2019

### Drawdown Eco Challenge

THPRD participated in the Drawdown Eco Challenge and placed in the top 20 worldwide. Over 130 staff joined the THPRD team for this three-week challenge, which encouraged taking action on the 100 most substantive solutions to climate change. Participants earned points for such actions as commuting by bicycle, eating meatless meals, and learning about sources of alternative energy. Out of 1,054 teams, THPRD placed 16. Kim Wade, facilities supervisor, will be at your May meeting to provide a short presentation.

### Park and Trail Construction Updates

Staff continue to coordinate with our design consultants and general contractors on overseeing the improvements of several on-going and new construction projects. Gery Keck, Design & Development manager, will be at the May board meeting to provide a short presentation on the following projects:

- **Cedar Hills Park** is one of two community park redevelopment projects promised in the 2008 Bond Measure. Cedar Hills Park construction began in June of 2018 and will continue until fall 2019. The project includes a multi-purpose synthetic turf field, splash pad, two restrooms, concession stand, multi-purpose sport court, bocce ball court, picnic pavilion, sand volleyball, play equipment, community garden, two parking lots, access drive and right-of-way improvements.
- **Westside Trail Segment #18** is funded through a combination of a federal grant and system development charges. Westside Trail Segment #18 is one-mile in length between the Rock Creek Trail and Kaiser Road. The north section of the project, between 147th Ave. and Rock Creek Trail, was completed in 2017. The south section of the project, between 147th Ave. and Kaiser, was opened to the public on April 4, 2019.
- **New Construction** will begin on three projects this Summer including Waterhouse Trail Segment #4, Bonny Slope Trail and Crowell Woods Park. At the April board meeting, the board approved the construction contracts for Waterhouse Trail Segment #4 and Bonny Slope Trail. Both projects are anticipated to begin construction in June. Staff intends to seek board approval of the Crowell Woods Park construction contract at the June board meeting. If approved, construction is anticipated to begin in July.

### Centro de Bienvenida and Voters' Forum

Communications Department staff coordinated two events on Saturday, April 27, at the Elsie Stuhr Center. The first, Centro de Bienvenida, assisted 30 Spanish-speaking families with summer registration. The event was made possible through the assistance of several Spanish-speaking volunteers and a partnership with the Beaverton School District.

The second event was the THPRD Voters' Forum which offered the community the opportunity to meet and listen to all of the candidates for the upcoming THPRD Board of Directors election on May 21. All 10 candidates were invited and 7 were able to participate. The event was sponsored by the Friends of the Elsie Stuhr Center. Communications Director, Holly Thompson, will provide highlights from both events and will share plans for Centro de Bienvenida moving forward.

### **2019 Spring Events Recap**

This spring, THPRD hosted a variety of fun events for families, youth, and seniors. The events ranged from underwater egg hunts, to performing arts shows, to community celebrations in our parks. New this year was Dia de los Ninos, a day to honor and celebrate children, held at Cedar Hills and Garden Home Recreation Centers, as well as the sponsorship of two community events at Rock Creek Park and PCC Rock Creek to celebrate Holi, a Hindu celebration known as the 'festival of colors' that signifies the beginning of spring.

We also hosted several annual events including the Native Plant Sale and Resource Fair, sponsored by the Friends of the Tualatin Hills Nature Park, and the Elsie Stuhr Center Volunteer Appreciation luncheon where 112 year-round volunteers were recognized for providing almost 5,000 hours of volunteer service. Aisha Panas, director of Park & Recreation Services, will provide a brief presentation of these and other spring events at your May meeting.

### **Board of Directors & Budget Committee Meeting Schedule**

The following dates are proposed for the board of directors and budget committee meeting schedule over the next few months. All dates are Tuesdays unless otherwise noted.

- May 21, 2019 (budget committee budget approval)
- June 11, 2019
- June 18, 2019 (budget adoption by board of directors)
- August 13, 2019



## MEMO

**DATE:** May 1, 2019  
**TO:** Doug Menke, General Manager  
**FROM:** Holly Thompson, Communications Director

**RE:** Resolution Appointing Visioning Task Force Members

### Introduction

Staff requests board of director's appointment of 13 people to serve on the Visioning Task Force.

### Background

In April, THPRD recruited community members to serve on the district's new Visioning Task Force (VTF). VTF members will serve for one-year, from May 2019 to May 2020. Their responsibility is to work together to help THPRD with innovative ways to connect and engage our community. They will be advising on engagement strategies and then help implement those strategies by volunteering at at-least 10 community events to gather public input. Our goal was to recruit a diverse pool of applicants that is representative of the people who live within the district.

To support recruitment, staff working with our visioning consultant, JLA, embarked on a robust recruitment plan. Recruitment activities included:

- **Electronic Marketing:** THPRD Monthly newsletter, THPRD Talk, Beaverton NAC list, Cultural Inclusion e-news, Chamber of Commerce E-blast, Beaverton School District calendar posting, all staff email.
- **Web Posting:** THPRD spotlight, Coalition of Communities of Color posting, THPRD volunteer recruitment, multiple regional volunteer posting sites (such as Hands On, etc.)
- **Traditional Media:** press release, Beaverton Resource Guide article.
- **Networking Contacts:** Washington County Civic Leaders email, THPRD advisory committee members, THPRD board of directors, Beaverton School District Leadership Teachers, PTO's and Community Liaisons, Champions Too Steering Committee, Scholarship Assessment contributing organizations (40+ different community contacts), Welcoming Beaverton partners.
- **Social Media Promotion:** Multiple THPRD social media channels postings, Facebook advertisement, Centro Cultural social media posting, partner organization promotion.
- **Print Materials:** Fliers at all THPRD facilities, fliers at all Beaverton schools, fliers at area libraries, fliers at affordable housing provider partner locations.

The recruitment period was three weeks. In all, we received 41 applications. Participation was limited to people who live within THPRD boundaries, so that left us with 38 possible applicants. All 38 were invited to an interview with 34 people choosing to participate.

During the interviews, all applicants were informed about the number of applications received and the number of available spots on the task force. In order to find ways to keep all of

our applicants engaged in the process, staff are working with JLA to design a special visioning input session for all of the applicants not selected for the task force. Several of the applicants expressed interest in helping, by partnering on additional outreach opportunities, regardless of whether they were selected for the task force. We will also be encouraging applicants to consider other opportunities to get involved with THPRD based on the information they shared during the interview process.

**Proposal Request**

Applicants were scored based on a combination of their responses to written questions on the application as well as their responses to questions during the telephone interviews. Staff also considered a variety of factors including race, gender, ethnicity, multilingual abilities, age, and geographic distribution of applicants throughout the district. Based on applicant’s scores in the application and interview process as well as an interest in developing a well-balanced committee, staff recommend appointment of the following applicants to the Visioning Task Force:

- Ann Albrich
- Olivia Brown
- Ronald Ferguson
- Richard Goldner
- Rachel Gowland
- Nadia Hasan
- Shreya Jain
- Kanthi Karumbunathan
- Reid Quiggins
- America Rodriguez
- Victor Sin
- Ewnetu Tsegaw
- Holly Van Houten

Applications for each recommended applicant are attached.

**Action Requested**

Board of directors’ approval of Resolution 2019-05, appointing Visioning Task Force members.

**RESOLUTION 2019-05**  
TUALATIN HILLS PARK & RECREATION DISTRICT, OREGON

**A RESOLUTION APPOINTING  
VISIONING TASK FORCE MEMBERS**

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

**WHEREAS**, each task force member shall be appointed by the Board for a term of just over one-year, serving from May 2019 to May 2020; and

**WHEREAS**, the selected people have demonstrated their interest and knowledge in the work of the Visioning Task Force. Now, therefore

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

The Board of Directors approves the appointment of the following individuals to the Visioning Task Force.

- Ann Albrich
- Olivia Brown
- Ronald Ferguson
- Richard Goldner
- Rachel Gowland
- Nadia Hasan
- Shreya Jain
- Kanthi Karumbunathan
- Reid Quiggins
- America Rodriguez
- Victor Sin
- Ewnetu Tsegaw
- Holly Van Houten

Duly passed by the Board of Directors of the Tualatin Hills Park & Recreation District this 14<sup>th</sup> day of May 2019.

\_\_\_\_\_  
Ali Kavarianian, Board President

\_\_\_\_\_  
Felicitia Montebianco, Board Secretary

ATTEST:

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



**Visioning Task Force Application**

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Yes  No

**Application Process**

If you are interested in serving on the Visioning Task Force, please complete the following application.

**Applications must be received by 5 pm on Sunday, April 21, 2019.**

**Applications can be submitted by email, mail or hand-delivered to:**

Attn: Jaspreet Chahal, Community Engagement Specialist  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006  
jchahal@thprd.org

First/Last Name:	<u>ANN/ALBRICH</u>	Today's Date (mm/dd/yy):	<u>04/12/19</u>
Address:	[REDACTED]	City:	[REDACTED]
Home Phone:	[REDACTED]	Work Phone:	[REDACTED]
		Cell Phone:	[REDACTED]
Email:	[REDACTED]		

**Please answer the following questions.**

1. What excites you about the possibility of serving on the Visioning Task Force to help shape the future of parks and recreation?

I HAVE RESIDED WITHIN THE THPRD FOR SIX YEARS. IT HAS BEEN AMAZING TO WITNESS, FIRST HAND, ALL THE RAPID GROWTH. HAVING BEEN BORN IN PORTLAND, I HAVE AN UNUSUAL PERSPECTIVE. THE FEELING OF URGENCY TO ACQUIRE + PROTECT PUBLIC SPACE FOR FUTURE GENERATIONS, AS WELL AS LEAVING A LASTING ENVIRONMENT PROTECTION.

2. Members will be very involved in helping ask people what they want for the future of parks and recreations. What are some of your ideas to connect with people to seek their input?

I WOULD LOVE TO GET THE WORD OUT TO NEW RESIDENTS, ESPECIALLY THOSE UNDER REPRESENTED POPULATIONS WHERE BARRIERS TO LANGUAGE, FINANCIAL RESOURCES, + PHYSICAL CHALLENGES ARE PRESENT.

SOME OF OUR COMMUNITY WHO MIGHT MAKE BEST USE OF THE THRPD OFFERINGS, HAVE OBSTACLES THAT MAY PREVENT PARTICIPATION. IE: LANGUAGE, WHEELCHAIRS, OR SIMPLY HAVE NOT BEEN AWARE OF PROGRAMS OR THAT FINANCIAL SCHOLARSHIP MAY BE AVAILABLE.

3. THPRD aims to provide all individuals the opportunity to play, learn, and explore. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population. Please tell us about your experience working with diverse communities (this could include differing interests, abilities, socioeconomic backgrounds, or cultures).

I HAVE WORKED IN HOME HEALTH FOR SEVERAL YEARS. THIS INCLUDED SENIORS AS WELL AS DISABLED. I AM CONVERSANT IN ASL FOR THE DEAF, MY OWN CHILDREN ARE ADOPTED FROM ASIA, AND AS A SINGLE PARENT RELIED HEAVILY UPON PARKS + REC AFFORDABLE + QUALITY PROGRAMS WHILE RAISING MY CHILDREN.

4. Being a Visioning Task Force member requires attendance at monthly meetings over a one-year period (May 2019-May 2020) and participation at 10 engagement events to get public feedback. Are you able to make this commitment?

YES, MOST DEFINITELY. I FEEL WHAT THRPD OFFERS IS BECOMING MORE + MORE VALUABLE TO A GROWING COMMUNITY. ALL PEOPLE NEED TO FEEL THESE PROGRAMS + PARKS ARE ACCESSIBLE. I HIGHLY VALUE THE MISSION AND WILL MAKE MY TIME AVAILABLE.

## Demographic Information

In order to best serve the region's communities as broadly as possible, the Tualatin Hills Park & Recreation District hopes to understand who our programs currently serve. Any information you provide is helpful.

Occupation: ADMINISTRATIVE ASSISTANT

**What best describes your ethnicity?** Please check all that apply.

- |   |  |  |
|---|--|--|
| <input type="radio"/> American Indian/Alaskan Native    | <input type="radio"/> Asian                        | <input type="radio"/> Black/African American                 |
| <input type="radio"/> Latino/Hispanic                   | <input type="radio"/> Middle Eastern/North African | <input type="radio"/> Native Hawaiian/other Pacific Islander |
| <input type="radio"/> Slavic                            | <input type="radio"/> White                        | <input type="radio"/> Prefer to describe:                    |
| <input checked="" type="radio"/> Prefer not to disclose |  |  |

**What best describes your gender?** Please check all that apply.

- |   |  |  |
|---|--|--|
| <input type="radio"/> Male                  | <input checked="" type="radio"/> Female      | <input type="radio"/> Gender expansive (e.g., non-binary, agender, gender fluid) |
| <input type="radio"/> Transfeminine         | <input type="radio"/> Transmasculine         | <input type="radio"/> Two Spirit   |
| <input type="radio"/> Not sure or undecided | <input type="radio"/> Prefer not to disclose | <input type="radio"/> Prefer to describe:  |

**What language(s) are most spoken in your home?** Please check all that apply.

- |                                 |  |                                  |   |
|---------------------------------|--|----------------------------------|---|
| <input type="radio"/> Cantonese | <input checked="" type="radio"/> English | <input type="radio"/> French     | <input type="radio"/> German              |
| <input type="radio"/> Korean    | <input type="radio"/> Mandarin           | <input type="radio"/> Russian    | <input type="radio"/> Somali              |
| <input type="radio"/> Spanish   | <input type="radio"/> Ukrainian          | <input type="radio"/> Vietnamese | <input type="radio"/> Prefer to describe: |

**What is your age?**

- |                                |                                 |                                 |  |                               |  |
|--------------------------------|---------------------------------|---------------------------------|--|-------------------------------|--|
| <input type="radio"/> Under 18 | <input type="radio"/> 18-29 yrs | <input type="radio"/> 30-45 yrs | <input checked="" type="radio"/> 46-65 yrs | <input type="radio"/> 66+ yrs | <input type="radio"/> Prefer not to disclose |
|--------------------------------|---------------------------------|---------------------------------|--|-------------------------------|--|



### Visioning Task Force Application

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Yes       No

#### Application Process

If you are interested in serving on the Visioning Task Force, please complete the following application.

**Applications must be received by 5 pm on Sunday, April 21, 2019.**

**Applications can be submitted by email, mail or hand-delivered to:**

Attn: Jaspreet Chahal, Community Engagement Specialist  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006  
jchahal@thprd.org

First/Last Name: Olivia J. Brown		Today's Date
		:04/19/2019      04/19/2019
Address:	████████████████████	City: ██████████      Zip: ██████████
Home Phone:	████████████████████	Work Phone: ██████████      Cell Phone: ██████████
Email:	████████████████████	████████████████████

#### Please answer the following questions.

1. What excites you about the possibility of serving on the Visioning Task Force to help shape the future of parks and recreation?

As an in-district resident of THPRD, and a participant at various sites: Elsie Stuhr, Conestoga, and the Indoor Track, I have had the opportunity to see and experience the various opportunities available to a multitude of individuals (younger/older and of various ethnic backgrounds). I applaud THPRD for their level of community outreach serving individuals/families of different languages, in particular, Spanish as evidenced by the number of posters/publications that are Spanish bilingual. I would like to be an instrumental force in supporting and developing additional avenues of outreach, for example, making the various nature parks attractive and accessible to families who may not understand the unique resources – both informative and educational – available at these locations to both parents and children.

2. Members will be very involved in helping ask people what they want for the future of parks and recreations.

What are some of your ideas to connect with people to seek their input?

Consider preparing/distributing flyers (multi-lingual) to various community locations, highlighting events and resources available within THPRD and asking participants about their interests/needs. As an additional outreach effort, visit local schools giving short interactive presentations to groups of students/teachers and facilitate with follow-up field trips. Also visit various community/church meetings where families would be interested in visiting parks but are hesitant to do so. Encourage individuals younger and older about the benefits of participating in THPRD activities as a possible avenue to an educational and/or career pursuit. It would be helpful to have bilingual staff on board at those gatherings.

3. THPRD aims to provide all individuals the opportunity to play, learn, and explore. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population. Please tell us about your experience working with diverse communities (this could include differing interests, abilities, socioeconomic backgrounds, or cultures).

As I have already indicated, in my opinion, it is evident that THPRD makes a concerted effort to minimize barriers to participation. As an organization within the city of Beaverton, it is also evident that THPRD along with the city strive to recognize the heritage of its residents with various multicultural events and celebrations. As a retired teacher and administrator, I have had the opportunity to work in the highly diverse (both culturally and socio-economically) city of San Francisco and in the rural city of McMinnville, Oregon. I have worked with Kindergarten students, with middle school students most of my career, and high school students. In each environment, I would set high expectations for my students and take them on various educational field trips as a means of learning "outside of the classroom walls". I wanted my students and their parents to learn about resources in their community. As an ELL (English Language Learner) and Spanish as a Modern Language teacher, I had a diverse group of students at all times. I worked effectively in inspiring my students to learn and strive towards becoming positive role models and contributing adults in their community.

4. Being a Visioning Task Force member requires attendance at monthly meetings over a one-year period (May 2019-May 2020) and participation at 10 engagement events to get public feedback. Are you able to make this commitment?

Yes, I am prepared to make a one-year commitment to become a member of the THPRD Visionary Task Force. I look forward to an opportunity to work with the THPRD organization as it looks forward to setting goals and aspirations for its residents (and non-residents) for the coming decades.

## Demographic Information

In order to best serve the region's communities as broadly as possible, the Tualatin Hills Park & Recreation District hopes to understand who our programs currently serve. Any information you provide is helpful.

**Occupation:** Retired Teacher

**What best describes your ethnicity?** Please check all that apply.

- |  |  |  |
|--|--|--|
| <input type="radio"/> American Indian/Alaskan Native | <input type="radio"/> Asian                        | <input type="radio"/> Black/African American                 |
| <input checked="" type="radio"/> Latino/Hispanic     | <input type="radio"/> Middle Eastern/North African | <input type="radio"/> Native Hawaiian/other Pacific Islander |
| <input type="radio"/> Slavic                         | <input type="radio"/> White                        | <input type="radio"/> Prefer to describe:                    |
| <input type="radio"/> Prefer not to disclose         |  |  |

**What best describes your gender?** Please check all that apply.

- |   |  |  |
|---|--|--|
| <input type="radio"/> Male                  | <input checked="" type="radio"/> Female      | <input type="radio"/> Gender expansive (e.g., non-binary, agender, gender fluid) |
| <input type="radio"/> Transfeminine         | <input type="radio"/> Transmasculine         | <input type="radio"/> Two Spirit   |
| <input type="radio"/> Not sure or undecided | <input type="radio"/> Prefer not to disclose | <input type="radio"/> Prefer to describe:  |

**What language(s) are most spoken in your home?** Please check all that apply.

- |                                 |  |                                  |   |
|---------------------------------|--|----------------------------------|---|
| <input type="radio"/> Cantonese | <input checked="" type="radio"/> English | <input type="radio"/> French     | <input type="radio"/> German              |
| <input type="radio"/> Korean    | <input type="radio"/> Mandarin           | <input type="radio"/> Russian    | <input type="radio"/> Somali              |
| <input type="radio"/> Spanish   | <input type="radio"/> Ukrainian          | <input type="radio"/> Vietnamese | <input type="radio"/> Prefer to describe: |

**What is your age?**

- |                                |                                 |                                 |                                 |  |  |
|--------------------------------|---------------------------------|---------------------------------|---------------------------------|--|--|
| <input type="radio"/> Under 18 | <input type="radio"/> 18-29 yrs | <input type="radio"/> 30-45 yrs | <input type="radio"/> 46-65 yrs | <input checked="" type="radio"/> 66+ yrs | <input type="radio"/> Prefer not to disclose |
|--------------------------------|---------------------------------|---------------------------------|---------------------------------|--|--|



**Visioning Task Force Application**

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Yes       No

**Application Process**

If you are interested in serving on the Visioning Task Force, please complete the following application.

***Applications must be received by 5 pm on Sunday, April 21, 2019.***

**Applications can be submitted by email, mail or hand-delivered to:**

Attn: Jaspreet Chahal, Community Engagement Specialist  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006  
jchahal@thprd.org

First/Last Name:	<b>Ronald Ferguson</b>			Today's Date (mm/dd/yy):	<b>4/21/2019</b>	
Address:	[REDACTED]		City:	[REDACTED]	Zip:	[REDACTED]
Home Phone:	[REDACTED]	Work Phone:	[REDACTED]	Cell Phone:	[REDACTED]	
Email:	[REDACTED]					

**Please answer the following questions.**

1. What excites you about the possibility of serving on the Visioning Task Force to help shape the future of parks and recreation?

Too much to fit into this space! I want to meet people where they are - events, programs, gathering places - around the region. I want to listen and learn from them. I want to hear what their opinions are of THPRD - what excites them and what they'd like to see happen. When my partner and I first moved here from out of state, one of the main reasons we selected Beaverton was the community's dedication to the parks, and recreation centers and activities. It would be an honor to help shape these programs in any way moving forward.

2. Members will be very involved in helping ask people what they want for the future of parks and recreations. What are some of your ideas to connect with people to seek their input?

I am sure THPRD has some great ideas and plans for the 10 community engagement events - where and how - with certain approaches such as information tables/booths, and surveys, etc. However, I would like to expand beyond that and talk to people wherever they may be. I am not shy about approaching people and asking their thoughts and opinions. It would be great to connect with people who perhaps aren't currently taking advantage of the parks, events, and activities, to find out why, and learn more about what would make them want to be an active participant.

3. THPRD aims to provide all individuals the opportunity to play, learn, and explore. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population. Please tell us about your experience working with diverse communities (this could include differing interests, abilities, socioeconomic backgrounds, or cultures).

In my 20+ years as an informal educator in a museum setting, I have worked with a variety of communities. I have done extensive work with students and families of lower socioeconomic backgrounds by providing an afterschool program pairing students with community mentors (artists, scientists, etc.) through a federal grant. I managed a music education program, providing instruments and instruction to students who would otherwise not be able to afford them. I also serve as the DEI (Diversity, Equity, and Inclusion) liaison with our Board of Directors in my current role. I look forward to discussing other work I have done in this arena with you in person, if given the opportunity.

4. Being a Visioning Task Force member requires attendance at monthly meetings over a one-year period (May 2019-May 2020) and participation at 10 engagement events to get public feedback. Are you able to make this commitment?

Yes, most definitely. This is an exciting opportunity. Thank you for your consideration.

## Demographic Information

In order to best serve the region's communities as broadly as possible, the Tualatin Hills Park & Recreation District hopes to understand who our programs currently serve. Any information you provide is helpful.

**Occupation:** Director of Education, World of Speed Motorsports Museum

**What best describes your ethnicity?** Please check all that apply.

- American Indian/Alaskan Native     Asian     Black/African American  
 Latino/Hispanic     Middle Eastern/North African     Native Hawaiian/other Pacific Islander  
 Slavic     White     Prefer to describe:  
 Prefer not to disclose

**What best describes your gender?** Please check all that apply.

- Male     Female     Gender expansive (e.g., non-binary, agender, gender fluid)  
 Transfeminine     Transmasculine     Two Spirit  
 Not sure or undecided     Prefer not to disclose     Prefer to describe:

**What language(s) are most spoken in your home?** Please check all that apply.

- Cantonese     English     French     German  
 Korean     Mandarin     Russian     Somali  
 Spanish     Ukrainian     Vietnamese     Prefer to describe:

**What is your age?**

- Under 18     18-29 yrs     30-45 yrs     46-65 yrs     66+ yrs     Prefer not to disclose



**Visioning Task Force Application**

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Yes       No

**Application Process**

If you are interested in serving on the Visioning Task Force, please complete the following application.

**Applications must be received by 5 pm on Sunday, April 21, 2019.**

**Applications can be submitted by email, mail or hand-delivered to:**

Attn: Jaspreet Chahal, Community Engagement Specialist  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006  
jchahal@thprd.org

First/Last Name: <b>Richard Goldner</b>			Today's Date (mm/dd/yy): <b>04/18/19</b>		
Address: [REDACTED]		City: [REDACTED]		Zip: [REDACTED]	
Home Phone: [REDACTED]		Work Phone: [REDACTED]		Cell Phone: [REDACTED]	
Email: [REDACTED]					

**Please answer the following questions.**

1. What excites you about the possibility of serving on the Visioning Task Force to help shape the future of parks and recreation?

I have been a local Beaverton resident and community member for the past 35 years. I have taken part in a variety of THPRD activities and events during this time. My family, including my wife and three children have been actively involved with sports, park services and educational programs during this time. I have observed a great deal of growth and positive development over the years, and would like to be more actively involved by give back by being part of this type of task force. As a long time educator, I believe that I could contribute to this process as well as facilitate ideas from others in the community.

2. Members will be very involved in helping ask people what they want for the future of parks and recreations. What are some of your ideas to connect with people to seek their input?

Actively seeking out ideas and actively listening to those in the community will remain an important strategy in this type of survey. Conducting brief interviews during local events at the various service centers as well as soliciting information as people walk the trails or grounds could be an effective way to gather input. It is also important to reach out to those in the community who have limited access to the events and experiences at THPRD. This could be accomplished over the phone or by informally visiting with folks (e.g., schools, stores, retirement centers, etc.). I have the time, the background and interest in being part of such activities.

3. THPRD aims to provide all individuals the opportunity to play, learn, and explore. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population. Please tell us about your experience working with diverse communities (this could include differing interests, abilities, socioeconomic backgrounds, or cultures).

THPRD has been visibly active in reaching out to diverse populations in recent years. For example, the summer events and concerts have been a notable success. As a principal and psychologist, I was actively involved with creating a welcoming and motivating school climates for students and their families who came from a wide range of backgrounds, cultures and interests. In addition, I have received special training in the area of group equity and cultural awareness which could be valuable with this aspect of the task force.

4. Being a Visioning Task Force member requires attendance at monthly meetings over a one-year period (May 2019-May 2020) and participation at 10 engagement events to get public feedback. Are you able to make this commitment?

Yes.

## Demographic Information

In order to best serve the region's communities as broadly as possible, the Tualatin Hills Park & Recreation District hopes to understand who our programs currently serve. Any information you provide is helpful.

**Occupation:** Public School Principal and School Psychologist (Retired)

**What best describes your ethnicity?** Please check all that apply.

- American Indian/Alaskan Native     Asian     Black/African American  
 Latino/Hispanic     Middle Eastern/North African     Native Hawaiian/other Pacific Islander  
 Slavic     White     Prefer to describe:  
 Prefer not to disclose

**What best describes your gender?** Please check all that apply.

- Male     Female     Gender expansive (e.g., non-binary, agender, gender fluid)  
 Transfeminine     Transmasculine     Two Spirit  
 Not sure or undecided     Prefer not to disclose     Prefer to describe:

**What language(s) are most spoken in your home?** Please check all that apply.

- Cantonese     English     French     German  
 Korean     Mandarin     Russian     Somali  
 Spanish     Ukrainian     Vietnamese     Prefer to describe:

**What is your age?**

- Under 18     18-29 yrs     30-45 yrs     46-65 yrs     66+ yrs     Prefer not to disclose



### Visioning Task Force Application

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Yes       No

**Application Process**

If you are interested in serving on the Visioning Task Force, please complete the following application.

**Applications must be received by 5 pm on Sunday, April 21, 2019.**

**Applications can be submitted by email, mail or hand-delivered to:**

Attn: Jaspreet Chahal, Community Engagement Specialist  
 Tualatin Hills Park & Recreation District  
 15707 SW Walker Road, Beaverton, OR 97006  
 jchahal@thprd.org

First/Last Name: Rachel Gowland		Today's Date (mm/dd/yy): 04/19/2019	
Address: [REDACTED]	City: [REDACTED]	Zip: _____	
Home Phone: _____	Work Phone: _____	Cell Phone: [REDACTED]	
Email: [REDACTED]	_____		

**Please answer the following questions.**

1. What excites you about the possibility of serving on the Visioning Task Force to help shape the future of parks and recreation?

As a resident of unincorporated Washington County, I see our parks and facilities as key community connectors. They are a primary way for families to recreate together and for people of all ages to get to know one another and experience togetherness here. However, a key component of this phenomenon has a lot to do with where facilities are, what's offered, and whether people can access those offerings. I would be excited to use my background and knowledge to ask strong questions to get the feedback THPRD is looking for.

2. Members will be very involved in helping ask people what they want for the future of parks and recreations. What are some of your ideas to connect with people to seek their input?

My background is in campaigns and community organizing. I think it's really important to offer ways that people can give input in multiple languages. We should be seeking out people who utilize THPRD but we should also be asking people who don't why not. I think we could even recruit volunteers from various communities to help in this effort. I'm really comfortable with organizing tabling and canvassing events like this. I'm also great with maintaining good data so that we can make an accurate assessment of what the community is telling us.

3. THPRD aims to provide all individuals the opportunity to play, learn, and explore. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population. Please tell us about your experience working with diverse communities (this could include differing interests, abilities, socioeconomic backgrounds, or cultures).

In July I will be concluding my role as the Alumnae Committee Chair at the Center for Women's Leadership. We are dedicated to inspiring women from diverse backgrounds to lead. I have learned about the barriers to leadership that women of all backgrounds collectively face. I also worked in the Oregon Legislature for two sessions and learned so much about how policy is often made without including stakeholders in the decision. There are better ways to make policies that affect our communities and I'd like to be involved in that process.

4. Being a Visioning Task Force member requires attendance at monthly meetings over a one-year period (May 2019-May 2020) and participation at 10 engagement events to get public feedback. Are you able to make this commitment?

I would absolutely be able to make this commitment. Though THPRD and Washington County have different boundaries, I do call Washington County my home and want to work hard to make it a better place for everyone to live. I think parks are such a critical piece of that puzzle. I'd love the opportunity to serve on this Task Force.

## Demographic Information

In order to best serve the region's communities as broadly as possible, the Tualatin Hills Park & Recreation District hopes to understand who our programs currently serve. Any information you provide is helpful.

Occupation: Assistant Director of Annual Fund, Reed College

**What best describes your ethnicity?** Please check all that apply.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> American Indian/Alaskan Native | <input type="checkbox"/> Asian                        | <input type="checkbox"/> Black/African American                 |
| <input type="checkbox"/> Latino/Hispanic                | <input type="checkbox"/> Middle Eastern/North African | <input type="checkbox"/> Native Hawaiian/other Pacific Islander |
| <input type="checkbox"/> Slavic                         | <input checked="" type="radio"/> White                | <input type="checkbox"/> Prefer to describe:                    |
| <input type="checkbox"/> Prefer not to disclose         |   |   |

**What best describes your gender?** Please check all that apply.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Male                  | <input checked="" type="radio"/> Female         | <input type="checkbox"/> Gender expansive (e.g., non-binary, agender, gender fluid) |
| <input type="checkbox"/> Transfeminine         | <input type="checkbox"/> Transmasculine         | <input type="checkbox"/> Two Spirit   |
| <input type="checkbox"/> Not sure or undecided | <input type="checkbox"/> Prefer not to disclose | <input type="checkbox"/> Prefer to describe:  |

**What language(s) are most spoken in your home?** Please check all that apply.

- |                                    |   |                                     |  |
|------------------------------------|---|-------------------------------------|--|
| <input type="checkbox"/> Cantonese | <input checked="" type="checkbox"/> English | <input type="checkbox"/> French     | <input type="checkbox"/> German              |
| <input type="checkbox"/> Korean    | <input type="checkbox"/> Mandarin           | <input type="checkbox"/> Russian    | <input type="checkbox"/> Somali              |
| <input type="checkbox"/> Spanish   | <input type="checkbox"/> Ukrainian          | <input type="checkbox"/> Vietnamese | <input type="checkbox"/> Prefer to describe: |

**What is your age?**

- |                                   |  |                                    |                                    |                                  |   |
|-----------------------------------|--|------------------------------------|------------------------------------|----------------------------------|---|
| <input type="checkbox"/> Under 18 | <input checked="" type="radio"/> 18-29 yrs | <input type="checkbox"/> 30-45 yrs | <input type="checkbox"/> 46-65 yrs | <input type="checkbox"/> 66+ yrs | <input type="checkbox"/> Prefer not to disclose |
|-----------------------------------|--|------------------------------------|------------------------------------|----------------------------------|---|



### Visioning Task Force Application

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Yes  No

#### Application Process

If you are interested in serving on the Visioning Task Force, please complete the following application.

**Applications must be received by 5 pm on Sunday, April 21, 2019.**

**Applications can be submitted by email, mail or hand-delivered to:**

Attn: Jaspreet Chahal, Community Engagement Specialist  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006  
jchahal@thprd.org

First/Last Name:	<b>Nadia Hasan</b>	Today's Date (mm/dd/yy):	<b>4/12/19</b>
Address:	████████████████████	City:	██████████
		Zip:	██████████
Home Phone:	██████████	Work Phone:	██████████
		Cell Phone:	██████████
Email:	████████████████████		

#### **Please answer the following questions.**

1. What excites you about the possibility of serving on the Visioning Task Force to help shape the future of parks and recreation?

THPRD represents an opportunity for the community to have safe, welcoming and amazing facilities to help foster growth, learning and development for all ages. While my passion lies with young people, I am especially impressed by the activities available to senior citizens and have been able to benefit from the amazing classes, festivals and facilities. It would be an honor to continue to shape the future of what's happening in this community by participating in the Visioning Task Force.

2. Members will be very involved in helping ask people what they want for the future of parks and recreations. What are some of your ideas to connect with people to seek their input?

I believe the community is the center of the work so whether it's visiting local apartments, religious facilities, attending events in the community or going to schools, I think my ability to network with people, work with them and truly support partnership will allow me seek their input on a regular basis. Whether it's using the online community or physically visiting folks, I am confident I can connect with people.

3. THPRD aims to provide all individuals the opportunity to play, learn, and explore. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population. Please tell us about your experience working with diverse communities (this could include differing interests, abilities, socioeconomic backgrounds, or cultures).

As a former educator in a diverse school, I know first-hand the importance of fostering an inclusive culture - I did this every day in my classroom by ensuring everyone felt welcome. I would adjust my lesson plans based on my target audience and ensure each student had access to the content whether they have a language barrier or a learning disability. I am passionate about serving diverse communities.

4. Being a Visioning Task Force member requires attendance at monthly meetings over a one-year period (May 2019-May 2020) and participation at 10 engagement events to get public feedback. Are you able to make this commitment?

Yes, I can make this commitment.

## Demographic Information

In order to best serve the region's communities as broadly as possible, the Tualatin Hills Park & Recreation District hopes to understand who our programs currently serve. Any information you provide is helpful.

Occupation: Senior Recruiter

**What best describes your ethnicity?** Please check all that apply.

- American Indian/Alaskan Native     Asian     Black/African American  
 Latino/Hispanic     Middle Eastern/North African     Native Hawaiian/other Pacific Islander  
 Slavic     White     Prefer to describe:  
 Prefer not to disclose

**What best describes your gender?** Please check all that apply.

- Male     Female     Gender expansive (e.g., non-binary, agender, gender fluid)  
 Transfeminine     Transmasculine     Two Spirit  
 Not sure or undecided     Prefer not to disclose     Prefer to describe:

**What language(s) are most spoken in your home?** Please check all that apply.

- Cantonese     English     French     German  
 Korean     Mandarin     Russian     Somali  
 Spanish     Ukrainian     Vietnamese     Prefer to describe:

**What is your age?**

- Under 18     18-29 yrs     30-45 yrs     46-65 yrs     66+ yrs     Prefer not to disclose



### Visioning Task Force Application

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Yes       No

#### Application Process

If you are interested in serving on the Visioning Task Force, please complete the following application.

**Applications must be received by 5 pm on Sunday, April 21, 2019.**

**Applications can be submitted by email, mail or hand-delivered to:**

Attn: Jaspreet Chahal, Community Engagement Specialist  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006  
jchahal@thprd.org

First/Last Name: Shreya Jain	Today's Date (mm/dd/yy):	04/21/19
Address: [REDACTED]	City: [REDACTED]	Zip: [REDACTED]
Home Phone: [REDACTED]	Work Phone: [REDACTED]	Cell Phone: [REDACTED]
Email: [REDACTED]		

#### **Please answer the following questions.**

1. What excites you about the possibility of serving on the Visioning Task Force to help shape the future of parks and recreation?

I am excited about having the opportunity to help shape the future of THPRD. I am currently studying urban and regional planning at Portland State University, and I would love to apply what I have been learning about community engagement to the real world. I am also excited about this possibility because I grew up using THPRD's parks and facilities and those services really made my childhood experience great. I would love to look into ways to create a new vision for future generations to come and also experience the same feelings I did as a child.

2. Members will be very involved in helping ask people what they want for the future of parks and recreations. What are some of your ideas to connect with people to seek their input?

One of the ways I would connect with people is to go to public events, and cultural celebrations in the community. I think having easily accessible and short surveys (at these events and online) could be an easy way to get input. Another idea is to have dot voting, so each person has an equal amount of voting power.

3. THPRD aims to provide all individuals the opportunity to play, learn, and explore. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population. Please tell us about your experience working with diverse communities (this could include differing interests, abilities, socioeconomic backgrounds, or cultures).

As a teen, I worked with diverse communities as a volunteer at events, such as the Summer festivals at THPRD parks. I currently am an intern for a project that works closely with unhoused populations and people with diverse socioeconomic backgrounds. I come from a diverse background and I understand the importance of being inclusive to all backgrounds.

4. Being a Visioning Task Force member requires attendance at monthly meetings over a one-year period (May 2019-May 2020) and participation at 10 engagement events to get public feedback. Are you able to make this commitment?

Yes, I am able to make this commitment.

## Demographic Information

In order to best serve the region's communities as broadly as possible, the Tualatin Hills Park & Recreation District hopes to understand who our programs currently serve. Any information you provide is helpful.

Occupation: Graduate Student

**What best describes your ethnicity?** Please check all that apply.

- American Indian/Alaskan Native     Asian     Black/African American  
 Latino/Hispanic     Middle Eastern/North African     Native Hawaiian/other Pacific Islander  
 Slavic     White     Prefer to describe:  
 Prefer not to disclose

**What best describes your gender?** Please check all that apply.

- Male     Female     Gender expansive (e.g., non-binary, agender, gender fluid)  
 Transfeminine     Transmasculine     Two Spirit  
 Not sure or undecided     Prefer not to disclose     Prefer to describe:

**What language(s) are most spoken in your home?** Please check all that apply.

- Cantonese     English     French     German  
 Korean     Mandarin     Russian     Somali  
 Spanish     Ukrainian     Vietnamese     Prefer to describe: Hindi

**What is your age?**

- Under 18     18-29 yrs     30-45 yrs     46-65 yrs     66+ yrs     Prefer not to disclose



### Visioning Task Force Application

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Yes       No

#### Application Process

If you are interested in serving on the Visioning Task Force, please complete the following application.

**Applications must be received by 5 pm on Sunday, April 21, 2019.**

**Applications can be submitted by email, mail or hand-delivered to:**

Attn: Jaspreet Chahal, Community Engagement Specialist  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006  
jchahal@thprd.org

First/Last Name:	<u>Kanthi Karumbunathan</u>		Today's Date (mm/dd/yy):	<u>04/21/2019</u>
Address:	<u>[REDACTED]</u>	City:	<u>[REDACTED]</u>	Zip: <u>[REDACTED]</u>
Home Phone:	<u>[REDACTED]</u>	Work Phone:	<u>[REDACTED]</u>	Cell Phone: <u>[REDACTED]</u>
Email:	<u>[REDACTED]</u>			

#### **Please answer the following questions.**

1. What excites you about the possibility of serving on the Visioning Task Force to help shape the future of parks and recreation?

I am excited that visions put together by myself and a group of other multitalented individuals will be able to shape our community (for the better), and that I will be actively involved in collaborating and imagining new ideas for the community. It excites me that it only takes a small group of people that decide to make a change, to make a big difference, and that though we may only be a few people, we will make a huge difference in the future of parks and recreation. I am glad that I will be able to make parks and recreational areas more enjoyable for others, and encouraging diversity, spending time in nature, and creativity.

2. Members will be very involved in helping ask people what they want for the future of parks and recreations. What are some of your ideas to connect with people to seek their input?

Some ideas I have to connect with people would be to make google forms in order to gain input from the community, and place fliers throughout the community encouraging people to fill out the forms. Building up on this idea we could send out forms to THPRD members asking for their input. Another idea I have would be to place little feedback boxes at THPRD facilities where people could put in slips of paper with feedback about their experience at THPRD. Creating THPRD feedback social media pages would allow for the opportunity to post questions about certain facilities, problems etc. and receive feedback in the comments.

3. THPRD aims to provide all individuals the opportunity to play, learn, and explore. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population. Please tell us about your experience working with diverse communities (this could include differing interests, abilities, socioeconomic backgrounds, or cultures).

I have volunteered/am volunteering at THPRD's Nature LITE program which is a summer camp allowing me to interact with children of all ages and backgrounds. Nature LITE has also given me various leadership opportunities. I also do Indian Classical dance, and at performances I get to meet performers from a variety of ethnic groups and I get the chance to collaborate and interact with them. I have performed at THPRD events many times in the past, and I have got chances to meet so many new acquaintances and form new relationships with others.

4. Being a Visioning Task Force member requires attendance at monthly meetings over a one-year period (May 2019-May 2020) and participation at 10 engagement events to get public feedback. Are you able to make this commitment?

Yes, I am able to attend monthly meetings from May 2019 - May 2020 and participate at 10 engagement events to get public feedback.

## Demographic Information

In order to best serve the region's communities as broadly as possible, the Tualatin Hills Park & Recreation District hopes to understand who our programs currently serve. Any information you provide is helpful.

Occupation: Student

**What best describes your ethnicity?** Please check all that apply.

- American Indian/Alaskan Native     Asian     Black/African American  
 Latino/Hispanic     Middle Eastern/North African     Native Hawaiian/other Pacific Islander  
 Slavic     White     Prefer to describe:  
 Prefer not to disclose

**What best describes your gender?** Please check all that apply.

- Male     Female     Gender expansive (e.g., non-binary, agender, gender fluid)  
 Transfeminine     Transmasculine     Two Spirit  
 Not sure or undecided     Prefer not to disclose     Prefer to describe:

**What language(s) are most spoken in your home?** Please check all that apply.

- Cantonese     English     French     German  
 Korean     Mandarin     Russian     Somali  
 Spanish     Ukrainian     Vietnamese     Prefer to describe: **Tami**

**What is your age?**

- Under 18     18-29 yrs     30-45 yrs     46-65 yrs     66+ yrs     Prefer not to disclose



**Visioning Task Force Application**

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

**Yes**       No

**Application Process**

If you are interested in serving on the Visioning Task Force, please complete the following application.

***Applications must be received by 5 pm on Sunday, April 21, 2019.***

**Applications can be submitted by email, mail or hand-delivered to:**

Attn: Jaspreet Chahal, Community Engagement Specialist  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006  
jchahal@thprd.org

First/Last Name: <u>Reid Quiggins</u>		Today's Date (mm/dd/yy): <u>April 19, 2019</u>	
Address: <u>[REDACTED]</u>	City: <u>[REDACTED]</u>	Zip: <u>[REDACTED]</u>	
Home Phone: <u>[REDACTED]</u>	Work Phone: <u>[REDACTED]</u>	Cell Phone: <u>[REDACTED]</u>	
Email: <u>[REDACTED]</u>			

**Please answer the following questions.**

1. What excites you about the possibility of serving on the Visioning Task Force to help shape the future of parks and recreation?

I've lived within the THPRD boundary my whole life, and been lucky enough to utilize many of the great programs and parks that THPRD offer, and I would love the opportunity to make these services even better for generations to come. I run through THPRD parks almost daily and use recreational facilities almost every week, and I am excited to be able to give back to these services that have improved my life substantially.

2. Members will be very involved in helping ask people what they want for the future of parks and recreations. What are some of your ideas to connect with people to seek their input?

As people adopt busier and busier daily lifestyles, it's important that feedback opportunities be available to people on the go, and not take them out of their daily routine. Therefore, quick online surveys would be an excellent option to yield the maximum number of responses while not inconveniencing others. The THPRD social media platform should also be further developed so that people can comment on posts to provide their input on issues that would be prompted by a post or online bulletin.

3. THPRD aims to provide all individuals the opportunity to play, learn, and explore. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population. Please tell us about your experience working with diverse communities (this could include differing interests, abilities, socioeconomic backgrounds, or cultures).

One Wednesday night a month, I participate in the Northwest Children's Outreach program which aims to provide kids in need in our community with basic needs such as clothing, shoes, and toys. This entails creating bags full of the pre-requested items, organizing donated items, and constructing strollers, toys, and games that will later be donated. I enjoy participating in this program because it allows me to recognize how lucky I am to not have to worry about basic needs, and then be able to provide that service to others in need.

4. Being a Visioning Task Force member requires attendance at monthly meetings over a one-year period (May 2019-May 2020) and participation at 10 engagement events to get public feedback. Are you able to make this commitment?

I will be able to make the commitment to said requirements, as I feel that giving back to my community should have a substantial role in my life. Even though a busy schedule full of school, sports, and events can sometimes feel like a burden, taking some time each month to step back and be able to participate in the Visioning Task Force program I believe will be a good time for reflection and therefore should take precedence.

### Demographic Information

In order to best serve the region's communities as broadly as possible, the Tualatin Hills Park & Recreation District hopes to understand who our programs currently serve. Any information you provide is helpful.

**Occupation:** High School Student

**What best describes your ethnicity?** Please check all that apply.

- American Indian/Alaskan Native
- Asian
- Black/African American
- Latino/Hispanic
- Middle Eastern/North African
- Native Hawaiian/other Pacific Islander
- Slavic
- White
- Prefer to describe:
- Prefer not to disclose

**What best describes your gender?** Please check all that apply.

- Male**
- Transfeminine
- Not sure or undecided
- Female
- Transmasculine
- Prefer not to disclose
- Gender expansive (e.g., non-binary, agender, gender fluid)
- Two Spirit
- Prefer to describe:

**What language(s) are most spoken in your home?** Please check all that apply.

- Cantonese
- English**
- French
- German
- Korean
- Mandarin
- Russian
- Somali
- Spanish
- Ukrainian
- Vietnamese
- Prefer to describe:

**What is your age?**

- Under 18**
- 18-29 yrs
- 30-45 yrs
- 46-65 yrs
- 66+ yrs
- Prefer not to disclose



### Visioning Task Force Application

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Yes       No

#### Application Process

If you are interested in serving on the Visioning Task Force, please complete the following application.

**Applications must be received by 5 pm on Sunday, April 21, 2019.**

**Applications can be submitted by email, mail or hand-delivered to:**

Attn: Jaspreet Chahal, Community Engagement Specialist  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006  
jchahal@thprd.org

First/Last Name: America Rodriguez	Today's Date (mm/dd/yy):	4/15/19
Address: _____	City: _____	Zip: _____
Home Phone: _____	Work Phone: _____	Cell Phone: _____
Email: _____		

#### **Please answer the following questions.**

1. What excites you about the possibility of serving on the Visioning Task Force to help shape the future of parks and recreation?

I'm described as a really happy and energetic person. I love talking to people with the purpose of connecting them to opportunities. I am actively engaged with schools to inspire students to get involved and create positive action to improve and go for higher education by introducing school programs to serve others and make a change. I share my story in school conferences, panels, or high schools to get students motivated. I am heavily engaged with schools and students and I would love to get connected with THPRD for a different experience and serve in a different field. I want to serve and get connected to the local people, gain experience in improving the local environment. I aspire to be a Civil Engineer and I would like to take these experiences of shaping the local for a better future.

2. Members will be very involved in helping ask people what they want for the future of parks and recreations. What are some of your ideas to connect with people to seek their input?

In order to seek people's inputs we want to target a market from different views; adults, teenagers, kids, etc... depending on whose opinions we want we develop a plan for the specific market. Plans examples could be such as going to schools for tabling, having games and prizes in exchange for student's opinions and inputs. Another idea, is to do give away prizes or raffles by filling questionnaires through social media. Create events and sponsor/advertise them through social media.

3. THPRD aims to provide all individuals the opportunity to play, learn, and explore. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population. Please tell us about your experience working with diverse communities (this could include differing interests, abilities, socioeconomic backgrounds, or cultures).

My father works for low-income and refugee apartments, once in a while I help create events in these apartments during holidays to gather the people together and have a fun time. Also, I go to these apartments after school hours to help the young kids with their homework. I recruit minority students of color to join school programs in mentoring, tutoring, and coaching other students to enhance their communication and educational skills while upbringing other students. I serve as a translator to Hispanic families during school events or career fairs.

4. Being a Visioning Task Force member requires attendance at monthly meetings over a one-year period (May 2019-May 2020) and participation at 10 engagement events to get public feedback. Are you able to make this commitment?

Yes, I can commit.

## Demographic Information

In order to best serve the region's communities as broadly as possible, the Tualatin Hills Park & Recreation District hopes to understand who our programs currently serve. Any information you provide is helpful.

**Occupation:** College Student – Civil Engineering Major.

**What best describes your ethnicity?** Please check all that apply.

- American Indian/Alaskan Native     Asian     Black/African American  
 Latino/Hispanic     Middle Eastern/North African     Native Hawaiian/other Pacific Islander  
 Slavic     White     Prefer to describe:  
 Prefer not to disclose

**What best describes your gender?** Please check all that apply.

- Male     Female     Gender expansive (e.g., non-binary, agender, gender fluid)  
 Transfeminine     Transmasculine     Two Spirit  
 Not sure or undecided     Prefer not to disclose     Prefer to describe:

**What language(s) are most spoken in your home?** Please check all that apply.

- Cantonese     English     French     German  
 Korean     Mandarin     Russian     Somali  
 Spanish     Ukrainian     Vietnamese     Prefer to describe:

**What is your age?**

- Under 18     18-29 yrs     30-45 yrs     46-65 yrs     66+ yrs     Prefer not to disclose



### Visioning Task Force Application

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Yes       No

#### Application Process

If you are interested in serving on the Visioning Task Force, please complete the following application.

**Applications must be received by 5 pm on Sunday, April 21, 2019.**

**Applications can be submitted by email, mail or hand-delivered to:**

Attn: Jaspreet Chahal, Community Engagement Specialist  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006  
jchahal@thprd.org

First/Last Name: Victor Sin		Today's Date (mm/dd/yy): 04/04/19	
Address:	<input type="text"/>	City:	<input type="text"/> Zip: <input type="text"/>
Home Phone:	<input type="text"/>	Work Phone:	<input type="text"/> Cell Phone: <input type="text"/>
Email:	<input type="text"/>		

#### **Please answer the following questions.**

1. What excites you about the possibility of serving on the Visioning Task Force to help shape the future of parks and recreation?

As a lifelong Beaverton resident, I grew up with THPRD as my family's primary place for recreation. It is where I received swim lessons at the Beaverton Swim Center from first to fourth grade and it is where I played recreation basketball in leagues all of grade school and even into senior year of high school. I have fond memories of the quality of service and attention to detail the parks district does for the community. I have also worked closely with staff at THPRD as a current City employee and see a lot of alignment in our community's goals as conveyed in the Beaverton Community Vision related to accessibility, amenities and public services that span beyond recreation. THPRD continues to be a close and essential partner with the City and I hope to provide a perspective from my personal and professional experience. Currently, I am the staff liaison to the Beaverton Visioning Advisory Committee established nearly a decade ago to convey and implement the needs and aspirations of our community members.

2. Members will be very involved in helping ask people what they want for the future of parks and recreations. What are some of your ideas to connect with people to seek their input?

The City and THPRD activates hundreds of community outreach programming/events/workshops throughout the year. Coordinating with other area partners as well will provide opportunity for visioning task force volunteers to reach people. Creating brief, interactive and intuitive outreach tools to gather input will also make the process effective and efficient. Tools should also be accessible to all including channels of distribution, forms of providing input both digital and physical, ADA considerations and language accessibility.

I also believe it is important to make a strong effort to reach underserved populations including minorities and refugees and utilize the network of area organizations like APANO, Adelante Mujeres, MESO, and Centro Cultural to help provide guidance and facilitation.

3. THPRD aims to provide all individuals the opportunity to play, learn, and explore. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population. Please tell us about your experience working with diverse communities (this could include differing interests, abilities, socioeconomic backgrounds, or cultures).

My family came to the Beaverton area in the late 1980's to work in the tech. industry but landed in the states as refugees from Cambodia. I grew up shielded by the struggles my parents faced adjusting to the community but thriving and persevering to provide my older sister and I with the best experiences much of which revolve around the parks district. Equity is an essential aspect to public service and is the responsibility of our local jurisdictions and service providers to ensure all voices and needs are met. In my profession, I have the privy of working with organizations that serve diverse communities and have helped to implement community programming like the Beaverton Night Market that provide opportunity for emerging and minority owned businesses to showcase. I have also served in the City's Internal Equity Team to promote policies and practices that create an open, inclusive and welcoming space.

4. Being a Visioning Task Force member requires attendance at monthly meetings over a one-year period (May 2019-May 2020) and participation at 10 engagement events to get public feedback. Are you able to make this commitment?

Yes.

Please note: In the question "What language(s) are most spoken in your home? Please check all that apply", there is no written form slot to list other languages. But, I have limited proficiency in Khmer.

## Demographic Information

In order to best serve the region's communities as broadly as possible, the Tualatin Hills Park & Recreation District hopes to understand who our programs currently serve. Any information you provide is helpful.

**Occupation:** \_\_\_Management Analyst, Government Affairs\_\_\_\_\_

**What best describes your ethnicity?** Please check all that apply.

- American Indian/Alaskan Native     Asian     Black/African American  
 Latino/Hispanic     Middle Eastern/North African     Native Hawaiian/other Pacific Islander  
 Slavic     White     Prefer to describe:  
 Prefer not to disclose

**What best describes your gender?** Please check all that apply.

- Male     Female     Gender expansive (e.g., non-binary, agender, gender fluid)  
 Transfeminine     Transmasculine     Two Spirit  
 Not sure or undecided     Prefer not to disclose     Prefer to describe:

**What language(s) are most spoken in your home?** Please check all that apply.

- Cantonese     English     French     German  
 Korean     Mandarin     Russian     Somali  
 Spanish     Ukrainian     Vietnamese     Prefer to describe:

**What is your age?**

- Under 18     18-29 yrs     30-45 yrs     46-65 yrs     66+ yrs     Prefer not to disclose



### Visioning Task Force Application

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Yes  No

#### Application Process

If you are interested in serving on the Visioning Task Force, please complete the following application.

**Applications must be received by 5 pm on Sunday, April 21, 2019.**

**Applications can be submitted by email, mail or hand-delivered to:**

Attn: Jaspreet Chahal, Community Engagement Specialist  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006  
jchahal@thprd.org

First/Last Name: Ewnetu Tsegaw Today's Date (mm/dd/yy): 04/21/2019  
Address: [REDACTED] City: [REDACTED] Zip: [REDACTED]  
Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_ Cell Phone: [REDACTED]  
Email: [REDACTED]

#### **Please answer the following questions.**

1. What excites you about the possibility of serving on the Visioning Task Force to help shape the future of parks and recreation?

I am excited about being a part of this visioning task force because I am passionate about community-driven work and a planing process which centers community.

2. Members will be very involved in helping ask people what they want for the future of parks and recreations. What are some of your ideas to connect with people to seek their input?

I would start with my personal connections and circles. I think there is great value in going to spaces where communities are already gathering. I would also take advantage of the network I built in and around my profession.

3. THPRD aims to provide all individuals the opportunity to play, learn, and explore. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population. Please tell us about your experience working with diverse communities (this could include differing interests, abilities, socioeconomic backgrounds, or cultures).

Most of my professional career focuses on social/racial justice work. For example, recently, working as a Policy Specialist at the Urban League of Portland, I had the opportunity to work closely with members and leaders of different communities of color.

4. Being a Visioning Task Force member requires attendance at monthly meetings over a one-year period (May 2019-May 2020) and participation at 10 engagement events to get public feedback. Are you able to make this commitment?

Yes.

## Demographic Information

In order to best serve the region's communities as broadly as possible, the Tualatin Hills Park & Recreation District hopes to understand who our programs currently serve. Any information you provide is helpful.

Occupation: Community Engagement Coordinator

**What best describes your ethnicity?** Please check all that apply.

- American Indian/Alaskan Native     Asian     Black/African American
- Latino/Hispanic     Middle Eastern/North African     Native Hawaiian/other Pacific Islander
- Slavic     White     Prefer to describe:
- Prefer not to disclose

**What best describes your gender?** Please check all that apply.

- Male     Female     Gender expansive (e.g., non-binary, agender, gender fluid)
- Transfeminine     Transmasculine     Two Spirit
- Not sure or undecided     Prefer not to disclose     Prefer to describe:

**What language(s) are most spoken in your home?** Please check all that apply.

- Cantonese     English     French     German
- Korean     Mandarin     Russian     Somali
- Spanish     Ukrainian     Vietnamese     Prefer to describe: Amharic

**What is your age?**

- Under 18     18-29 yrs     30-45 yrs     46-65 yrs     66+ yrs     Prefer not to disclose



**Visioning Task Force Application**

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

X Yes       No

**Application Process**

If you are interested in serving on the Visioning Task Force, please complete the following application.

**Applications must be received by 5 pm on Sunday, April 21, 2019.**

**Applications can be submitted by email, mail or hand-delivered to:**

Attn: Jaspreet Chahal, Community Engagement Specialist  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road, Beaverton, OR 97006  
jchahal@thprd.org

First/Last Name: Holly Van Houten		Today's Date (mm/dd/yy): April 17, 2019	
Address:	_____	City:	_____
	_____	Zip:	_____
Home Phone:	_____	Work Phone:	_____
	_____	Cell Phone:	_____
Email:	_____		

**Please answer the following questions.**

1. What excites you about the possibility of serving on the Visioning Task Force to help shape the future of parks and recreation?

Parks are really important to me. One of the reasons we bought our house where we did was due to a park nearby (Roxbury). I also use THPRD parks and rec facilities quite often and in different capacities (trails, dog park, fitness classes, and have previously had my daughter in camps, swim lessons, afterschool care, and inclusive services), which gives me a broad perspective on the district's role in people's lives. I have some of my own ideas – more dog parks, more exercise in parks – like boot camps or outdoor tai chi for seniors, more activities for tweens and teens, especially those that have attention / spectrum issues and can't access many commercial services – and I would like to hear what ideas others have to make a coherent whole vision for parks in my community.

2. Members will be very involved in helping ask people what they want for the future of parks and recreations. What are some of your ideas to connect with people to seek their input?

Traditional public engagement – speaking at hearings etc. has gotten so contentious that we have to find other ways to engage people. I'm really interested in doing engagement with kids – one of my friends came up with some cool ways to engage kids in designing kid-friendly spaces (see [https://www.ted.com/speakers/mara\\_mintzer](https://www.ted.com/speakers/mara_mintzer)) and I'd be fascinated to try some similar approaches here in Beaverton/Washington County. (I should also confess that in a past professional life I facilitated public meetings around trails and greenspaces in California and Arizona which makes me sour to traditional public hearings, but would love to think through new ideas we could use here and help make them available in the community).

3. THPRD aims to provide all individuals the opportunity to play, learn, and explore. We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population. Please tell us about your experience working with diverse communities (this could include differing interests, abilities, socioeconomic backgrounds, or cultures).

As a mom of a kid with special needs, I've become more experienced and aware of the need for inclusivity around people with disabilities.

In my current professional life, I have written grants to support nonprofit organizations that are working to engage people of color in the outdoors (Vive NW and Latino Outdoors) as well as some environmental education groups trying to make field trips possible for kids attending Title I schools. I also work part-time for the Beaverton Education Foundation, writing grants that support targeted services to students such as afterschool services for low-income youth and career technical alternatives.

4. Being a Visioning Task Force member requires attendance at monthly meetings over a one-year period (May 2019-May 2020) and participation at 10 engagement events to get public feedback. Are you able to make this commitment?

Yes, I can make these commitments, although I may be out of town either the first week of July or August – vacation dates still being confirmed.

## Demographic Information

In order to best serve the region's communities as broadly as possible, the Tualatin Hills Park & Recreation District hopes to understand who our programs currently serve. Any information you provide is helpful.

Occupation: Grant writer (Freelance) \_\_\_\_\_

**What best describes your ethnicity?** Please check all that apply.

- |  |  |  |
|--|--|--|
| <input type="radio"/> American Indian/Alaskan Native | <input type="radio"/> Asian                        | <input type="radio"/> Black/African American                 |
| <input type="radio"/> Latino/Hispanic                | <input type="radio"/> Middle Eastern/North African | <input type="radio"/> Native Hawaiian/other Pacific Islander |
| <input type="radio"/> Slavic                         | <input checked="" type="radio"/> White             | <input type="radio"/> Prefer to describe:                    |
| <input type="radio"/> Prefer not to disclose         |  |  |

**What best describes your gender?** Please check all that apply.

- |   |  |  |
|---|--|--|
| <input type="radio"/> Male                  | <input checked="" type="radio"/> Female      | <input type="radio"/> Gender expansive (e.g., non-binary, agender, gender fluid) |
| <input type="radio"/> Transfeminine         | <input type="radio"/> Transmasculine         | <input type="radio"/> Two Spirit   |
| <input type="radio"/> Not sure or undecided | <input type="radio"/> Prefer not to disclose | <input type="radio"/> Prefer to describe:  |

**What language(s) are most spoken in your home?** Please check all that apply.

- |                                 |  |                                  |   |
|---------------------------------|--|----------------------------------|---|
| <input type="radio"/> Cantonese | <input checked="" type="radio"/> English | <input type="radio"/> French     | <input type="radio"/> German              |
| <input type="radio"/> Korean    | <input type="radio"/> Mandarin           | <input type="radio"/> Russian    | <input type="radio"/> Somali              |
| <input type="radio"/> Spanish   | <input type="radio"/> Ukrainian          | <input type="radio"/> Vietnamese | <input type="radio"/> Prefer to describe: |

**What is your age?**

- |                                |                                 |                                 |  |                               |  |
|--------------------------------|---------------------------------|---------------------------------|--|-------------------------------|--|
| <input type="radio"/> Under 18 | <input type="radio"/> 18-29 yrs | <input type="radio"/> 30-45 yrs | <input checked="" type="radio"/> 46-65 yrs | <input type="radio"/> 66+ yrs | <input type="radio"/> Prefer not to disclose |
|--------------------------------|---------------------------------|---------------------------------|--|-------------------------------|--|



## MEMO

**DATE:** May 3, 2019  
**TO:** Doug Menke, General Manager  
**FROM:** Keith Hobson, Director Business & Facilities

**RE:** **District Compiled Policies Chapter 6: Information for Evaluation of Capital Replacement Reserve Policy**

### Introduction

The district's financial policy, as contained in Chapter 6 of the District Compiled Policies (DCP 6), needs to be updated to incorporate policies associated with the Capital Replacement Reserve Fund. DCP 6 was last updated on June 8, 2015, and did not include policies on funding and utilization of the Capital Replacement Reserve Fund. As such, we are providing information that we hope will help frame the policy discussion and provide guidance in evaluating possible alternatives.

### Background

The district's financial policies contained in DCP 6.02 through 6.06 were developed in 2005 as part of the development of the Long-term Financial Plan (LTFP). The process used to develop these policies included an analysis of alternative working guidelines against established criteria. THPRD staff, in collaboration with our LTFP consultant, developed evaluation criteria methodology, the definition of which is included in Appendix B. The analysis was reviewed with the board prior to identification of the preferred working guideline alternative to include in the policy.

In 2013 the district, working with GreenPlay, LLC, completed an update of the Comprehensive Plan. At that time, the district and GreenPlay, LLC completed the development of a resource allocation and cost recovery philosophy and model, and a service assessment and service portfolio. At the September 9, 2013 board of directors meeting, the board approved two reports that represented the outcome of these projects:

1. Comprehensive Plan Update
2. Service and Financial Sustainability Analysis

These reports contained a number of recommendations that were compiled into an updated Strategic Plan and a new Service and Financial Sustainability Plan. These plans were adopted by the board of directors at their December 9, 2013 meeting.

The Service and Financial Sustainability Plan contained recommendations related to the development of a capital replacement reserve, specifically:

- **Goal 2 – Establish a sinking fund for life cycle repair/replacement projects**

For the last four fiscal years, the district has budgeted for, and implemented the creation of the capital replacement reserve with funding levels at \$850,000 a year, resulting in a reserve

balance of \$3,400,000. In the Proposed 2019/20 Budget, the reserve fund is being transferred from the general fund, to a segregated fund.

**Proposed Policies and Working Guidelines**

The proposed policies and alternative working guidelines for the Capital Replacement Reserve are included in Appendix A. Policies and guidelines are intended to work together as follows:

- Policies are intended to make a broad statement of purpose. The proposed list included recommended policy statements that are intended to address the policy questions that are related to the Capital Replacement Reserve.
- Working Guidelines are intended to provide specificity to the policy statement. The proposed list may provide multiple working guidelines for a given policy, and in some cases, provides several alternatives for a given working guideline (highlighted in the document in grey). The intent is to use the evaluation criteria to assess the alternate guidelines and create a framework for the board to select from among the alternatives or provide other options.

The proposed policies include the following:

- Establishment of the reserve fund
- Funding of the reserves
- Use of the reserves

As the working guideline alternatives are evaluated, the impact of the proposed options should be addressed, including consideration of the relationship between funding commitment and level of restrictions on fund use. Options for funding and use of the reserves have the following relationship:

		Funding/Re-funding Commitment (Policy 2)	
		Low Funding Requirements	High Funding Requirements
Use of Reserves Restrictions (Policy 1)	Strong Limitations	Moderately Stable Reserve Fund Balances Flexibility in Funding Least Flexibility in Use of Funds	Stable Reserve Balance Strongest Commitment for Funding Least Flexibility for Spending of Reserve Funds
	Low Limitations	Least Stable Reserve Balance Maximum Flexibility in Funding and Spending Highest Likelihood that Reserve Funds will be Depleted and Not Available to Cover Replacement Costs	Moderately Stable Reserve Fund Balances Strongest Commitment for Funding Maximum Flexibility for Spending of Reserve Funds

**Evaluation Criteria**

Staff has completed a preliminary evaluation of working guideline alternatives, under the criteria defined in Appendix B, for the Capital Replacement Reserve policies. This evaluation is included in Appendix C.

**Legal Opinions**

One of the preliminary evaluation criteria is the legal defensibility of the proposed policies and guidelines. To address the legal issues, if any, surrounding the proposed policies and alternate guidelines, we requested a legal review by Jeff Condit, district counsel. Jeff did not find any legal issues with the proposed policies and working guideline alternatives.

**Professional Guidance**

Another of the preliminary criteria is professional guidance, and while this is partially addressed through the legal opinion of the district counsel, we have also requested additional professional guidance from Julie Fahey, the district auditor. Specifically, we have requested an assessment of the alternate guidelines from Julie, based upon her professional judgment as well as her experience with a broad range of other public agencies. The attached documents reflect the results of her review.

**Action Requested**

No formal action is requested. Staff is requesting board direction in relation to the evaluation of the options to consider for the Capital Replacement Reserve Policy. The policy will be drafted based upon this direction, and an amended DCP 6 containing these policies will be brought to the board at a future date, for consideration of approval.



## Policy Alternatives – Capital Replacement Reserve Fund

### Establishment of a Capital Replacement Reserve Fund

1. Policy: The district will create and maintain a separate Capital Replacement Reserve Fund for the purpose of funding life cycle repair/replacement projects for the District's capital assets (Goal 2 from the District's Service and Financial Sustainability Plan, 2013).

### Funding of the Reserves

1. Policy: The district will establish a target funding level for the reserve fund that is adequate to fund identified replacements as they come due.
  - a. Working Guideline 1: The reserve fund target funding level should be based on the aggregate cost of replacement multiplied by the percentage of asset life expired as of the date of the target calculation.
  - b. Working Guideline 2 – Alternative 1: The assets to be used to calculate the reserve fund target funding level shall be all assets that the district classifies as Major Replacements assets.
  - c. Working Guideline 2 – Alternative 2: The assets to be used to calculate the reserve fund target funding level shall be all assets that the district classifies as Major Replacements assets and Routine Replacement Assets.
2. Policy: The district shall fund the Capital Reserve fund using general operating revenues at an amount necessary to maintain the funding target.
  - a. Working Guideline 1 – Alternative 1: Until the Capital Reserve fund is funded at the reserve fund target funding level, the district will transfer funds into the reserve fund at an amount sufficient to increase the reserve by a net of \$850,000 per year.
  - b. Working Guideline 1 – Alternative 2: Until the Capital Reserve fund is funded at the reserve fund target funding level, the district will transfer funds into the reserve fund at an amount sufficient to, on a straight-line basis, reach the reserve fund target funding level by the end of fiscal year FY 2024/25.
  - c. Working Guideline 2 – Alternative 1: Once the Capital Reserve fund is funded at the target funding level the district will fund the reserve at an annual amount necessary to maintain the balance at the reserve fund target funding level.
  - d. Working Guideline 2 – Alternative 2: Once the Capital Reserve fund is funded at the target funding level the district will fund the reserve at an annual amount necessary to maintain the balance at the reserve fund target funding level, unless determined through the annual budgeting process that this funding level is not achievable due to other issues impacting the fiscal status of the district.



## Policy Alternatives – Capital Replacement Reserve Fund

### Use of Reserves

1. Policy: The district shall utilize replacement funds to fund replacements included in the target balance calculation.
  - a. Working Guideline 1 - Alternative 1: The capital replacement reserve will cover the full cost of the applicable asset replacement, even if the actual cost exceeds the amount set aside in the reserve.
  - b. Working Guideline 1 - Alternative 2: The capital replacement reserve will cover only the cost of the applicable asset replacement that has been set aside in the reserve, with the remainder of the cost being funded by the general fund.
  - c. Working Guideline 2: The timing of actual replacements using replacement reserve funds will be based on an actual condition of asset assessment, and not solely based on an estimated useful life.
  - d. Working Guideline 3 – Alternative 1: The capital replacement reserve fund can only be expended for the replacement of assets in the target balance calculation.
  - e. Working Guideline 3 – Alternative 2: The capital replacement reserve fund can only be expended for the replacement of assets in the target balance calculation, or for other capital asset replacements if deemed an emergency by the district.
  - f. Working Guideline 3 – Alternative 3: The capital replacement reserve fund can only be expended for the replacement of assets in the target balance calculation, for other capital asset replacements if deemed an emergency by the district, or to cover an unforeseen cost that would meet the test for use of contingency.
2. Policy: Any use of the replacement reserve fund that exceeds the funded balance for that item will be replenished to the reserve by the general fund.
  - a. Working Guideline 1 – Alternative 1: Repayment of an excess payment by the reserve fund shall follow a fixed repayment schedule.
  - b. Working Guideline 1 – Alternative 2: Repayment of an excess payment by the reserve fund will be established each year through the budget process.

### Definitions

Major Asset Replacements – Capital assets defined in the capital replacement forecast summary included in the district Proposed budget. These are significant assets that are individually tracked and assessed annually.

Routine Asset Replacements – Assets defined in the capital replacement forecast summary included in the district Proposed budget. These are assets which are tracked for replacement in groups, but are not individually tracked.

Asset Life – The estimated time period that an asset can be used before needing replacement.



**Policy Evaluation Criteria**

An objective evaluation of proposed financial policies and the alternative working guidelines requires the development of appropriate evaluation criteria. These criteria should encompass the issues surrounding the development, selection, and implementation of new policies and guidelines.

The evaluation criteria are organized into four categories, as follows:

- External impacts
- Implementation and maintenance
- Public and political viability, and
- Professional and technical

The following table presents these categories and the criteria within each:

External Impacts	Implementation & Maintenance	Public & Political Viability	Professional & Technical
Impact on Members of the Public	Administrative Burden & Costs	Public & Political Acceptance	Legal Defensibility
Impact on Other Agencies	Durability & Flexibility	Understandability	Standard Industry Practices
Economic Development	Effectiveness	Time-Period Equity	Professional Guidance

Following is a brief description of each criterion:

**External Impacts**

External impacts are criteria that focus on impact on parties outside THPRD.

***Impact on Members of the Public***

THPRD exists to serve the needs of its public. The impact on the members of the public should be considered when adopting financial policies and guidelines. The impacts can be both short- and long-term. Many of these impacts will depend on the projected services levels and future property taxes.

***Impact on Other Agencies***

THPRD’s financial policies and guidelines could directly impact other agencies. These impacts could be either positive or negative. Examples of impacts include property tax compression, provision of complementary services (e.g., pools also available for students within a school district), etc.

***Economic Development***

The provision of park and recreation services may impact the local economy. THPRD may want to consider these impacts when adopting financial policies and guidelines. Unfortunately, these

impacts are extremely difficult to measure, and, in practice, this criterion may be difficult to apply.

### **Implementation and Maintenance**

Criteria included in the implementation and maintenance are designed to compare the issues of implementing proposed policies and the long-term effectiveness of the proposed policies.

#### ***Administrative Burden and Cost***

The amount of administrative effort required to implement and maintain a new financial policy or guideline can vary greatly among alternatives. Additional data collection needs, changes to the information systems, and/or additional staff needs and training are a few examples of how administrative burden and costs can vary among alternatives.

#### ***Durability and Flexibility***

Financial policies and guidelines that are more durable and flexible will likely provide longer term value to THPRD. Continuous reexamination and/or changes to financial policies can reduce their effectiveness and increase their costs.

#### ***Effectiveness***

Alternative financial guidelines can have varying levels of effectiveness at meeting THPRD's financial policies or goals. Although difficult to define and somewhat vague, effectiveness is meant to measure the overall benefit a financial policy or working guideline will have at meeting THPRD's underlying financial goals.

### **Public and Political Viability**

#### ***Public and Political Acceptance***

The selected financial policies or guideline should be one the public and elected officials will accept. Public and political acceptance of a financial policy or guideline is typically tied to community values and goals. This criterion typically requires gathering information on likely public responses and the involvement of elected officials.

#### ***Understandability***

The ability to understand the proposed financial policy or guideline, the process by which it was developed, and the resulting long-term consequences is imperative to a successful adoption of a new policy.

#### ***Time-Period Equity***

Treating current and future public members fairly over time is important to any financial policy. Specific concerns about the public paying twice for the same facilities can arise when financial policies or guidelines include funding current acquisitions and future replacements from the same people.

### **Professional and Technical**

#### ***Legal Defensibility***

The proposed financial policy or guideline must be legally defensible if challenged.

#### ***Standard Industry Practices***

THPRD may desire to consider the financial policies of other, similar agencies. The standard industry practices may be beneficial to THPRD when evaluating alternative financial policies and working guidelines.

***Professional Guidance***

THPRD receives professional guidance from many disciplines. Examples include guidance from its auditor, bond counsel, and commercial bankers. Financial policies may be strengthened when the professional guidance of these and other disciplines is considered. Additionally, many professional organizations have conducted research on financial policies and the implications for agencies like THPRD. The Government Finance Officers Association is an example of one of these professional organizations.



Appendix C - Evaluation of Policy Options  
Capital Replacement Reserve Fund Policies and Working Guidelines

The district will establish a target funding level for the reserve fund that is adequate to fund identified replacements when they come due.

**Working Guideline 2 – Alternative 1:** The assets to be used to calculate the reserve fund target funding level will be all assets that the district classifies as Major Replacements assets.

**Working Guideline 2 – Alternative 2:** The assets to be used to calculate the reserve fund target funding level will be all assets that the district classifies as Major Replacements assets and Routine Replacement Assets.

Evaluation Criteria	Working Guideline 2	
	Alternative 1 Funding: Reserve will fund Major Replacements only	Alternative 2 Funding: Major Replacements and Routine Replacements
<b>External Impacts</b>		
Impact on Members of the Public	0	-
Impact on Other Agencies	0	0
Economic Development	0	0
<b>Implementation &amp; Maintenance</b>		
Administrative Burden & Costs	0	-
Durability & Flexibility	0	0
Effectiveness	+	+
<b>Public &amp; Political Viability</b>		
Public & Political Acceptance	?	?
Understandability	0	0
Time-Period Equity	+	-
<b>Professional &amp; Technical</b>		
Legal Defensibility	0	0
Standard Industry Practices	+	0
Professional Guidance	0	0

The district will fund the Capital Reserve Fund using general operating revenues at an amount necessary to maintain the funding target

**Working Guideline 1 – Alternative 1:** Until the Capital Reserve fund is funded at the reserve fund target funding level, the district will transfer funds into the reserve fund at an amount sufficient to increase the reserve by a net of \$850,000 per year.

**Working Guideline 1 – Alternative 2:** Until the Capital Reserve fund is funded at the reserve fund target funding level, the district will transfer funds into the reserve fund at an amount sufficient to, on a straight-line basis, reach the reserve fund target funding level by the end of fiscal year FY 2024/25.

**Working Guideline 2 – Alternative 1:** Once the Capital Reserve fund is funded at the target funding level the district will fund the reserve at an annual amount necessary to maintain the balance at the reserve fund target funding level.

**Working Guideline 2 – Alternative 2:** Once the Capital Reserve fund is funded at the target funding level the district will fund the reserve at an annual amount necessary to maintain the balance at the reserve fund target funding level, unless determined through the annual budgeting process that this funding level is not achievable due to other issues impacting the fiscal status of the district.

Evaluation Criteria	Working Guideline			
	1 Alternative 1 Building the Reserve: Fund reserve at a net of \$850,000 per year until fully funded	1 Alternative 2 Building the Reserve: Fund to target level by the end of FY 2024/25	2 Alternative 1 Funding after target is met: Fund reserve at amount necessary to maintain the target	2 Alternative 2 Funding after target is met: Fund amount achievable based upon budget
<b>External Impacts</b>				
Impact on Members of the Public	0	0	0	0
Impact on Other Agencies	0	0	0	0
Economic Development	0	0	0	0
<b>Implementation &amp; Maintenance</b>				
Administrative Burden & Costs	0	0	0	0
Durability & Flexibility	0	-	0	+
Effectiveness	0	+	+	-
<b>Public &amp; Political Viability</b>				
Public & Political Acceptance	?	?	?	?
Understandability	+	0	0	0
Time-Period Equity	0	?	+	-
<b>Professional &amp; Technical</b>				
Legal Defensibility	0	0	0	0
Standard Industry Practices	0	0	0	0
Professional Guidance	0	-	0	0

The district will utilize replacement funds to fund replacements included in the target balance calculation

**Working Guideline 1 - Alternative 1:** The capital replacement reserve will cover the full cost of the applicable asset replacement, even if the actual cost exceeds the amount set aside in the reserve.

**Working Guideline 1 - Alternative 2:** The capital replacement reserve will cover only the cost of the applicable asset replacement that has been set aside in the reserve.

**Working Guideline 3 – Alternative 1:** The capital replacement reserve fund can only be expended for the replacement of assets in the target balance calculation.

**Working Guideline 3 – Alternative 2:** The capital replacement reserve fund can only be expended for the replacement of assets in the target balance calculation, or for other significant asset replacements if deemed an emergency by the district.

**Working Guideline 3 – Alternative 3:** The capital replacement reserve fund can only be expended for the replacement of assets in the target balance calculation, for other significant asset replacements if deemed an emergency by the district, or to cover an unforeseen cost that would meet the test for use of contingency.

Evaluation Criteria	Working Guideline 1		Working Guideline 3		
	Alternative 1 Use of Reserves: Cover full cost of applicable asset replacement	Alternative 2 Use of Reserves: Cover only the cost of applicable asset replacement that has been set aside other funding to cover any excess cost	Alternative 1 Assets funded: Reserve fund only expended for assets included in target balance calculation	Alternative 2 Assets funded: Reserve fund expended for assets included in target balance calculation or emergency funding of significant assets	Alternative 3 Assets funded: Reserve fund covers assets in target balance calculation, emergency replacements or unforeseen costs that meet the test for use of contingency
<b>External Impacts</b>					
Impact on Members of the Public	+	0	0	0	0
Impact on Other Agencies	0	0	0	0	0
Economic Development	0	0	0	0	0
<b>Implementation &amp; Maintenance</b>					
Administrative Burden & Costs	0	0	0	0	-
Durability & Flexibility	+	0	0	+	+
Effectiveness	+	+	+	0	-
<b>Public &amp; Political Viability</b>					
Public & Political Acceptance	?	?	?	?	?
Understandability	+	0	+	+	-
Time-Period Equity	-	0	+	0	0
<b>Professional &amp; Technical</b>					
Legal Defensibility	0	0	0	0	0
Standard Industry Practices	0	0	0	0	0
Professional Guidance	0	0	0	0	-

Any use of the replacement reserve that exceeds the funded balance for that item will be repaid to the reserve by the general fund.

**Working Guideline 1 – Alternative 1:** Repayment of an excess payment by the reserve fund will follow a fixed repayment schedule including interest.

**Working Guideline 1 – Alternative 2:** Repayment of an excess payment by the reserve fund will be established each year through the budget process.

Evaluation Criteria	Working Guideline 1	
	Alternative 1 Funding: Repayment on fixed schedule with interest	Alternative 2 Funding: Repayment established through budget process
<b>External Impacts</b>		
Impact on Members of the Public	-	0
Impact on Other Agencies	0	0
Economic Development	0	0
<b>Implementation &amp; Maintenance</b>		
Administrative Burden & Costs	-	0
Durability & Flexibility	-	0
Effectiveness	+	-
<b>Public &amp; Political Viability</b>		
Public & Political Acceptance	?	?
Understandability	+	0
Time-Period Equity	+	-
<b>Professional &amp; Technical</b>		
Legal Defensibility	0	0
Standard Industry Practices	?	?
Professional Guidance	0	0



## Departmental Reports to the Board May 14, 2019

### Communications

*Holly Thompson, Communications Director*

1. Community Engagement and Partnerships. Staff attended eight different activities this month ranging from a Free Food Market at Virginia Garcia Wellness Center, Latino parent event at Raleigh Hills Elementary, Westview High School PTO meeting, Parent Resource Fair for Inclusive Services at Kinnaman Elementary, BSD Family Liaisons meeting, VAN Advancing Racial Equity meeting, Welcoming Beaverton Coalition meeting, and more. We engaged 165 community members at events attended.
2. Staff made great strides in connecting with teams at community based organizations and partners. We met with Beaverton City Library staff, Virginia Garcia, Centro Cultural, Community Action, and the Beaverton School District, to work on opportunities to collaborate. We also partnered with HR to provide cultural competency training to THPRD Advisory Committee members and continue to offer support on the upcoming baseline equity training for all THPRD staff.
3. Communications offered support on 44 design projects this month including flyers, half-sheets, posters, social media, graphics and banners. We supported another successful segment on KATU focused on summer registration and summer events. We worked to diversify our summer marketing by focusing on THPRD's role as the Westside's #1 Camp Provider. We expanded our marketing outlets with more digital advertisement to parenting platforms and also released a request for proposals for print services for the district's activity guide and postcards.
4. THPRD welcomed our first participants in the Safe Parking Program at the Fanno Creek Service Center on Friday, April 26. Staff were on-hand to welcome guests and sign paper work. In addition to greeting program participants, THPRD staff help review the rules for staying on district property. All three designated parking spaces have been assigned.

### Community Partnerships

*Geoff Roach, Director of Community Partnerships*

1. Tualatin Hills Park Foundation (THPF)
  - The operational task force has produced for THPF board authorization, the following:
    - Job description - part time executive director – Final
    - Job posting/advertising - online recruitment outlets list - Draft
    - Personnel policies – Final
    - Payroll service and procedure - Final
    - Office space options – pro bono – Final
  - Program Fund for People Experiencing Disabilities
    - Champions Too Steering Committee (nonprofits, service providers, THPRD) met and approved new and expanded all abilities programs for 2019. Committee request of THPF is \$34,000.
    - THPF will act to authorize this expenditure at its next board meeting.

- A grant maker notified THPF that a decision concerning a grant request supporting the program fund is delayed until fall 2019.
- In May, THPF will review/discuss THPRD's scholarship assessment findings and begin to develop a strategy to support the financial assistance program.
  - Rotary Club of Beaverton/THPF are providing \$6,000 in financial aid to support THPRD's Peace Village 2019 summer camp.

### **Aquatics**

*Sharon Hoffmeister, Aquatics Manager*

1. As families are planning their summer activities and vacations, much of the time will be spent in or around water (lakes, rivers, oceans, pools, water parks, etc.). May is an ideal time to promote water safety in a variety of ways. The swim centers are hosting events throughout the month:
  - Aloha Swim Center: Boater's Safety Day on Friday, May 17
  - Aquatic Center: Friday, May 24, free open swim featuring rescue demonstration water safety information, games and prizes
  - Beaverton Swim Center: Water Safety Fair, Friday May 3 from 6-9pm
  - Conestoga Recreation & Aquatic Center: Boat Regatta on May 10 from 6-8pm
  - Harman Swim Center: "Eye Spy" safety scavenger hunt and a water safety coloring contest
  - Sunset Swim Center: Water Safety Open House, May 4 from 12:30-2:30pm – open swim/wading pool boat races/mini swim lessons/Otter Spotter Fun
2. All participants in the Learn to Swim program (approximately 3,600 participants) during the month of May will also take the water safety pledge. They will receive an "I'm a Safe Swimmer" certificate and an "I'm a Safe Swimmer" wristband. Our finale for water safety month is over Memorial Weekend where any child wearing their "I'm a Safe Swimmer" wristband will be admitted to any open swim for free.
3. Summer will be here soon, and program staff is busy finalizing programs, staffing and training schedules. The Aquatic Maintenance staff has begun preparing the outdoors pools. Raleigh, Somerset and the Sunset Wading Pool will open beginning June 17. Due to the early end of the summer season on August 25 (kids return to school on August 26), we will run modified schedules at the outdoor pools through Labor Day.

### **Community Programs**

*Keith Watson, Community Programs Manager*

1. Community Programs staff partnered with local groups to help kick off spring. On March 16 and 24, THPRD partnered with local community groups to celebrate Holi at Rock Creek Park and the PCC Rock Creek Recreation Facility, respectively. Holi is a Hindu festival, known as the 'festival of colors', where participants cover each other in rainbow-hued powder to commemorate the beginning of spring. Feedback from event organizers indicated strong attendance at both events with children and adults from all backgrounds.

### **Maintenance**

*Jon Campbell, Maintenance Operations Manager*

1. Parks staff is preparing for the Memorial Day service at Veterans Memorial Park on Monday, May 27. The district provides bleachers, audio equipment, landscape services, and places flags at the perimeter of the park early morning of Memorial Day. THPRD coordinates the program with the Beaverton Chapter of American Legion Post 124.

2. The outdoor tennis courts are being serviced in preparation for the high-use season. All outdoor tennis courts are scheduled to be power washed by July 1. Routine services will be performed as needed, which include net replacement and adjusting, trash removal, court blowing, fencing repairs, and tennis post and hitting wall painting.
3. Picnic shelters are being prepared for the reservation season. Maintenance staff is inspecting the shelter amenities and pressure washing as needed to ensure that the shelters are clean and safe for the upcoming season. Although rentals are accepted at any time of the year, the months of April through September are the busiest.

### **Nature & Trails**

*Bruce Barbarasch, Nature & Trails Manager*

1. Greenway/Scholls Ferry. Staff have continued to collaborate with Clean Water Services, City of Beaverton, City of Tigard, and Washington County to improve the crossing of the Fanno Creek Trail where it crosses from Beaverton into Tigard.
2. Weed Watcher Workshops. Nature & Trails staff are partnering with the Tualatin Soil & Water Conservation District on a series of public workshops about noxious weeds.
3. Nature LITE Program. The teen-focused summer volunteer program Leaders in Training Experience now has 38 new applicants, with 23 returning volunteers. Staff have made extra efforts to reach applicants from diverse communities.
4. Bond Projects. Staff have started a final wave of natural resources restoration projects using savings or unallocated natural area funds. Projects are expected to be complete by the end of 2021.

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

*Gery Keck, Design & Development Manager*

*Jeannine Rustad, Planning Manager*

1. On April 4, ODOT issued substantial completion on the Westside Trail Segment #18 project and opened it to the public. The contractor is currently working on punch list items. Staff anticipates a final walkthrough of the work by early June.
2. On April 17, staff held a mandatory pre-bid for the Crowell Woods Park project. There were nine general contractors and one subcontractor in attendance. The bid opening is May 15.
3. On April 24, staff attended Metro's Quarterly Trails Forum. Presentations were provided on several regional trail projects. Metro provided an update on the investment strategy and 2020 transportation funding measure.
4. Staff submitted a Local Government Grant Program (LGGP) Grant for Somerset West Park. The grant requests \$274,032 to fund the construction of a new deck, patio and picnic shelter which are amenities currently not included in the funding for Phase 1 improvements. The grant is one of 37 large grants (requests for over \$75,001). The average grant request is \$330,000 and the state anticipates being able to fund 16 projects. The next step is presentations to the LGGP Advisory Committee on June 18, 19 or 20.
5. At its annual meeting held in April, the Westside Transportation Alliance (WTA) appointed Urban Planner Charri Schairer to its board. The WTA is a nonprofit that works with employers and local governments to reduce auto commute trips in Washington County.

6. Staff attended the Washington County Development Forum held on April 18. The county presentation included an update on development within the county, noting that revenue from land use applications and building permits was down 20% countywide. Clean Water Services presented information on its updated construction standards.

### **Recreation**

*Sabrina Taylor Schmitt, Recreation Manager*

1. Participants in the Homeschool Art Class spent the month of March creating a mural that decorated a wall at the Conestoga Recreation & Aquatic Center. The mural depicted famous women artists in honor of Women's History Month. Each picture had a bio of the female artist and a number. An interactive game was made from guessing who the artists were with answers being collected at the front desk and prizes for participants.
2. Cedar Hills Recreation Center completed facility upgrades over spring break. The main hallway and doors were painted through Friends Group and Challenge Grant funds, LED lights were added in the Cardio Room and three areas received new flooring.
3. Garden Home Recreation Center spring break camp was a great success! Each day's activities were created around a different theme. Campers dressed up as superheroes and made masks and capes to play games like Kryptonite Crash and Arch Enemy Knockdown. On Disney day, campers got to sing their favorite Disney classics on a karaoke machine, as well as create an imaginary Disney park that they themselves would enjoy going to.

### **Security Operations**

*Mark Pierce, Security Operations Manager*

1. Dogs off leash continue to be the most frequent concern from patrons. Security Operations continues to collaborate with the Communications Department to produce social media content that addresses the topic, and information cards that are distributed to patrons.
2. Staff continue to partner with both Crowell Woods and Brookhaven Woods neighbors to remediate encroachments.
3. Security Operations staff met with local law enforcement partners to plan for major summer events.

### **Sports**

*Julie Rocha, Sports Manager*

1. The Babette Horenstein Tennis Center will host the Metro League District Tennis Championships May 9-11 and the OSAA High School State Tennis Championships May 16-18. Each day is estimated to bring 500 visitors to the HMT Complex.
2. April 22 was opening day for the adult softball league at the Tualatin Hills Athletic Center. There are currently 119 teams registered which is an increase from last year's 115 teams.
3. Adaptive Recreation and the Edwards Center are using two community garden plots at Mountain View Champions Park. The vegetables, fruits, and flowers are used for classes and events held at the Edwards Center. This is the second season for the program.

## **Business Services**

*Lori Baker, Chief Financial Officer  
Clint Bollinger, Information Services Manager  
Christine Hoffman, Human Resources Manager  
Mark Hokkanen, Risk & Contract Manager  
Katherine Stokke, Operations Analysis Manager*

1. Risk Management is working with Brown & Brown Insurance (agent of record) to obtain Workers Compensation insurance for the upcoming renewal period beginning July 2019. For the 2019 year, the National Council on Compensation Insurance (NCCI) class codes and overall rates have dropped by over 10%. If the district renews with Special District Insurance Services, they will pass most of these savings on, but will retain some due to increasing medical costs and district loss experience.
2. THPRD is working with the City of Beaverton to provide feedback on the city's draft Climate Action Plan. The document refers to THPRD as a partner in mitigating and adapting to the impacts of climate change, including through our management of greenspaces, water conservation initiatives, and planning for fire protection at natural area sites. The city plans to meet with the community and councilors in late May on a final draft.
3. Summer Registration began April 27 for in-district patrons and April 29 for out-of-district patrons. The majority of the transactions occurred through the online portal, which has continued to operate at a high level of stability since major updates were completed last year. The district experienced technical issues with the phone system and is following up with consultants to address those issues. Registration for Summer 2019 totaled \$1,487,081, as compared to registration for Summer 2018 of \$1,300,830.
4. Human Resources facilitated a series of wellness trainings at various locations to offer staff opportunities to discuss stress reduction, navigating change, and positive psychology. Each one-hour workshop was held weekly beginning April 18 through May 2. Workshop materials will be available on Inside THPRD for staff who could not attend.

# May 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3 Springtime Par-Tea 1:30pm @Elsie Stuhr Ctr  Water Safety Fair 6pm @ Beaverton Swim Ctr	4
5	6 Water Safety Faire 6pm @ Beaverton Swim Ctr	7	8	9	10 Boat Regatta 6pm @ Conestoga Rec & Aquatic Ctr	11
12 Mother's Day Event 9am @ Jenkins Estate	13	14 <b>Board Meeting 7pm @ HMT/Dryland</b>	15 Nature & Trails Advisory Comm Mtg 6:30pm @ Fanno Creek Service Ctr  Programs & Events Advisory Comm Mtg 6:30pm @ Athletic Ctr	16	17 Boater Safety Day 7:30pm @ Aloha Swim Ctr	18
19	20	21 <b>Budget Committee Meeting 6pm @ HMT/Dryland</b>	22 Neighborhood Mtg: Florence Pointe Park 6:30pm @ Garden Home Rec Ctr	23	24	25
26	27 Memorial Day Event 11am @Veterans Memorial Park	28	29 National Senior Health & Fitness Day 1:45pm @ Elsie Stuhr Ctr	30	31	

# June 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 PRIDE Social 6pm @ Cedar Hills Rec Ctr
2	3	4	5 Parks & Facilities Advisory Comm Mtg 6:30pm Location TBA	6	7 Family Pride Dance 6:30pm @ Conestoga Rec & Aquatic Ctr	8 Fanno Creek Family Bike Ride 9:30am @ Garden Home Rec Ctr
9	10	11 Board Meeting 7pm @ HMT/Dryland	12	13	14	15
16 Family Fun Day 12:30pm @ Beaverton Swim Ctr	17	18 Board Meeting (budget adoption) 7pm @ HMT/Dryland	19 Nature & Trails Advisory Comm Mtg 6:30pm @ Fanno Creek Service Ctr  Community Night 6pm @ Garden Home Rec Ctr	20 Summer Concert: The June Bugs 6pm @ Mt. View Champions Park	21 Pride Pool Party 6pm @ Harman Swim Ctr	22
23	24	25	26	27	28	29
30						

# July 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4 Summer Concert: Skybound Blue 11am @ Veterans Memorial Park	5	6 Summer Theater: A Midsummer Night's Dream 6pm @ Kaiser Woods Park
7	8	9	10	11	12	13 Aquatic Warrior Challenge 3pm @ Beaverton Swim Ctr  FUNquatics! 4pm @ Aloha Swim Ctr
14	15	16	17 Joint Advisory Committee Meeting (all committees) 6:30pm @ Fanno	18 Summer Concert: Ashleigh Flynn & The Riveters 6pm @ Cedar Mill Park	19	20
21	22	23	24	25	26	27 Party in the Park @ HMT Recreation Complex
28	29	30	31			

**Tualatin Hills Park and Recreation District**

**Monthly Capital Project Report**

**Estimated Cost vs. Budget**

**Through 3/31/19**

Description	Project Budget				Project Expenditures			Estimated Total Costs			Est. Cost (Over) Under Budget		
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>GENERAL FUND</b>													
<b>CAPITAL OUTLAY DIVISION</b>													
<u>CARRY FORWARD PROJECTS</u>													
Financial Software	436,800	436,800	-	436,800	436,800	-	-	885,943	Award	885,943	885,943	(449,143)	(449,143)
Phone Replacement	30,000	29,721	57,000	87,000	86,721	279	-	86,721	Award	87,000	86,721	-	-
Translation Software	2,474	2,474	-	2,474	2,474	-	-	2,474	Budget	2,474	2,474	-	-
Folder / Sorter	12,000	12,000	-	12,000	12,000	-	-	12,000	Budget	12,000	12,000	-	-
Wood Floor Refinish	1,975	1,975	-	1,975	1,975	543	-	-	Complete	543	-	1,432	1,975
ADA Improvements	59,650	28,200	50,000	109,650	78,200	48,443	-	61,207	Budget	109,650	61,207	-	16,993
Play Equipment (2 sites)	190,000	77,762	170,000	360,000	247,762	140,273	208,333	-	Complete	348,606	208,333	11,394	39,429
Bridges and Boardwalks (3 sites)	661,207	661,207	99,000	760,207	760,207	46,907	19,582	693,718	Budget	760,207	713,300	-	46,907
Hazeldale Parking Lot	310,512	310,512	-	310,512	310,512	30,220	298,200	-	Complete	328,420	298,200	(17,908)	12,312
Babette Horenstein Tennis Center LED Lighting	307,000	307,000	-	307,000	307,000	260,195	29,676	-	Complete	289,871	29,676	17,129	277,324
Office Space Expansion Design	10,000	10,000	-	10,000	10,000	10,000	-	-	Complete	10,000	-	-	10,000
Landscaping	5,000	5,000	55,000	60,000	60,000	-	-	60,000	Budget	60,000	60,000	-	-
Shower Facility Repair	7,500	7,500	-	7,500	7,500	-	-	7,500	Budget	7,500	7,500	-	-
Configuration Management Software	75,000	75,000	-	75,000	75,000	-	46,438	28,562	Budget	75,000	75,000	-	-
<b>TOTAL CARRYOVER PROJECTS</b>	<b>2,109,118</b>	<b>1,965,151</b>	<b>431,000</b>	<b>2,540,118</b>	<b>2,396,151</b>	<b>536,860</b>	<b>602,229</b>	<b>1,838,125</b>		<b>2,977,214</b>	<b>2,440,354</b>	<b>(437,096)</b>	<b>(44,203)</b>
<u>ATHLETIC FACILITY REPLACEMENT</u>													
Synthetic Turf - PCC Rock Creek			1,100,000	1,100,000	1,100,000	-	938,104	122,393	Award	1,060,497	1,060,497	39,503	39,503
Sports Field Lighting Control			40,000	40,000	40,000	-	39,560	-	Complete	39,560	39,560	440	440
Tennis Court Resurface (3 sites)			110,000	110,000	110,000	-	104,541	-	Complete	104,541	104,541	5,459	5,459
Basketball Pad Asphalt Overlay			15,000	15,000	15,000	-	8,177	-	Complete	8,177	8,177	6,823	6,823
<b>TOTAL ATHLETIC FACILITY REPLACEMENT</b>			<b>1,265,000</b>	<b>1,265,000</b>	<b>1,265,000</b>	<b>-</b>	<b>1,090,382</b>	<b>122,393</b>		<b>1,212,775</b>	<b>1,212,775</b>	<b>52,225</b>	<b>52,225</b>
<u>ATHLETIC FACILITY IMPROVEMENT</u>													
Court Restriping for Pickleball			15,000	15,000	15,000	-	14,000	-	Complete	14,000	14,000	1,000	1,000
<b>TOTAL ATHLETIC FACILITY IMPROVEMENT</b>			<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>-</b>	<b>14,000</b>	<b>-</b>		<b>14,000</b>	<b>14,000</b>	<b>1,000</b>	<b>1,000</b>
<u>PARK AND TRAIL REPLACEMENTS</u>													
Bridges and Boardwalks (2 sites)			38,500	38,500	38,500	-	5,823	32,677	Budget	38,500	38,500	-	-
Concrete Sidewalk Repair (7 sites)			169,000	169,000	169,000	-	65,813	103,187	Budget	169,000	169,000	-	-
Design Berm Stabilization Study - Bethany Lake			45,000	45,000	45,000	-	-	45,000	Budget	45,000	45,000	-	-
Fences (3 sites)			38,750	38,750	38,750	-	30,258	-	Complete	30,258	30,258	8,492	8,492
Irrigation Systems Redesign & Reconfig (2 sites)			20,000	20,000	20,000	-	1,145	9,558	Award	10,703	10,703	9,297	9,297
Asphalt Pedestrian Pathways (10 sites)			293,000	293,000	293,000	-	75,512	217,488	Budget	293,000	293,000	-	-
Play Equipment (2 sites)			102,500	102,500	102,500	-	87,186	5,707	Award	92,893	92,893	9,607	9,607
Burntwood Playground Activity Panel			-	-	-	-	1,839	-	Complete	1,839	1,839	(1,839)	(1,839)
Emergency Park and Trail Repairs			-	-	-	-	1,135	-	Complete	1,135	1,135	(1,135)	(1,135)
Wonderland Park Smarte Turf			-	-	-	-	7,600	-	Complete	7,600	7,600	(7,600)	(7,600)
<b>TOTAL PARK AND TRAIL REPLACEMENTS</b>			<b>706,750</b>	<b>706,750</b>	<b>706,750</b>	<b>-</b>	<b>276,311</b>	<b>413,617</b>		<b>689,928</b>	<b>689,928</b>	<b>16,822</b>	<b>16,822</b>
<u>PARK AND TRAIL IMPROVEMENTS</u>													
Memorial Benches			8,000	8,000	8,000	-	465	7,535	Budget	8,000	8,000	-	-
Regional Tran Prog - Cedar Mill Creek Trail 3-4			150,000	150,000	150,000	-	-	-	Not awarded	-	-	150,000	150,000
Connect Oregon - Waterhouse Trail			400,000	400,000	400,000	-	-	-	Awarded/Not Rec	-	-	400,000	400,000
Metro Nature in Neighborhoods-Fanno Crk Grnwy			220,700	220,700	220,700	-	10,202	-	Awarded/Not Rec	10,202	10,202	210,498	210,498
Energy Trust of Oregon Projects			83,938	83,938	83,938	-	-	31,323	Budget	31,323	31,323	52,615	52,615
LGGP - Cedar Hills Park			340,156	340,156	340,156	-	-	-	Awarded/Not Rec	-	-	340,156	340,156
Cedar Hills Park-Additional funding for Bond project			3,900,000	3,900,000	3,900,000	-	1,324,123.50	2,575,877	Award	3,900,000	3,900,000	-	-
Summercrest Park Bank Stabilization			6,000	6,000	6,000	-	2,608	-	Complete	2,608	2,608	3,392	3,392
Retaining Wall - Tennis Ctr			10,000	10,000	10,000	-	6,904	3,096	Award	10,000	10,000	-	-
Garbage Can and Picnic Table Pads			15,000	15,000	15,000	-	3,891	11,109	Budget	15,000	15,000	-	-
LWCF - Crowell Woods			384,104	384,104	384,104	-	-	-	Awarded/Not Rec	-	-	384,104	384,104
LWCF - Commonwealth Lake Pk Bridge			60,554	60,554	60,554	-	-	60,554	Budget	60,554	60,554	-	-
LGGP - Butternut Park Play Equipment			75,000	75,000	75,000	-	-	-	Not applied	-	-	-	-
SDAO - Combustion Analyzer			3,000	3,000	3,000	-	2,987	-	Complete	2,987	2,987	14	14
<b>TOTAL PARK AND TRAIL IMPROVEMENTS</b>			<b>5,656,452</b>	<b>5,656,452</b>	<b>5,656,452</b>	<b>-</b>	<b>1,351,180</b>	<b>2,689,494</b>		<b>4,040,674</b>	<b>4,040,674</b>	<b>1,540,778</b>	<b>1,540,778</b>

# Tualatin Hills Park and Recreation District

## Monthly Capital Project Report

### Estimated Cost vs. Budget

Through 3/31/19

Description	Project Budget				Project Expenditures		Estimated Total Costs			Est. Cost (Over) Under Budget			
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>CHALLENGE GRANTS</b>													
Program Facility Challenge Grants			75,000	75,000	75,000	-	9,274	65,727	Budget	75,000	75,000	-	-
TOTAL CHALLENGE GRANTS			75,000	75,000	75,000	-	9,274	65,727		75,000	75,000	-	-
<b>BUILDING REPLACEMENTS</b>													
Cardio and Weight Equipment			40,000	40,000	40,000	-	7,364	32,636	Budget	40,000	40,000	-	-
Cedar Hills Boiler			100,000	100,000	100,000	-	1,518	98,482	Budget	100,000	100,000	-	-
Conestoga Pool Tank/Deck			554,380	554,380	554,380	-	118,582	106,467	Reallocated	225,049	225,049	329,331	329,331
Raleigh Swim Center Pool Tank/Deck			795,000	795,000	795,000	-	35,416	759,584	Budget	795,000	795,000	-	-
Fanno Creek Service Center Roof Study			25,000	25,000	25,000	-	27,022	-	Complete	27,022	27,022	(2,022)	(2,022)
HMT Athletic Center Roof			75,000	75,000	75,000	-	70,324	4,676	Award	75,000	75,000	(0)	(0)
John Quincy Adams Young House Restoration			50,000	50,000	50,000	-	8,743	41,257	Budget	50,000	50,000	-	-
Concession Stand Roof Sections Replacement			5,000	5,000	5,000	-	6,970	-	Complete	6,970	6,970	(1,970)	(1,970)
HMT Recreation Complex Parking Lot Relamp			30,000	30,000	30,000	-	15,710	-	Complete	15,710	15,710	14,290	14,290
Tennis Air Structure Curtains			9,800	9,800	9,800	-	9,876	-	Complete	9,876	9,876	(76)	(76)
Ergonomic Equipment/Fixtures			6,000	6,000	6,000	-	1,510	4,490	Budget	6,000	6,000	-	-
Electrical Panel - CH Boiler Room			25,000	25,000	25,000	-	-	29,933	Award	29,933	29,933	(4,933)	(4,933)
Tile Flooring			29,000	29,000	29,000	-	22,466	32,798	Award	55,264	55,264	(26,264)	(26,264)
Carpet			15,000	15,000	15,000	-	-	15,000	Award	15,000	15,000	-	-
Wood Floor Refinish - AC Courts			14,000	14,000	14,000	-	16,432	-	Complete	16,432	16,432	(2,432)	(2,432)
Floor Replacements - Stuhr Poplar Room			10,000	10,000	10,000	-	7,082	-	Complete	7,082	7,082	2,918	2,918
Steam Traps			20,000	20,000	20,000	-	-	20,000	Award	20,000	20,000	-	-
Emergency Repairs			100,000	100,000	100,000	-	82,938	17,062	Award	100,000	100,000	-	-
Other HVAC Components (4 sites)			68,000	68,000	68,000	-	17,075	50,925	Budget	68,000	68,000	-	-
Parking Lot Overlay and Curbs - HMT Lot A			92,000	92,000	92,000	-	99,485	-	Complete	99,485	99,485	(7,485)	(7,485)
Water Heaters-AC			18,000	18,000	18,000	-	20,576	-	Complete	20,576	20,576	(2,576)	(2,576)
Sink Drain Piping-CRA Utility Sink			3,000	3,000	3,000	-	2,852	-	Complete	2,852	2,852	148	148
Drain and Backwash Valves (2 sites)			20,800	20,800	20,800	-	15,618	-	Complete	15,618	15,618	5,182	5,182
Circulation Pump-BSC			3,400	3,400	3,400	-	-	-	Complete	-	-	3,400	3,400
Autofill System (2 sites)			16,100	16,100	16,100	-	-	16,100	Budget	16,100	16,100	-	-
Entryway - ASC			30,000	30,000	30,000	-	29,383	-	Complete	29,383	29,383	617	617
Somerset West Pool Heater			-	-	-	-	3,350	-	Complete	3,350	3,350	(3,350)	(3,350)
Emergency Building Repairs			-	-	-	-	3,356	-	Complete	3,356	3,356	(3,356)	(3,356)
GHRC Heating			-	-	-	-	33,704	2,500	Award	36,204	36,204	(36,204)	(36,204)
HMT Adm Office CarpetFurntr			-	-	-	-	10,957	-	Complete	10,957	10,957	(10,957)	(10,957)
Aquatic Center Renov Phase 2			-	-	-	-	7,019	-	Complete	7,019	7,019	(7,019)	(7,019)
TOTAL BUILDING REPLACEMENTS			2,154,480	2,154,480	2,154,480	-	675,328	1,231,910		1,907,238	1,907,238	247,242	247,242
<b>BUILDING IMPROVEMENTS</b>													
HVAC (3 sites)			125,279	125,279	125,279	-	36,139	89,140	Budget	125,279	125,279	-	-
Blackout Curtains			4,800	4,800	4,800	-	4,270	-	Complete	4,270	4,270	530	530
Pool Window Tinting - CRA			8,500	8,500	8,500	-	10,750	-	Complete	10,750	10,750	(2,250)	(2,250)
Office Remodel - CHRC			10,000	10,000	10,000	-	-	10,000	Budget	10,000	10,000	-	-
Storage Shed (2 sites)			18,500	18,500	18,500	-	3,524	14,976	Budget	18,500	18,500	-	-
TOTAL BUILDING IMPROVEMENTS			167,079	167,079	167,079	-	54,683	114,116		168,799	168,799	(1,720)	(1,720)
<b>ADA PROJECTS</b>													
ADA Improvements - Other			45,000	45,000	45,000	-	32,646	12,354	Award	45,000	45,000	-	-
ADA Improvements - Bonny Slope Park			8,500	8,500	8,500	-	9,600	-	Complete	9,600	9,600	(1,100)	(1,100)
ADA Improvements - Veterans Memorial Park			40,000	40,000	40,000	-	36,981	2,211	Award	39,192	39,192	808	808
TOTAL ADA PROJECTS			93,500	93,500	93,500	-	79,227	14,565		93,792	93,792	(292)	(292)
<b>TOTAL CAPITAL OUTLAY DIVISION</b>	<b>2,109,118</b>	<b>1,965,151</b>	<b>10,564,261</b>	<b>12,673,379</b>	<b>12,529,412</b>	<b>536,860</b>	<b>4,152,613</b>	<b>6,489,946</b>		<b>11,179,420</b>	<b>10,642,559</b>	<b>1,418,959</b>	<b>1,811,853</b>

**Tualatin Hills Park and Recreation District**

**Monthly Capital Project Report**

**Estimated Cost vs. Budget**

**Through 3/31/19**

Description	Project Budget				Project Expenditures		Estimated Total Costs				Est. Cost (Over) Under Budget		
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>INFORMATION SERVICES DEPARTMENT</b>													
<u>INFORMATION TECHNOLOGY REPLACEMENTS</u>													
Desktops			67,000	67,000	67,000	-	9,837	57,163	Award	67,000	67,000	-	-
Servers			37,000	37,000	37,000	-	39,466	-	Complete	39,466	39,466	(2,466)	(2,466)
LAN/WAN			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
Desktop Printers			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
Timeclocks			119,812	119,812	119,812	-	-	-	Reallocated	-	-	119,812	119,812
Wireless Access Points			-	-	-	-	46,094	-	Complete	46,094	46,094	(46,094)	(46,094)
<b>TOTAL INFORMATION TECHNOLOGY REPLACEMENTS</b>			<b>233,812</b>	<b>233,812</b>	<b>233,812</b>	<b>-</b>	<b>95,397</b>	<b>67,163</b>		<b>162,560</b>	<b>162,560</b>	<b>71,252</b>	<b>71,252</b>
<u>INFORMATION TECHNOLOGY IMPROVEMENTS</u>													
Computers (2)			11,100	11,100	11,100	-	9,002	2,098	Budget	11,100	11,100	-	-
Thermal Monocular Vision Camera			3,599	3,599	3,599	-	-	3,419	Award	3,419	3,419	180	180
Drone			8,645	8,645	8,645	-	-	8,645	Budget	8,645	8,645	-	-
<b>TOTAL INFORMATION TECHNOLOGY IMPROVEMENTS</b>			<b>23,344</b>	<b>23,344</b>	<b>23,344</b>	<b>-</b>	<b>9,002</b>	<b>14,162</b>		<b>23,164</b>	<b>23,164</b>	<b>180</b>	<b>180</b>
<b>TOTAL INFORMATION SYSTEMS DEPARTMENT</b>	<b>-</b>	<b>-</b>	<b>257,156</b>	<b>257,156</b>	<b>257,156</b>	<b>-</b>	<b>104,399</b>	<b>81,325</b>		<b>185,724</b>	<b>185,724</b>	<b>71,432</b>	<b>71,432</b>
<b>MAINTENANCE DEPARTMENT</b>													
<u>FLEET REPLACEMENTS</u>													
Large Rotary Mower			110,000	110,000	110,000	-	96,583	-	Complete	96,583	96,583	13,417	13,417
Field Blower			10,500	10,500	10,500	-	7,436	-	Complete	7,436	7,436	3,064	3,064
Cargo Vans (2)			54,000	54,000	54,000	-	-	54,297	Award	54,297	54,297	(297)	(297)
52" Mowers (3)			25,500	25,500	25,500	-	24,120	-	Complete	24,120	24,120	1,380	1,380
72" Mowers (3)			45,000	45,000	45,000	-	42,240	-	Complete	42,240	42,240	2,760	2,760
Infield Rakes (2)			34,000	34,000	34,000	-	34,573	-	Complete	34,573	34,573	(573)	(573)
4x4 Hybrid SUV Park Patrol			35,000	35,000	35,000	-	34,289	-	Complete	34,289	34,289	711	711
Single Axle Trailer			6,000	6,000	6,000	-	6,181	-	Complete	6,181	6,181	(181)	(181)
Pressure Washer Trailer			17,000	17,000	17,000	-	17,983	-	Complete	17,983	17,983	(983)	(983)
1/2 Ton Pickup			23,000	23,000	23,000	-	-	24,620	Award	24,620	24,620	(1,620)	(1,620)
3/4 Ton Crew-cab Pickup			36,000	36,000	36,000	-	-	30,981	Award	30,981	30,981	5,019	5,019
Platform Scizzor Lift			26,000	26,000	26,000	-	17,686	-	Complete	17,686	17,686	8,314	8,314
Tractor PTO Mower			7,500	7,500	7,500	-	7,125	-	Complete	7,125	7,125	375	375
Crew-cab 2-3 Yard			43,000	43,000	43,000	-	-	41,356	Award	41,356	41,356	1,644	1,644
<b>TOTAL FLEET REPLACEMENTS</b>			<b>472,500</b>	<b>472,500</b>	<b>472,500</b>	<b>-</b>	<b>288,217</b>	<b>151,254</b>		<b>439,471</b>	<b>439,471</b>	<b>33,029</b>	<b>33,029</b>
<u>FLEET IMPROVEMENTS</u>													
Vehicle Wraps			14,000	14,000	14,000	-	2,443	11,557	Award	14,000	14,000	-	-
Minibus			30,000	30,000	30,000	-	27,500	-	Complete	27,500	27,500	2,500	2,500
			44,000	44,000	44,000	-	29,943	11,557		41,500	41,500	2,500	2,500
<u>BUILDING MAINTENANCE EQUIPMENT REPLACEMENTS</u>													
Sweeper Batteries/Brushes			4,000	4,000	4,000	-	3,419	581	Award	4,000	4,000	-	-
<b>TOTAL BLDG MAINT EQUIPMENT REPLACEMENTS</b>			<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>-</b>	<b>3,419</b>	<b>581</b>		<b>4,000</b>	<b>4,000</b>	<b>-</b>	<b>-</b>
<b>TOTAL MAINTENANCE DEPARTMENT</b>	<b>-</b>	<b>-</b>	<b>520,500</b>	<b>520,500</b>	<b>520,500</b>	<b>-</b>	<b>321,579</b>	<b>163,392</b>		<b>484,971</b>	<b>484,971</b>	<b>35,529</b>	<b>35,529</b>
<b>GRAND TOTAL GENERAL FUND</b>	<b>2,109,118</b>	<b>1,965,151</b>	<b>11,341,917</b>	<b>13,451,035</b>	<b>13,307,068</b>	<b>536,860</b>	<b>4,578,591</b>	<b>6,734,663</b>		<b>11,850,114</b>	<b>11,313,254</b>	<b>1,525,921</b>	<b>1,918,814</b>

**Tualatin Hills Park and Recreation District**

**Monthly Capital Project Report**

**Estimated Cost vs. Budget**

**Through 3/31/19**

Description	Project Budget					Project Expenditures		Estimated Total Costs			Est. Cost (Over) Under Budget		
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>SDC FUND</b>													
<b>LAND ACQUISITION</b>													
Land Acq - N. Bethany Comm Pk	1,465,800	1,465,800	500,000	1,965,800	1,965,800	-	137	1,965,664	Budget	1,965,800	1,965,800	-	-
Subtotal Land Acq-N Bethany Comm Pk	1,465,800	1,465,800	500,000	1,965,800	1,965,800	-	137	1,965,664		1,965,800	1,965,800	-	-
Land Acq - N. Bethany Nghbd Pk	241,000	241,000	500,000	741,000	741,000	-	2,903	738,097	Budget	741,000	741,000	-	-
Subtotal Land Acq-N. Bethany Nghbd Pk	241,000	241,000	500,000	741,000	741,000	-	2,903	738,097		741,000	741,000	-	-
Land Acq - Bethany Creek Falls	-	-	-	-	-	-	323,184	-	Complete	323,184	323,184	(323,184)	(323,184)
Land Acq - N Bethany Trails	846,000	846,000	100,000	946,000	946,000	-	204,258	418,558	Budget	622,816	622,816	323,184	323,184
Subtotal Land Acq-N Bethany Trails	846,000	846,000	100,000	946,000	946,000	-	527,442	418,558		946,000	946,000	-	-
Land Acq - Bonny Slope West Neighborhood Park	1,951,000	1,951,000	-	1,951,000	1,951,000	-	220	1,950,780	Budget	1,951,000	1,951,000	-	-
Subtotal Land Acq-General	1,951,000	1,951,000	-	1,951,000	1,951,000	-	220	1,950,780		1,951,000	1,951,000	-	-
Land Acq - S Cooper Mtn Trail	485,000	485,000	50,000	535,000	535,000	-	-	535,000	Budget	535,000	535,000	-	-
Subtotal S Cooper Mtn Trail	485,000	485,000	50,000	535,000	535,000	-	-	535,000		535,000	535,000	-	-
Land Acq - S Cooper Mtn Nat Ar	395,000	395,000	105,000	500,000	500,000	-	80	499,920	Budget	500,000	500,000	-	-
Subtotal S Cooper Mtn Nat Ar	395,000	395,000	105,000	500,000	500,000	-	80	499,920		500,000	500,000	-	-
Land Acq - Neighborhood Parks - S Cooper Mtn	480,000	480,000	5,025,000	5,505,000	5,505,000	-	13,889	5,491,111	Budget	5,505,000	5,505,000	-	-
Subtotal Neighborhood Parks - S Cooper Mtn	480,000	480,000	5,025,000	5,505,000	5,505,000	-	13,889	5,491,111		5,505,000	5,505,000	-	-
Land Acq - Schiffer	-	-	-	-	-	-	460,094	-	Complete	460,094	460,094	(460,094)	(460,094)
Land Acq - Neighborhood Parks - Infill Areas	350,000	350,000	500,000	850,000	850,000	-	6,978	382,928	Budget	389,906	389,906	460,094	460,094
Sub total Neighborhood Parks Infill Areas	350,000	350,000	500,000	850,000	850,000	-	467,072	382,928		850,000	850,000	-	-
<b>TOTAL LAND ACQUISITION</b>	<b>6,213,800</b>	<b>6,213,800</b>	<b>6,780,000</b>	<b>12,993,800</b>	<b>12,993,800</b>	<b>-</b>	<b>1,011,741</b>	<b>11,982,059</b>		<b>12,993,800</b>	<b>12,993,800</b>	<b>-</b>	<b>-</b>
<b>DEVELOPMENT/IMPROVEMENT PROJECTS</b>													
Bonny Slope / BSD Trail Development	500,000	419,900	-	500,000	419,900	74,782	82,696	342,522	Budget	500,000	425,218	-	(5,318)
MTIP Grant Match - Westside Trail #18	967,000	-	2,150,000	3,117,000	2,150,000	1,879,919	2,068,877	398,132	Award	4,346,928	2,467,009	(1,229,928)	(317,009)
Bethany Creek Falls Phases 1, 2 & 3 - Proj Management	175,000	12,000	-	175,000	12,000	114,181	24,210	-	Complete	138,391	24,210	36,609	(12,210)
S Cooper Mtn Park and Trail Development - Prog Mgmt	50,000	50,000	-	50,000	50,000	3,893	-	46,107	Budget	50,000	46,107	-	3,893
NW Quadrant Neighborhood Park Master Plan & Design	265,000	265,000	-	265,000	265,000	92,814	157,860	148,471	Award	399,145	306,331	(134,145)	(41,331)
New Neighborhood Park Development	1,499,000	1,337,000	600,000	2,099,000	1,937,000	159,063	151,373	1,788,564	Budget	2,099,000	1,939,937	-	(2,937)
Dog Parks - expansions and new sites	-	-	70,000	70,000	70,000	-	-	70,000	Budget	70,000	70,000	-	-
Natural Area Master Plan	100,000	100,000	-	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
Building Expansion (TBD)	995,000	995,000	-	995,000	995,000	-	-	995,000	Budget	995,000	995,000	-	-
LWCF Grant Match-New Natural Area Public Access	-	-	250,000	250,000	250,000	-	-	250,000	Budget	250,000	250,000	-	-
New Synthetic turf field- Conestoga Middle School	1,255,000	10,000	-	1,255,000	10,000	916,158	-	10,000	Complete	926,158	10,000	328,842	-
RFFA Actv Trns Prjt Readiness Mtch-Wstsd Tr Hy 26 cross	-	-	200,000	200,000	200,000	-	-	200,000	Budget	200,000	200,000	-	-
MTIP Beaverton Creek Trail Master Plan Phase	-	-	-	-	-	-	-	-	Budget	-	-	-	-
MTIP Beaverton Creek Trail Land Acquisition ROW phase	247,000	241,000	-	247,000	241,000	175	6,042	240,783	Budget	247,000	246,825	-	(5,825)
NW Quadrant New Neighborhood Park Development	1,925,000	1,830,000	-	1,925,000	1,830,000	-	23,783	1,901,217	Budget	1,925,000	1,925,000	-	(95,000)
N Bethany Park & Trail - project management	141,000	120,000	-	141,000	120,000	39,821	47,932	53,247	Budget	141,000	101,179	-	18,821
Cedar Hills Park - Additional funding for bond project	1,038,000	1,038,000	-	1,038,000	1,038,000	-	-	1,038,000	Budget	1,038,000	1,038,000	-	-
Connect OR Grant Match - Waterhouse Trail, Segment 4	300,000	200,000	-	300,000	200,000	76,808	60,700	162,492	Budget	300,000	223,192	-	(23,192)
SW Quadrant Neighborhood Park Master Plan & Design	200,000	192,500	75,000	275,000	267,500	3,227	59	277,249	Award	280,535	277,308	(5,535)	(9,808)
Cedar Mill Creek Comm Trail Seg #4 Master Plan & Des	250,000	250,000	50,000	300,000	300,000	1,558	231	298,211	Budget	300,000	298,442	-	1,558
North Bethany Park and Trail Improvements	-	-	315,000	315,000	315,000	-	101,233	213,767	Budget	315,000	315,000	-	-
Bethany Creek Trail #2, Segment #3 - Design & Devel	1,100,000	1,075,000	-	1,100,000	1,075,000	58,562	126,268	915,170	Budget	1,100,000	1,041,438	-	33,562
Fanno Creek Trail-Denny Road Crossing Improvements	-	-	20,000	20,000	20,000	-	-	20,000	Budget	20,000	20,000	-	-
Waterhouse Trail Improvements	-	-	350,000	350,000	350,000	-	-	350,000	Budget	350,000	350,000	-	-
Undesignated projects	-	-	4,714,976	4,714,976	4,714,976	-	10,582	4,704,394	Budget	4,714,976	4,714,976	-	-
<b>TOTAL DEVELOPMENT/IMPROVEMENT PROJECTS</b>	<b>11,007,000</b>	<b>8,135,400</b>	<b>8,794,976</b>	<b>19,801,976</b>	<b>16,930,376</b>	<b>3,420,961</b>	<b>2,861,845</b>	<b>14,523,327</b>		<b>20,806,133</b>	<b>17,385,172</b>	<b>(1,004,157)</b>	<b>(454,796)</b>
<b>GRAND TOTAL SDC FUND</b>	<b>17,220,800</b>	<b>14,349,200</b>	<b>15,574,976</b>	<b>32,795,776</b>	<b>29,924,176</b>	<b>3,420,961</b>	<b>3,873,586</b>	<b>26,505,386</b>		<b>33,799,933</b>	<b>30,378,972</b>	<b>(1,004,157)</b>	<b>(454,796)</b>

**Tualatin Hills Park and Recreation District**  
**Monthly Bond Capital Projects Report**  
**Estimated Cost vs. Budget**  
**Through 3/31/2019**

Quad- rant	Project Code	Description	Project Budget			Project Expenditures			Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance	Percent of Variance	Cost Expended to Budget	Cost Expended to Total Cost	
			Initial Project Budget	Adjustments	Current Total Project Budget FY 18/19	Expended Prior Years	Expended Year-to-Date	Total Expended to Date							Estimated Cost to Complete
			(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)	(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)	
<b>BOND CAPITAL PROJECTS FUND</b>															
<b><u>New Neighborhood Parks Development</u></b>															
SE	91-901	AM Kennedy Park & Athletic Field	1,285,250	50,704	1,335,954	1,674,551	-	1,674,551	-	Complete	1,674,551	(338,597)	-25.3%	125.3%	100.0%
SW	91-902	Barsotti Park & Athletic Field	1,285,250	27,556	1,312,806	1,250,248	-	1,250,248	-	Complete	1,250,248	62,558	4.8%	95.2%	100.0%
NW	91-903	Hansen Ridge Park (formerly Kaiser Ridge)	771,150	16,338	787,488	731,629	-	731,629	-	Complete	731,629	55,859	7.1%	92.9%	100.0%
SW	91-904	Roy Dancer Park	771,150	16,657	787,807	643,447	-	643,447	-	Complete	643,447	144,360	18.3%	81.7%	100.0%
NE	91-905	Roger Tilbury Park	771,150	19,713	790,863	888,218	-	888,218	-	Complete	888,218	(97,355)	-12.3%	112.3%	100.0%
<b>Total New Neighborhood Parks Development</b>			<b>4,883,950</b>	<b>130,968</b>	<b>5,014,918</b>	<b>5,188,093</b>	<b>-</b>	<b>5,188,093</b>	<b>-</b>		<b>5,188,093</b>	<b>(173,175)</b>	<b>-3.5%</b>	<b>103.5%</b>	<b>100.0%</b>
UND	Authorized Use of Savings from Bond Issuance Administration Category		-	173,175	173,175	-	-	-	-	N/A	-	173,175	n/a	n/a	n/a
<b>Total New Neighborhood Parks Development</b>			<b>4,883,950</b>	<b>304,143</b>	<b>5,188,093</b>	<b>5,188,093</b>	<b>-</b>	<b>5,188,093</b>	<b>-</b>		<b>5,188,093</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b><u>Renovate &amp; Redevelop Neighborhood Parks</u></b>															
NE	91-906	Cedar Mill Park, Trail & Athletic Fields	1,125,879	29,756	1,155,635	990,095	-	990,095	-	Complete	990,095	165,540	14.3%	85.7%	100.0%
SE	91-907	Camille Park	514,100	28,634	542,734	585,471	-	585,471	-	Complete	585,471	(42,737)	-7.9%	107.9%	100.0%
NW	91-908	Somerset West Park	1,028,200	69,834	1,098,034	288,464	17,197	305,661	1,134,991	Design	1,440,652	(342,618)	-31.2%	27.8%	21.2%
NW	91-909	Pioneer Park and Bridge Replacement	544,934	21,278	566,212	533,358	-	533,358	-	Complete	533,358	32,854	5.8%	94.2%	100.0%
SE	91-910	Vista Brook Park	514,100	20,504	534,604	729,590	-	729,590	-	Complete	729,590	(194,986)	-36.5%	136.5%	100.0%
<b>Total Renovate &amp; Redevelop Neighborhood Parks</b>			<b>3,727,213</b>	<b>170,006</b>	<b>3,897,219</b>	<b>3,126,978</b>	<b>17,197</b>	<b>3,144,175</b>	<b>1,134,991</b>		<b>4,279,166</b>	<b>(381,947)</b>	<b>-9.8%</b>	<b>80.7%</b>	<b>73.5%</b>
<b><u>New Neighborhood Parks Land Acquisition</u></b>															
NW	98-880-a	New Neighborhood Park - NW Quadrant (Biles)	1,500,000	28,554	1,528,554	1,041,404	-	1,041,404	-	Complete	1,041,404	487,150	31.9%	68.1%	100.0%
NW	98-880-b	New Neighborhood Park - NW Quadrant (Living Hope)	-	-	-	1,067,724	-	1,067,724	-	Complete	1,067,724	(1,067,724)	-100.0%	n/a	100.0%
NW	98-880-c	New Neighborhood Park - NW Quadrant (Mitchell)	-	-	-	793,396	-	793,396	-	Complete	793,396	(793,396)	-100.0%	n/a	100.0%
NW	98-880-d	New Neighborhood Park - NW Quadrant (PGE)	-	-	-	62,712	-	62,712	-	Complete	62,712	(62,712)	-100.0%	n/a	100.0%
NE	98-745-a	New Neighborhood Park - NE Quadrant (Wilson)	1,500,000	27,968	1,527,968	529,294	-	529,294	-	Complete	529,294	998,674	65.4%	34.6%	100.0%
NE	98-745-b	New Neighborhood Park - NE Quadrant (Lehman - formerly undesignated)	1,500,000	32,103	1,532,103	2,119,940	-	2,119,940	-	Complete	2,119,940	(587,837)	-38.4%	138.4%	100.0%
SW	98-746-a	New Neighborhood Park - SW Quadrant (Sterling Savings)	1,500,000	24,918	1,524,918	1,058,925	-	1,058,925	-	Complete	1,058,925	465,993	30.6%	69.4%	100.0%
SW	98-746-b	New Neighborhood Park - SW Quadrant (Altishin)	-	-	-	551,696	-	551,696	-	Complete	551,696	(551,696)	-100.0%	n/a	100.0%
SW	98-746-c	New Neighborhood Park - SW Quadrant (Hung easement for Roy Dancer Park)	-	-	-	60,006	-	60,006	-	Complete	60,006	(60,006)	-100.0%	n/a	100.0%
SE	98-747	New Neighborhood Park - SE Quadrant (Cobb)	1,500,000	15,547	1,515,547	2,609,880	-	2,609,880	-	Complete	2,609,880	(1,094,333)	-72.2%	172.2%	100.0%
NW	98-748	New Neighborhood Park (North Bethany) (McGettigan)	1,500,000	23,667	1,523,667	1,629,763	-	1,629,763	-	Complete	1,629,763	(106,096)	-7.0%	107.0%	100.0%
UND	98-749	New Neighborhood Park - Undesignated	-	1,363	1,363	-	-	-	-	Reallocated	-	1,363	-100.0%	n/a	0.0%
<b>Sub-total New Neighborhood Parks</b>			<b>9,000,000</b>	<b>154,120</b>	<b>9,154,120</b>	<b>11,524,740</b>	<b>-</b>	<b>11,524,740</b>	<b>-</b>		<b>11,524,740</b>	<b>(2,370,620)</b>	<b>-25.9%</b>	<b>125.9%</b>	<b>100.0%</b>
UND	Authorized Use of Savings from New Community Park Land Acquisition Category		-	1,655,521	1,655,521	-	-	-	-	N/A	-	1,655,521	n/a	n/a	n/a
UND	Authorized Use of Savings from Community Center / Community Park Land Acquisition Category		-	715,099	715,099	-	-	-	-	N/A	-	715,099	n/a	n/a	n/a
<b>Total New Neighborhood Parks</b>			<b>9,000,000</b>	<b>2,524,740</b>	<b>11,524,740</b>	<b>11,524,740</b>	<b>-</b>	<b>11,524,740</b>	<b>-</b>		<b>11,524,740</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b><u>New Community Park Development</u></b>															
SW	92-915	SW Quad Community Park & Athletic Field	7,711,500	343,963	8,055,463	10,520,819	-	10,520,819	-	Complete	10,520,819	(2,465,356)	-30.6%	130.6%	100.0%
<b>Sub-total New Community Park Development</b>			<b>7,711,500</b>	<b>343,963</b>	<b>8,055,463</b>	<b>10,520,819</b>	<b>-</b>	<b>10,520,819</b>	<b>-</b>		<b>10,520,819</b>	<b>(2,465,356)</b>	<b>-30.6%</b>	<b>130.6%</b>	<b>100.0%</b>
UND	Authorized use of savings from Bond Facility Rehabilitation category		-	1,300,000	1,300,000	-	-	-	-	N/A	-	1,300,000	n/a	n/a	n/a
UND	Authorized use of savings from Bond Administration (Issuance) category		-	781,105	781,105	-	-	-	-	N/A	-	781,105	n/a	n/a	n/a
UND	Outside Funding from Washington County / Metro Transferred from Community Center Land Acquisition		-	384,251	384,251	-	-	-	-	N/A	-	384,251	n/a	n/a	n/a
<b>Total New Community Park Development</b>			<b>7,711,500</b>	<b>2,809,319</b>	<b>10,520,819</b>	<b>10,520,819</b>	<b>-</b>	<b>10,520,819</b>	<b>-</b>		<b>10,520,819</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>

**Tualatin Hills Park and Recreation District**  
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Quad- rant	Project Code	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance Est. Cost (Over) Under Budget	Percent of Variance Total Cost Variance to Budget	Cost Expended to Budget	Cost Expended to Total Cost		
			Initial Project Budget	Adjustments	Current Total Project Budget FY 18/19	Expended Prior Years	Expended Year-to-Date	Total Expended to Date								(1)	(2)
<b><u>New Community Park Land Acquisition</u></b>																	
NE	98-881-a	New Community Park - NE Quadrant (Teufel)	10,000,000	132,657	10,132,657	8,103,899	-	8,103,899	-	Complete	8,103,899	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	-	Complete	373,237	(373,237)	100.0%	n/a	100.0%		
<b>Sub-total New Community Park</b>			<b>10,000,000</b>	<b>132,657</b>	<b>10,132,657</b>	<b>8,477,136</b>	<b>-</b>	<b>8,477,136</b>	<b>-</b>		<b>8,477,136</b>	<b>1,655,521</b>	<b>16.3%</b>	<b>83.7%</b>	<b>100.0%</b>		
Authorized Use of Savings for New Neighborhood Parks																	
UND		Land Acquisition Category	-	(1,655,521)	(1,655,521)	-	-	-	-	N/A	-	(1,655,521)	n/a	n/a	n/a		
<b>Total New Community Park</b>			<b>10,000,000</b>	<b>(1,522,864)</b>	<b>8,477,136</b>	<b>8,477,136</b>	<b>-</b>	<b>8,477,136</b>	<b>-</b>		<b>8,477,136</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>		
<b><u>Renovate and Redevelop Community Parks</u></b>																	
NE	92-916	Cedar Hills Park & Athletic Field	6,194,905	436,369	6,631,274	2,647,129	4,971,209	7,618,338	365,665	Award	7,984,003	(1,352,729)	-20.4%	114.9%	95.4%		
SE	92-917	Schiffler Park	3,598,700	74,403	3,673,103	2,633,084	-	2,633,084	-	Complete	2,633,084	1,040,019	28.3%	71.7%	100.0%		
<b>Total Renovate and Redevelop Community Parks</b>			<b>9,793,605</b>	<b>510,772</b>	<b>10,304,377</b>	<b>5,280,213</b>	<b>4,971,209</b>	<b>10,251,422</b>	<b>365,665</b>		<b>10,617,087</b>	<b>(312,710)</b>	<b>-3.0%</b>	<b>99.5%</b>	<b>96.6%</b>		
<b><u>Natural Area Preservation - Restoration</u></b>																	
NE	97-963	Roger Tilbury Memorial Park	30,846	1,595	32,441	22,875	1,795	24,670	7,186	Establishment	31,856	585	1.8%	76.0%	77.4%		
NE	97-964	Cedar Mill Park	30,846	1,172	32,018	1,201	-	1,201	-	Complete	1,201	30,817	96.2%	3.8%	100.0%		
NE	97-965	Jordan/Jackie Husen Park	308,460	8,961	317,421	36,236	-	36,236	-	Complete	36,236	281,185	88.6%	11.4%	100.0%		
NW	97-966	NE/Bethany Meadows Trail Habitat Connection	246,768	16,178	262,946	-	-	-	-	On Hold	-	262,946	100.0%	0.0%	0.0%		
NW	97-967	Hansen Ridge Park (formerly Kaiser Ridge)	10,282	300	10,582	12,929	-	12,929	-	Complete	12,929	(2,347)	-22.2%	122.2%	100.0%		
NW	97-968	Allenbach Acres Park	41,128	2,318	43,446	10,217	-	10,217	-	Complete	10,217	33,229	76.5%	23.5%	100.0%		
NW	97-969	Crystal Creek Park	205,640	7,208	212,848	95,401	-	95,401	-	Complete	95,401	117,447	55.2%	44.8%	100.0%		
NE	97-970	Foothills Park	61,692	1,172	62,864	46,178	-	46,178	-	Complete	46,178	16,686	26.5%	73.5%	100.0%		
NE	97-971	Commonwealth Lake Park	41,128	778	41,906	30,809	-	30,809	-	Complete	30,809	11,097	26.5%	73.5%	100.0%		
NW	97-972	Tualatin Hills Nature Park	90,800	2,323	93,123	27,696	-	27,696	-	Complete	27,696	65,427	70.3%	29.7%	100.0%		
NE	97-973	Pioneer Park	10,282	254	10,536	9,421	-	9,421	-	Complete	9,421	1,115	10.6%	89.4%	100.0%		
NW	97-974	Whispering Woods Park	51,410	914	52,324	48,871	-	48,871	-	Complete	48,871	3,453	6.6%	93.4%	100.0%		
NW	97-975	Willow Creek Nature Park	20,564	389	20,953	21,877	-	21,877	-	Complete	21,877	(924)	-4.4%	104.4%	100.0%		
SE	97-976	AM Kennedy Park	30,846	741	31,587	26,866	-	26,866	-	Complete	26,866	4,721	14.9%	85.1%	100.0%		
SE	97-977	Camille Park	77,115	1,784	78,899	61,399	-	61,399	-	Complete	61,399	17,500	22.2%	77.8%	100.0%		
SE	97-978	Vista Brook Park	20,564	897	21,461	5,414	-	5,414	-	Complete	5,414	16,047	74.8%	25.2%	100.0%		
SE	97-979	Greenway Park/Koll Center	61,692	2,316	64,008	49,854	1,207	51,061	-	Complete	51,061	12,947	20.2%	79.8%	100.0%		
SE	97-980	Bauman Park	82,256	2,024	84,280	30,153	-	30,153	-	Complete	30,153	54,127	64.2%	35.8%	100.0%		
SE	97-981	Fanno Creek Park	162,456	6,444	168,900	65,147	-	65,147	5,508	Establishment	70,655	98,245	58.2%	38.6%	92.2%		
SE	97-982	Hideaway Park	41,128	1,105	42,233	38,459	-	38,459	-	Complete	38,459	3,774	8.9%	91.1%	100.0%		
SW	97-983	Murrayhill Park	61,692	1,031	62,723	65,712	-	65,712	-	Complete	65,712	(2,989)	-4.8%	104.8%	100.0%		
SE	97-984	Hyland Forest Park	71,974	1,342	73,316	62,121	3,400	65,521	-	Complete	65,521	7,795	10.6%	89.4%	100.0%		
SW	97-985	Cooper Mountain	205,640	13,479	219,119	14	-	14	-	On Hold	14	219,105	100.0%	0.0%	100.0%		
SW	97-986	Winkelman Park	10,282	241	10,523	5,894	-	5,894	-	Complete	5,894	4,629	44.0%	56.0%	100.0%		
SW	97-987	Lowami Hart Woods	287,896	9,345	297,241	127,906	-	127,906	-	Complete	127,906	169,335	57.0%	43.0%	100.0%		
SW	97-988	Rosa/Hazeldale Parks	28,790	722	29,512	12,754	-	12,754	-	Complete	12,754	16,758	56.8%	43.2%	100.0%		
SW	97-989	Mt Williams Park	102,820	6,021	108,841	36,167	1,850	38,017	70,824	Establishment	108,841	-	0.0%	34.9%	34.9%		
SW	97-990	Jenkins Estate	154,230	3,365	157,595	136,481	2,560	139,041	-	Complete	139,041	18,554	11.8%	88.2%	100.0%		
SW	97-991	Summercrest Park	10,282	193	10,475	7,987	-	7,987	-	Complete	7,987	2,488	23.8%	76.2%	100.0%		
SW	97-992	Morrison Woods	61,692	4,042	65,734	0	-	0	-	Cancelled	0	65,734	100.0%	0.0%	100.0%		
UND	97-993	Interpretive Sign Network	339,306	9,264	348,570	326,776	-	326,776	-	Complete	326,776	21,794	6.3%	93.7%	100.0%		
NW	97-994	Beaverton Creek Trail	61,692	4,043	65,735	-	-	-	-	On Hold	-	65,735	100.0%	0.0%	0.0%		
NW	97-995	Bethany Wetlands/Bronson Creek	41,128	2,695	43,823	-	-	-	-	On Hold	-	43,823	100.0%	0.0%	0.0%		
NW	97-996	Bluegrass Downs Park	15,423	1,010	16,433	-	-	-	-	On Hold	-	16,433	100.0%	0.0%	0.0%		
NW	97-997	Crystal Creek	41,128	2,696	43,824	-	-	-	-	On Hold	-	43,824	100.0%	0.0%	0.0%		
UND	N/A	Reallocation of project savings to new project budgets	-	(865,000)	(865,000)	-	-	-	-	Reallocation	-	(865,000)	100.0%	0.0%	0.0%		
SE	97-870	Hyland Woods Phase 2	-	76,248	76,248	51,353	3,100	54,453	21,795	Establishment	76,248	-	0.0%	71.4%	71.4%		
SW	97-871	Jenkins Estate Phase 2	-	127,999	127,999	54,685	-	54,685	73,314	Establishment	127,999	-	0.0%	42.7%	42.7%		
NW	97-872	Somerset	-	154,548	154,548	-	-	-	154,548	Budget	154,548	-	0.0%	0.0%	0.0%		
NW	97-873	Rock Creek Greenway	-	159,699	159,699	-	-	-	159,699	Budget	159,699	-	0.0%	0.0%	0.0%		
NW	97-874	Whispering Woods Phase 2	-	97,879	97,879	-	-	-	97,879	Budget	97,879	-	0.0%	0.0%	0.0%		
SE	97-875	Raleigh Park	-	113,077	113,077	8,500	-	8,500	104,577	Budget	113,077	-	0.0%	7.5%	7.5%		
NE	97-876	Bannister Creek Greenway/NE Park	-	77,273	77,273	-	-	-	77,273	Budget	77,273	-	0.0%	0.0%	0.0%		
NW	97-877	Beaverton Creek Greenway Duncan	-	20,607	20,607	-	-	-	-	Cancelled	-	20,607	100.0%	0.0%	0.0%		
SE	97-878	Church of Nazarene	-	30,718	30,718	14,121	-	14,121	-	Complete	14,121	16,597	54.0%	46.0%	100.0%		
SW	97-879	Lilly K. Johnson Woods	-	30,459	30,459	21,256	1,188	22,444	8,015	Establishment	30,459	-	0.0%	73.7%	73.7%		
UND	97-914	Restoration of new properties to be acquired	643,023	41,096	684,119	7,172	-	7,172	-	On Hold	7,172	676,947	99.0%	1.0%	100.0%		
UND	N/A	Reallocation of project savings to new project budgets	-	(1,570,245)	(1,570,245)	-	-	-	-	Reallocation	-	(1,570,245)	100.0%	0.0%	0.0%		

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			Initial Project Budget	Adjustments	Current Total Project Budget FY 18/19	Expended Prior Years	Expended Year-to-Date	Total Expended to Date						
			(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)	(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)
TBD	97-750	NE Quadrant Property(Findley)	-	450,000	450,000	-	-	-	450,000	450,000	-	0.0%	0.0%	0.0%
TBD	97-751	N. Johnson Greenway (Peterkort)	-	250,000	250,000	-	-	-	250,000	250,000	-	0.0%	0.0%	0.0%
TBD	97-752	Commonwealth Lake Park	-	60,000	60,000	-	-	-	60,000	60,000	-	0.0%	0.0%	0.0%
TBD	97-753	155th Wetlands	-	25,000	25,000	-	-	-	25,000	25,000	-	0.0%	0.0%	0.0%
TBD	97-754	Bronson Creek New Properties	-	100,000	100,000	-	-	-	100,000	100,000	-	0.0%	0.0%	0.0%
TBD	97-755	Fanno Creek Greenway	-	80,000	80,000	-	-	-	80,000	80,000	-	0.0%	0.0%	0.0%
TBD	97-756	HMT north woods and stream	-	50,000	50,000	-	-	-	50,000	50,000	-	0.0%	0.0%	0.0%
TBD	97-757	Cedar Mill Creek Greenway	-	30,000	30,000	-	-	-	30,000	30,000	-	0.0%	0.0%	0.0%
TBD	97-758	Fir Grove Park	-	25,000	25,000	-	-	-	25,000	25,000	-	0.0%	0.0%	0.0%
TBD	97-759	HL Cain Wetlands	-	25,000	25,000	-	-	-	25,000	25,000	-	0.0%	0.0%	0.0%
TBD	97-760	Bronson Creek Park	-	25,000	25,000	-	-	-	25,000	25,000	-	0.0%	0.0%	0.0%
TBD	97-761	Center Street Wetlands Area	-	20,000	20,000	-	-	-	20,000	20,000	-	0.0%	0.0%	0.0%
TBD	97-762	Tallac Terrace Park	-	10,000	10,000	-	-	-	10,000	10,000	-	0.0%	0.0%	0.0%
TBD	97-763	Forest Hills Park	-	10,000	10,000	-	-	-	10,000	10,000	-	0.0%	0.0%	0.0%
TBD	97-764	Arborist/Tree Management	-	285,245	285,245	-	-	-	285,245	285,245	-	0.0%	0.0%	0.0%
TBD	97-765	North Bethany Greenway	-	25,000	25,000	-	-	-	25,000	25,000	-	0.0%	0.0%	0.0%
TBD	97-766	Willow Creek Greenway II	-	25,000	25,000	-	-	-	25,000	25,000	-	0.0%	0.0%	0.0%
TBD	97-767	Westside Trail Segment 18	-	25,000	25,000	-	-	-	25,000	25,000	-	0.0%	0.0%	0.0%
TBD	97-768	Westside Trail- Burntwood area	-	25,000	25,000	-	-	-	25,000	25,000	-	0.0%	0.0%	0.0%
TBD	97-769	Waterhouse Trail	-	25,000	25,000	-	-	-	25,000	25,000	-	0.0%	0.0%	0.0%
<b>Total Natural Area Restoration</b>			<b>3,762,901</b>	<b>182,965</b>	<b>3,945,866</b>	<b>1,579,902</b>	<b>15,100</b>	<b>1,595,002</b>	<b>2,350,863</b>	<b>3,945,866</b>	<b>-</b>	<b>0.0%</b>	<b>40.4%</b>	<b>40.4%</b>
<b>Natural Area Preservation - Land Acquisition</b>														
UND	98-882	Natural Area Acquisitions	8,400,000	348,691	8,748,691	5,063,697	16,216	5,079,913	3,668,778	8,748,691	-	0.0%	58.1%	58.1%
<b>Total Natural Area Preservation - Land Acquisition</b>			<b>8,400,000</b>	<b>348,691</b>	<b>8,748,691</b>	<b>5,063,697</b>	<b>16,216</b>	<b>5,079,913</b>	<b>3,668,778</b>	<b>8,748,691</b>	<b>-</b>	<b>0.0%</b>	<b>58.1%</b>	<b>58.1%</b>
<b>New Linear Park and Trail Development</b>														
SW	93-918	Westside Trail Segments 1, 4, & 7	4,267,030	85,084	4,352,114	4,381,083	-	4,381,083	-	4,381,083	(28,969)	-0.7%	100.7%	100.0%
NE	93-920	Jordan/Husen Park Trail	1,645,120	46,432	1,691,552	1,227,496	-	1,227,496	-	1,227,496	464,056	27.4%	72.6%	100.0%
NW	93-924	Waterhouse Trail Segments 1, 5 & West Spur	3,804,340	78,646	3,882,986	4,392,047	-	4,392,047	-	4,392,047	(509,061)	-13.1%	113.1%	100.0%
NW	93-922	Rock Creek Trail #5 & Allenbach, North Bethany #2	2,262,040	103,949	2,365,989	1,743,667	-	1,743,667	-	1,743,667	622,322	26.3%	73.7%	100.0%
UND	93-923	Miscellaneous Natural Trails	100,000	5,184	105,184	30,394	-	30,394	74,790	105,184	-	0.0%	28.9%	28.9%
NW	91-912	Nature Park - Old Wagon Trail	359,870	3,094	362,964	238,702	-	238,702	-	238,702	124,262	34.2%	65.8%	100.0%
NE	91-913	NE Quadrant Trail - Bluffs Phase 2	257,050	14,797	271,847	412,424	-	412,424	-	412,424	(140,577)	-51.7%	151.7%	100.0%
SW	93-921	Lowami Hart Woods	822,560	55,645	878,205	1,255,274	-	1,255,274	-	1,255,274	(377,069)	-42.9%	142.9%	100.0%
NW	91-911	Westside - Waterhouse Trail Connection	1,542,300	48,560	1,590,860	1,055,589	-	1,055,589	-	1,055,589	535,271	33.6%	66.4%	100.0%
<b>Total New Linear Park and Trail Development</b>			<b>15,060,310</b>	<b>441,391</b>	<b>15,501,701</b>	<b>14,736,676</b>	<b>-</b>	<b>14,736,676</b>	<b>74,790</b>	<b>14,811,466</b>	<b>690,235</b>	<b>4.5%</b>	<b>95.1%</b>	<b>99.5%</b>
<b>New Linear Park and Trail Land Acquisition</b>														
UND	98-883	New Linear Park and Trail Acquisitions	1,200,000	23,345	1,223,345	1,222,206	-	1,222,206	1,139	1,223,345	-	0.0%	99.9%	99.9%
<b>Total New Linear Park and Trail Land Acquisition</b>			<b>1,200,000</b>	<b>23,345</b>	<b>1,223,345</b>	<b>1,222,206</b>	<b>-</b>	<b>1,222,206</b>	<b>1,139</b>	<b>1,223,345</b>	<b>-</b>	<b>0.0%</b>	<b>99.9%</b>	<b>99.9%</b>
<b>Multi-field/Multi-purpose Athletic Field Development</b>														
SW	94-925	Winkelman Athletic Field	514,100	34,601	548,701	941,843	-	941,843	-	941,843	(393,142)	-71.6%	171.6%	100.0%
SE	94-926	Meadow Waye Park	514,100	4,791	518,891	407,340	-	407,340	-	407,340	111,551	21.5%	78.5%	100.0%
NW	94-927	New Fields in NW Quadrant	514,100	33,439	547,539	38,246	21,357	59,603	1,277,820	1,337,423	(789,884)	-144.3%	10.9%	4.5%
NE	94-928	New Fields in NE Quadrant (Cedar Mill Park)	514,100	14,184	528,284	527,993	-	527,993	-	527,993	291	0.1%	99.9%	100.0%
SW	94-929	New Fields in SW Quadrant	514,100	33,663	547,763	997	-	997	546,766	547,763	-	0.0%	0.2%	0.2%
SE	94-930	New Fields in SE Quadrant (Conestoga Middle School)	514,100	19,833	533,933	545,894	3,023	548,917	-	548,917	(14,984)	-2.8%	102.8%	100.0%
<b>Total Multi-field/Multi-purpose Athletic Field Dev.</b>			<b>3,084,600</b>	<b>140,511</b>	<b>3,225,111</b>	<b>2,462,313</b>	<b>24,380</b>	<b>2,486,693</b>	<b>1,824,586</b>	<b>4,311,279</b>	<b>(1,086,168)</b>	<b>-33.7%</b>	<b>77.1%</b>	<b>57.7%</b>
<b>Deferred Park Maintenance Replacements</b>														
UND	96-960	Play Structure Replacements at 11 sites	810,223	3,685	813,908	773,055	-	773,055	-	773,055	40,853	5.0%	95.0%	100.0%
NW	96-720	Bridge/boardwalk replacement - Willow Creek	96,661	1,276	97,937	127,277	-	127,277	-	127,277	(29,340)	-30.0%	130.0%	100.0%
SW	96-721	Bridge/boardwalk replacement - Rosa Park	38,909	369	39,278	38,381	-	38,381	-	38,381	897	2.3%	97.7%	100.0%
SW	96-722	Bridge/boardwalk replacement - Jenkins Estate	7,586	34	7,620	28,430	-	28,430	-	28,430	(20,810)	-273.1%	373.1%	100.0%
SE	96-723	Bridge/boardwalk replacement - Hartwood Highlands	10,767	134	10,901	985	-	985	-	985	9,916	91.0%	9.0%	100.0%
NE	96-998	Irrigation Replacement at Roxbury Park	48,854	63	48,917	41,902	-	41,902	-	41,902	7,015	14.3%	85.7%	100.0%
UND	96-999	Pedestrian Path Replacement at 3 sites	116,687	150	116,837	118,039	-	118,039	-	118,039	(1,202)	-1.0%	101.0%	100.0%
SW	96-946	Permeable Parking Lot at Aloha Swim Center	160,914	1,515	162,429	191,970	-	191,970	-	191,970	(29,541)	-18.2%	118.2%	100.0%
NE	96-947	Permeable Parking Lot at Sunset Swim Center	160,914	3,248	164,162	512,435	-	512,435	-	512,435	(348,273)	-212.2%	312.2%	100.0%
<b>Sub-total Deferred Park Maintenance Replacements</b>			<b>1,451,515</b>	<b>10,474</b>	<b>1,461,989</b>	<b>1,832,474</b>	<b>-</b>	<b>1,832,474</b>	<b>-</b>	<b>1,832,474</b>	<b>(370,485)</b>	<b>-25.3%</b>	<b>1321.8%</b>	<b>900.0%</b>

**Tualatin Hills Park and Recreation District**  
**Monthly Bond Capital Projects Report**  
**Estimated Cost vs. Budget**  
**Through 3/31/2019**

Quad- rant	Project Code	Description	Project Budget			Project Expenditures			Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance	Percent of Variance	Cost Expended to Budget	Cost Expended to Total Cost
			Initial Project Budget	Adjustments	Current Total Project Budget FY 18/19	Expended Prior Years	Expended Year-to-Date	Total Expended to Date						
			(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)	(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)
UND		Authorized Use of Savings from Facility Expansion & Improvements Category	-	200,000	200,000	-	-	-	-	-	200,000	n/a	n/a	n/a
UND		Authorized Use of Savings from Bond Issuance Administration Category	-	170,485	170,485	-	-	-	-	-	170,485	n/a	n/a	n/a
		<b>Total Deferred Park Maintenance Replacements</b>	<b>1,451,515</b>	<b>380,959</b>	<b>1,832,474</b>	<b>1,832,474</b>	<b>-</b>	<b>1,832,474</b>	<b>-</b>	<b>1,832,474</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>
		<b>Facility Rehabilitation</b>												
UND	95-931	Structural Upgrades at Several Facilities	317,950	(194,874)	123,076	115,484	-	115,484	-	115,484	7,592	6.2%	93.8%	100.0%
SW	95-932	Structural Upgrades at Aloha Swim Center	406,279	8,497	414,776	518,302	-	518,302	-	518,302	(103,526)	-25.0%	125.0%	100.0%
SE	95-933	Structural Upgrades at Beaverton Swim Center	1,447,363	37,353	1,484,716	820,440	-	820,440	-	820,440	664,276	44.7%	55.3%	100.0%
NE	95-934	Structural Upgrades at Cedar Hills Recreation Center	628,087	18,177	646,264	544,403	-	544,403	-	544,403	101,861	15.8%	84.2%	100.0%
SW	95-935	Structural Upgrades at Conestoga Rec/Aquatic Ctr	44,810	847	45,657	66,762	-	66,762	-	66,762	(21,105)	-46.2%	146.2%	100.0%
SE	95-937	Structural Upgrades at Garden Home Recreation Center	486,935	21,433	508,368	513,762	-	513,762	-	513,762	(5,394)	-1.1%	101.1%	100.0%
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 Mtr Pool/Aquatic Ctr	312,176	4,692	316,868	233,429	-	233,429	-	233,429	83,439	26.3%	73.7%	100.0%
NW	95-939-b	Structural Upgrades at HMT Aquatic Ctr - Roof Replacement	-	203,170	203,170	446,162	-	446,162	-	446,162	(242,992)	-119.6%	219.6%	100.0%
NW	95-940	Structural Upgrades at HMT Administration Building	397,315	6,080	403,395	299,599	-	299,599	-	299,599	103,796	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	2,137	118,643	75,686	-	75,686	-	75,686	42,957	36.2%	63.8%	100.0%
NW	95-943	Structural Upgrades at HMT Tennis Center	268,860	5,033	273,893	74,804	-	74,804	-	74,804	199,089	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 Somers Swim Center	8,962	12	8,974	9,333	-	9,333	-	9,333	(359)	-4.0%	104.0%	100.0%
NE	95-950	Sunset Swim Center Structural Upgrades	1,028,200	16,245	1,044,445	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	-	122	122	9,984	7,384	17,368	-	17,368	(17,246)	100.0%	0.0%	100.0%
		<b>Sub-total Facility Rehabilitation</b>	<b>6,227,732</b>	<b>132,069</b>	<b>6,359,801</b>	<b>4,807,961</b>	<b>7,384</b>	<b>4,815,345</b>	<b>-</b>	<b>4,815,345</b>	<b>1,544,456</b>	<b>24.3%</b>	<b>75.7%</b>	<b>100.0%</b>
UND		Authorized use of savings for SW Quad Community Park & Athletic Fields	-	(1,300,000)	(1,300,000)	-	-	-	-	-	(1,300,000)	n/a	n/a	n/a
		<b>Total Facility Rehabilitation</b>	<b>6,227,732</b>	<b>(1,167,931)</b>	<b>5,059,801</b>	<b>4,807,961</b>	<b>7,384</b>	<b>4,815,345</b>	<b>-</b>	<b>4,815,345</b>	<b>244,456</b>	<b>4.8%</b>	<b>n/a</b>	<b>n/a</b>
		<b>Facility Expansion and Improvements</b>												
SE	95-952	Elsie Stuhr Center Expansion & Structural 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	85,351	5,534,811	5,414,909	-	5,414,909	-	5,414,909	119,902	2.2%	97.8%	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%
		<b>Sub-total Facility Expansion and Improvements</b>	<b>8,218,478</b>	<b>117,557</b>	<b>8,336,035</b>	<b>8,135,401</b>	<b>-</b>	<b>8,135,401</b>	<b>-</b>	<b>8,135,401</b>	<b>200,634</b>	<b>2.4%</b>	<b>97.6%</b>	<b>100.0%</b>
UND		Authorized Use of Savings for Deferred Park Maintenance Replacements Category	-	(200,634)	(200,634)	-	-	-	-	-	(200,634)	n/a	n/a	n/a
		<b>Total Facility Expansion and Improvements</b>	<b>8,218,478</b>	<b>(83,077)</b>	<b>8,135,401</b>	<b>8,135,401</b>	<b>-</b>	<b>8,135,401</b>	<b>-</b>	<b>8,135,401</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>
		<b>ADA/Access Improvements</b>												
NW	95-957	HMT ADA Parking & other site improvement	735,163	19,544	754,707	1,019,771	-	1,019,771	-	1,019,771	(265,064)	-35.1%	135.1%	100.0%
UND	95-958	ADA Improvements - undesignated funds	116,184	2,712	118,896	72,245	-	72,245	-	72,245	46,651	39.2%	60.8%	100.0%
SW	95-730	ADA Improvements - Barrows Park	8,227	104	8,331	6,825	-	6,825	-	6,825	1,506	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%	186.8%	100.0%
SE	95-734	ADA Improvements - Greenway Park	15,423	196	15,619	-	-	-	-	-	15,619	100.0%	0.0%	0.0%
SW	95-735	ADA Improvements - Jenkins Estate	16,450	262	16,712	11,550	-	11,550	-	11,550	5,162	30.9%	69.1%	100.0%
SW	95-736	ADA Improvements - Lawndale Park	30,846	40	30,886	16,626	-	16,626	-	16,626	14,260	46.2%	53.8%	100.0%
NE	95-737	ADA Improvements - Lost 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 Crk Pwrlne Prk (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	82	5,222	7,075	-	7,075	-	7,075	(1,853)	-35.5%	135.5%	100.0%
NW	95-740	ADA Improvements - Waterhouse Powerline Park	8,226	183	8,409	8,402	-	8,402	-	8,402	7	0.1%	99.9%	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 - Wonderland Park	10,282	163	10,445	4,915	-	4,915	-	4,915	5,530	52.9%	47.1%	100.0%
		<b>Total ADA/Access Improvements</b>	<b>1,028,196</b>	<b>24,461</b>	<b>1,052,657</b>	<b>1,242,547</b>	<b>-</b>	<b>1,242,547</b>	<b>-</b>	<b>1,242,547</b>	<b>(189,890)</b>	<b>-18.0%</b>	<b>118.0%</b>	<b>100.0%</b>

**Tualatin Hills Park and Recreation District**  
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**Estimated Cost vs. Budget**  
**Through 3/31/2019**

Quad- rant	Project Code	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance  Est. Cost (Over) Under Budget	Percent of Variance  Total Cost Variance to Budget	Cost Expended to Budget	Cost Expended to Total Cost
			Initial Project Budget	Adjustments	Current Total Project Budget FY 18/19	Expended Prior Years	Expended Year-to-Date	Total Expended to Date							
			(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)							
UND		Authorized Use of Savings from Bond Issuance Administration Category	-	189,890	189,890	-	-	-	N/A	-	189,890	100.0%	n/a	n/a	
		<b>Total ADA/Access Improvements</b>	<b>1,028,196</b>	<b>214,351</b>	<b>1,242,547</b>	<b>1,242,547</b>	<b>-</b>	<b>1,242,547</b>	<b>-</b>	<b>1,242,547</b>	<b>-</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
		<b>Community Center Land Acquisition</b>													
UND	98-884-a	Community Center / Community Park (SW Quadrant) (Hulse/BSD/Engel)	5,000,000	105,974	5,105,974	1,654,847	-	1,654,847	Complete	1,654,847	3,451,127	67.6%	32.4%	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%	
		<b>Sub-total Community Center Land Acquisition</b>	<b>5,000,000</b>	<b>105,974</b>	<b>5,105,974</b>	<b>4,006,624</b>	<b>-</b>	<b>4,006,624</b>	<b>-</b>	<b>4,006,624</b>	<b>1,099,350</b>	<b>21.5%</b>	<b>78.5%</b>	<b>100.0%</b>	
UND		Outside Funding from Washington County Transferred to New Community Park Development	-	(176,000)	(176,000)	-	-	-	N/A	-	(176,000)	n/a	n/a	n/a	
UND		Outside Funding from Metro Transferred to New Community Park Development	-	(208,251)	(208,251)	-	-	-	N/A	-	(208,251)	n/a	n/a	n/a	
UND		Authorized Use of Savings for New Neighborhood Parks Land Acquisition Category	-	(715,099)	(715,099)	-	-	-	N/A	-	(715,099)	n/a	n/a	n/a	
		<b>Total Community Center Land Acquisition</b>	<b>5,000,000</b>	<b>(993,376)</b>	<b>4,006,624</b>	<b>4,006,624</b>	<b>-</b>	<b>4,006,624</b>	<b>-</b>	<b>4,006,624</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
		<b>Bond Administration Costs</b>													
ADM		Debt Issuance Costs	1,393,000	(539,654)	853,346	68,142	-	68,142	Complete	68,142	785,204	92.0%	8.0%	100.0%	
ADM	08-500-99-	Bond Accountant Personnel Costs	-	241,090	241,090	288,678	-	288,678	Complete	288,678	(47,588)	-19.7%	119.7%	100.0%	
ADM		Deputy Director of Planning Personnel Costs	-	57,454	57,454	57,454	-	57,454	Complete	57,454	-	-100.0%	n/a	100.0%	
ADM	08-500-99-	Communications Support	-	50,000	50,000	12,675	-	12,675	Budget	50,000	-	0.0%	25.4%	25.4%	
ADM	08-500-99-	Technology Needs	18,330	-	18,330	23,952	-	23,952	Complete	23,952	(5,622)	-30.7%	130.7%	100.0%	
ADM	08-500-99-	Office Furniture	7,150	-	7,150	5,378	-	5,378	Complete	5,378	1,772	24.8%	75.2%	100.0%	
ADM	08-500-99-	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	0.0%	0.0%	0.0%	
		<b>Sub-total Bond Administration Costs</b>	<b>1,450,000</b>	<b>1,316,607</b>	<b>2,766,607</b>	<b>504,372</b>	<b>-</b>	<b>504,372</b>	<b>37,325</b>	<b>541,697</b>	<b>2,224,910</b>	<b>80.4%</b>	<b>18.2%</b>	<b>93.1%</b>	
UND		Authorized Use of Savings for Deferred Park Maintenance Replacements Category	-	(170,485)	(170,485)	-	-	-	N/A	-	(170,485)	n/a	n/a	n/a	
UND		Authorized Use of Savings for New Neighborhood Parks Development Category	-	(173,175)	(173,175)	-	-	-	N/A	-	(173,175)	n/a	n/a	n/a	
UND		Authorized use of savings for SW Quad Community Park & Athletic Fields	-	(781,105)	(781,105)	-	-	-	N/A	-	(781,105)	n/a	n/a	n/a	
UND		Authorized Use of Savings for ADA/Access Improvements Category	-	(189,890)	(189,890)	-	-	-	N/A	-	(189,890)	n/a	n/a	n/a	
		<b>Total Bond Administration Costs</b>	<b>1,450,000</b>	<b>1,952</b>	<b>1,451,952</b>	<b>504,372</b>	<b>-</b>	<b>504,372</b>	<b>37,325</b>	<b>541,697</b>	<b>910,255</b>	<b>62.7%</b>	<b>34.7%</b>	<b>93.1%</b>	
		<b>Grand Total</b>	<b>100,000,000</b>	<b>4,285,897</b>	<b>104,285,897</b>	<b>89,712,152</b>	<b>5,051,486</b>	<b>94,763,638</b>	<b>9,458,137</b>	<b>104,221,776</b>	<b>64,121</b>	<b>0.1%</b>	<b>90.9%</b>	<b>90.9%</b>	

**THPRD Bond Capital Program**  
**Funds Reprogramming Analysis - Based on Category Transfer Eligibility**  
**As of 3/31/19**

		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		(381,947)	
New Community Park Dev		-	
Community Park Renov		(312,710)	
New Linear Parks and Trails		690,235	
Athletic Field Development		(1,086,168)	
Deferred Park Maint Replace		-	
Facility Rehabilitation		244,456	
ADA		-	
Facility Expansion		-	
Bond Admin Costs		910,255	
		64,121	
		64,121	
<b>Grand Total</b>		<b>64,121</b>	



**MEMORANDUM**

Date: April 19, 2019  
 To: Board of Directors  
 From: Keith Hobson, Director of Business and Facilities  
 Re: **System Development Charge Report for March 2019**

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 March 2019. This report includes cumulative information for the program from implementation through March 2019.

<b>Current Rate per Unit</b>		<b>With 1.6% Discount</b>	<b>Current Rate per Unit</b>		<b>With 1.6% Discount</b>
<b>Single Family</b>			<b>Multi-Family</b>		
North Bethany	\$12,268.00	\$12,071.71	North Bethany	\$9,791.00	\$9,634.34
Bonny Slope West	\$12,789.00	\$12,584.38	Bonny Slope West	\$10,206.00	\$10,042.70
South Cooper			South Cooper		
Mountain	\$12,624.00	\$12,422.02	Mountain	\$10,072.00	\$9,910.85
Other	\$10,800.00	\$10,627.20	Other	\$8,619.00	\$8,481.10
<b>Accessory Dwelling</b>			<b>Non-residential</b>		
Other	\$6,152.00	\$6,053.57	Other	\$360.00	\$354.24

<b>City of Beaverton Collection of SDCs</b>	<b>Gross Receipts</b>	<b>Collection Fee</b>	<b>Net Revenue</b>
3,098 Single Family Units	\$10,896,048.50	\$255,948.07	\$10,640,100.43
15 Single Family Units at \$489.09	\$7,557.80	\$221.45	\$7,336.35
2,502 Multi-family Units	\$8,581,838.76	\$162,144.36	\$8,419,694.40
0 Less Multi-family Credits	(\$52,424.23)	(\$229.36)	(\$52,194.87)
290 Non-residential	\$1,103,843.23	\$24,798.92	\$1,079,044.31
<b>5,905</b>	<b>\$20,536,864.06</b>	<b>\$442,883.44</b>	<b>\$20,093,980.62</b>

<b>Washington County Collection of SDCs</b>	<b>Gross Receipts</b>	<b>Collection Fee</b>	<b>Net Revenue</b>
9,856 Single Family Units	\$46,966,491.90	\$870,115.94	\$46,096,375.96
-300 Less Credits	(\$642,834.00)	(\$19,285.02)	(\$623,548.98)
3,273 Multi-family Units	\$11,617,758.86	\$220,899.79	\$11,396,859.07
-24 Less Credits	(\$48,786.85)	(\$1,463.61)	(\$47,323.24)
5 Accessory Dwelling Units	\$30,475.38	\$281.91	\$30,193.47
169 Non-residential	\$1,796,648.61	\$33,993.69	\$1,762,654.92
<b>12,979</b>	<b>\$59,719,753.90</b>	<b>\$1,104,542.70</b>	<b>\$58,615,211.20</b>

<b>Recap by Agency</b>	<b>Percent</b>	<b>Gross Receipts</b>	<b>Collection Fee</b>	<b>Net Revenue</b>
5,905 City of Beaverton	25.53%	\$20,536,864.06	\$442,883.44	\$20,093,980.62
12,979 Washington County	74.47%	\$59,719,753.90	\$1,104,542.70	\$58,615,211.20
<b>18,884</b>	<b>100.00%</b>	<b>\$80,256,617.96</b>	<b>\$1,547,426.14</b>	<b>\$78,709,191.82</b>

System Development Charge Report, March 2019

	<b>Recap by Dwelling</b>				
	<b>Single Family</b>	<b>Multi-Family</b>	<b>ADU</b>	<b>Non-Resident</b>	<b>Total</b>
City of Beaverton	3,113	2,502	0	290	5,905
Washington County	<u>9,556</u>	<u>3,249</u>	<u>5</u>	<u>169</u>	<u>12,979</u>
	<b><u>12,669</u></b>	<b><u>5,751</u></b>	<b><u>5</u></b>	<b><u>459</u></b>	<b><u>18,884</u></b>

**Total Receipts to Date**

Gross Receipts	\$80,256,617.96
Collection Fees	<u>(\$1,547,426.14)</u>
	\$78,709,191.82
Interest	<u>\$2,864,252.16</u>
	<b><u>\$81,573,443.98</u></b>

**Total Payments to Date**

Refunds	(\$2,066,073.95)
Administrative Costs	(\$18.67)
Project Costs -- Development	(\$33,958,137.12)
Project Costs -- Land Acquisition	<u>(\$27,297,994.75)</u>
	<b><u>(\$63,322,224.49)</u></b>
	<b><u>\$18,251,219.49</u></b>

**Recap by Month, FY 2018/19**

	<b>Net Receipts</b>	<b>Expenditures</b>	<b>Interest</b>	<b>SDC Fund Total</b>
through June 2018	\$72,813,708.42	(\$58,590,370.46)	\$2,538,170.38	\$16,761,508.34
July	\$342,857.66	(\$872,928.08)	\$32,080.61	(\$497,989.81)
August	\$1,183,834.73	(\$126,118.56)	\$34,128.16	\$1,091,844.33
September	\$823,693.55	(\$79,873.68)	\$34,735.78	\$778,555.65
October	\$278,922.28	(\$363,809.14)	\$39,526.05	(\$45,360.81)
November	\$462,811.10	(\$2,425,151.23)	\$38,542.23	(\$1,923,797.90)
December	\$775,931.70	(\$577,921.51)	\$27,949.39	\$225,959.58
January	\$940,983.49	(\$163,539.45)	\$38,760.28	\$816,204.32
February	\$379,820.54	(\$27,941.94)	\$38,432.21	\$390,310.81
March	\$706,628.35	(\$94,570.44)	\$41,927.07	\$653,984.98
April	\$0.00	\$0.00	\$0.00	\$0.00
May	\$0.00	\$0.00	\$0.00	\$0.00
June	\$0.00	\$0.00	\$0.00	\$0.00
	<b><u>\$78,709,191.82</u></b>	<b><u>(\$63,322,224.49)</u></b>	<b><u>\$2,864,252.16</u></b>	<b><u>\$18,251,219.49</u></b>

**Recap by Month, by Unit**

	<b>Single Family</b>	<b>Multi-Family</b>	<b>Non-Residential</b>	<b>ADU</b>	<b>Total Units</b>
through June 2018	12,202	5,747	442	4	18,395
July	28	4	0	0	32
August	94	0	3	1	98
September	69	0	0	0	69
October	24	0	0	0	24
November	38	0	3	0	41
December	63	0	2	0	65
January	67	0	7	0	74
February	32	0	0	0	32
March	52	0	2	0	54
April	0	0	0	0	0
May	0	0	0	0	0
June	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<b><u>12,669</u></b>	<b><u>5,751</u></b>	<b><u>459</u></b>	<b><u>5</u></b>	<b><u>18,884</u></b>

Projected SDC beginning cash balance per FY19 budget was \$15,809,110. Actual beginning balance was \$17,228,453  
 Budgeted receipts for FY19 are \$14,115,066



**MEMORANDUM**

Date: April 19, 2019  
 To: Board of Directors  
 From: Keith Hobson, Director of Business and Facilities  
 Re: **System Development Charge Report for March 2019**

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 March 2019. This report includes information for the program for fiscal year to date.

Current Rate per Unit		With 1.6% Discount	Current Rate per Unit		With 1.6% Discount
<b>Single Family</b>			<b>Multi-Family</b>		
North Bethany	\$12,268.00	\$12,071.71	North Bethany	\$9,791.00	\$9,634.34
Bonny Slope West	\$12,789.00	\$12,584.38	Bonny Slope West	\$10,206.00	\$10,042.70
South Cooper			South Cooper		
Mountain	\$12,624.00	\$12,422.02	Mountain	\$10,072.00	\$9,910.85
Other	\$10,800.00	\$10,627.20	Other	\$8,619.00	\$8,481.10
<b>Accessory Dwelling</b>			<b>Non-residential</b>		
Other	\$6,152.00	\$6,053.57	Other	\$360.00	\$354.24

<b>City of Beaverton Collection of SDCs</b>	<b>Gross Receipts</b>	<b>Collection Fee</b>	<b>Net Revenue</b>
88 Single Family Units	\$1,039,270.00	\$16,628.32	\$1,022,641.68
0 Single Family Units at \$489.09	\$0.00	\$0.00	\$0.00
0 Multi-family Units	\$0.00	\$0.00	\$0.00
0 Less Multi-family Credits	\$0.00	\$0.00	\$0.00
9 Non-residential	\$152,523.09	\$2,440.37	\$150,082.72
<b>97</b>	<b>\$1,191,793.09</b>	<b>\$19,068.69</b>	<b>\$1,172,724.40</b>

<b>Washington County Collection of SDCs</b>	<b>Gross Receipts</b>	<b>Collection Fee</b>	<b>Net Revenue</b>
379 Single Family Units	\$4,563,796.95	\$73,020.73	\$4,490,776.22
0 Less Credits	\$0.00	\$0.00	\$0.00
4 Multi-family Units	\$35,036.59	\$560.59	\$34,476.00
0 Less Credits	\$0.00	\$0.00	\$0.00
1 Accessory Dwelling Units	\$6,152.00	\$98.43	\$6,053.57
8 Non-residential	\$194,566.27	\$3,113.06	\$191,453.21
<b>392</b>	<b>\$4,799,551.81</b>	<b>\$76,792.81</b>	<b>\$4,722,759.00</b>

<b>Recap by Agency</b>	<b>Percent</b>	<b>Gross Receipts</b>	<b>Collection Fee</b>	<b>Net Revenue</b>
97 City of Beaverton	19.89%	\$1,191,793.09	\$19,068.69	\$1,172,724.40
392 Washington County	80.11%	\$4,799,551.81	\$76,792.81	\$4,722,759.00
<b>489</b>	<b>100.00%</b>	<b>\$5,991,344.90</b>	<b>\$95,861.50</b>	<b>\$5,895,483.40</b>

System Development Charge Report, March 2019

Recap by Dwelling

	<u>Single Family</u>	<u>Multi-Family</u>	<u>ADU</u>	<u>Non-Resident</u>	<u>Total</u>
City of Beaverton	88	0	0	9	97
Washington County	<u>379</u>	<u>4</u>	<u>1</u>	<u>8</u>	<u>392</u>
	<b><u>467</u></b>	<b><u>4</u></b>	<b><u>1</u></b>	<b><u>17</u></b>	<b><u>489</u></b>

Total Receipts Fiscal Year to Date

Gross Receipts	\$5,991,344.90
Collection Fees	<u>(\$95,861.50)</u>
	\$5,895,483.40
Interest	<u>\$326,081.78</u>
	<b><u>\$6,221,565.18</u></b>

Total Payments Fiscal Year to Date

Refunds	\$0.00
Administrative Costs	\$0.00
Project Costs -- Development	<u>(\$4,710,528.76)</u>
Project Costs -- Land Acquisition	<u>(\$21,325.27)</u>
	<b><u>(\$4,731,854.03)</u></b>
	<b><u>\$1,489,711.15</u></b>

Beginning Balance 7/1/18	\$16,761,508.34
<b>Current Balance</b>	<b><u>\$18,251,219.49</u></b>

Recap by Month, FY 2018/19

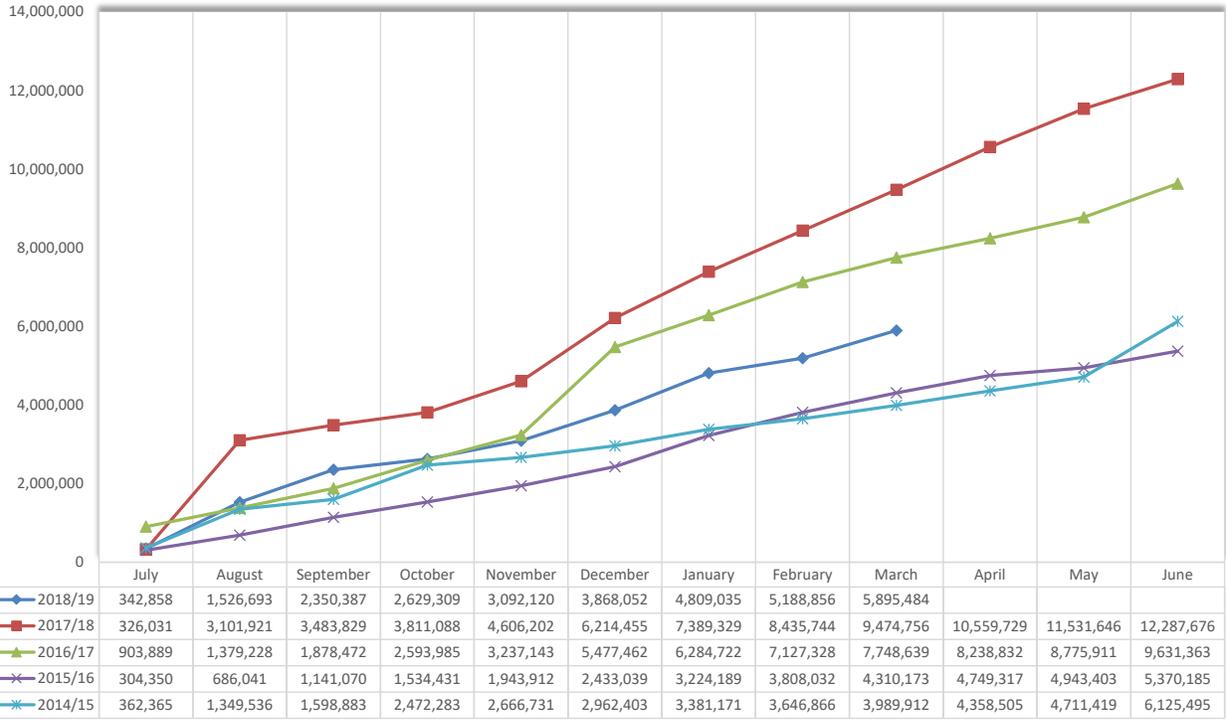
	<u>Net Receipts</u>	<u>Expenditures</u>	<u>Interest</u>	<u>SDC Fund Total</u>
July	\$342,857.66	(\$872,928.08)	\$32,080.61	(\$497,989.81)
August	\$1,183,834.73	(\$126,118.56)	\$34,128.16	\$1,091,844.33
September	\$823,693.55	(\$79,873.68)	\$34,735.78	\$778,555.65
October	\$278,922.28	(\$363,809.14)	\$39,526.05	(\$45,360.81)
November	\$462,811.10	(\$2,425,151.23)	\$38,542.23	(\$1,923,797.90)
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February	\$379,820.54	(\$27,941.94)	\$38,432.21	\$390,310.81
March	\$706,628.35	(\$94,570.44)	\$41,927.07	\$653,984.98
April	\$0.00	\$0.00	\$0.00	\$0.00
May	\$0.00	\$0.00	\$0.00	\$0.00
June	\$0.00	\$0.00	\$0.00	\$0.00
	<b><u>\$5,895,483.40</u></b>	<b><u>(\$4,731,854.03)</u></b>	<b><u>\$326,081.78</u></b>	<b><u>\$1,489,711.15</u></b>

Beginning Balance 7/1/18	\$16,761,508.34
<b>Current Balance</b>	<b><u>\$18,251,219.49</u></b>

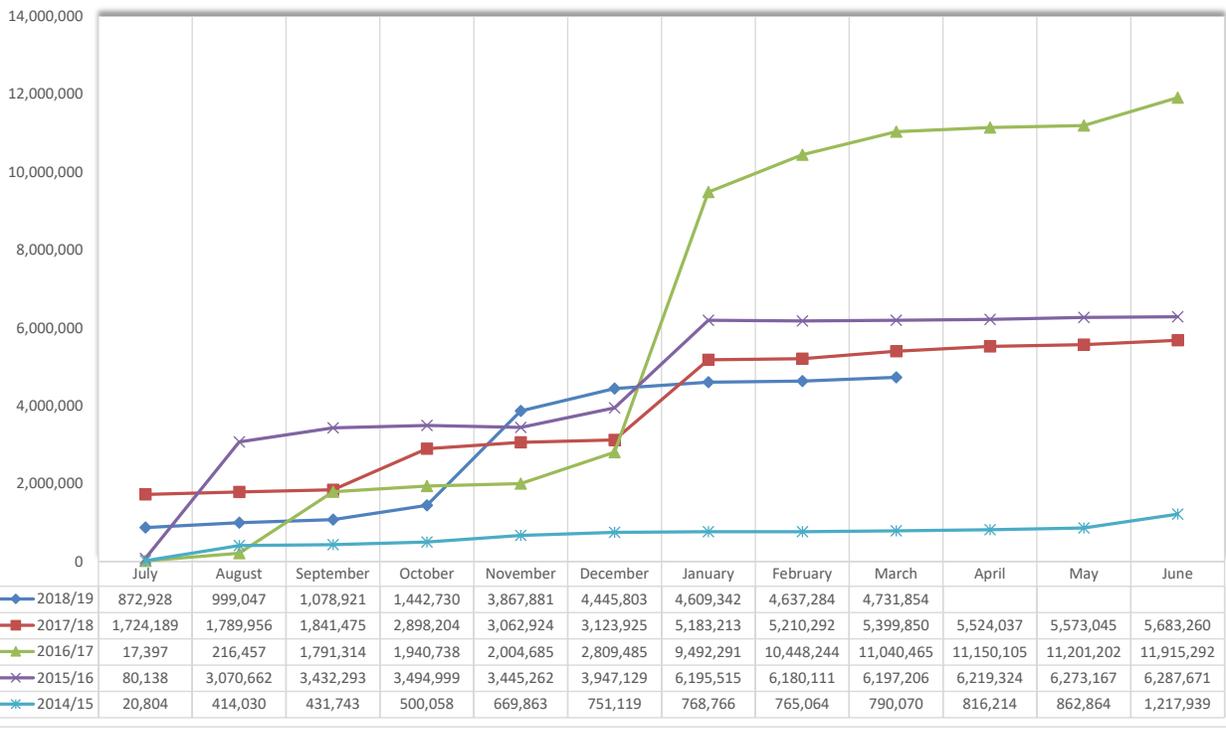
Recap by Month, by Unit

	<u>Single Family</u>	<u>Multi-Family</u>	<u>Non-Residential</u>	<u>ADU</u>	<u>Total Units</u>
July	28	4	0	0	32
August	94	0	3	1	98
September	69	0	0	0	69
October	24	0	0	0	24
November	38	0	3	0	41
December	63	0	2	0	65
January	67	0	7	0	74
February	32	0	0	0	32
March	52	0	2	0	54
April	0	0	0	0	0
May	0	0	0	0	0
June	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<b><u>467</u></b>	<b><u>4</u></b>	<b><u>17</u></b>	<b><u>1</u></b>	<b><u>489</u></b>

### SDC NET RECEIPTS



### SDC EXPENDITURES



# Ten seek four THPRD board seats

### Resignations open up two seats, plus pair already up for May 21 vote

By PETER WONG  
The Times

Voters will have the unusual chance to elect four of the five board members of the Tualatin Hills Park and Recreation District, the largest of its type in Oregon, which covers about 250,000 people in Beaverton and unincorporated communities.

Ten candidates, including three of four incumbents, are seeking seats in the Tuesday, May 21, election. The only board member not up is Felicitia Montebalanco, who is in the middle of a four-year term.

In addition to incumbents in Positions 4 and 5 — John Griffiths and Ali Kavianian are seeking new four-year terms — voters will face two two-year seats as a result of resignations last year.

Appointee Wendy Kroger is seeking Position 2, which Jerry Jones vacated under pressure. Appointee Todd Duve is not seeking Position 3, which Holly Thompson left to become THPRD communications director.

Incumbents and Bill Kanable, a former board member seeking the open Position 3, support the district's performance. Challengers acknowledge the district's record but say it can do better with a growing and changing population.

The district sponsored a candidate forum Saturday, April 27, at the Elsie Stuh Center in Beaverton.

Ballots must be in the hands of county elections officials by 8 p.m. Tuesday, May 21. Here are the candidates by position and brief statements; incumbents are listed first. Full statements will be posted online; they are shortened here.

**Position 2 (two years)**  
WENDY KROGER, 78, the incumbent appointed in 2018, is a community volunteer.

"After being appointed to the THPRD Board a year ago, I found I love to serve. I'm running because I want to complete the term and move along the things I believe in:



■ Connecting more people to parks, trails and nature.  
■ Overseeing efficient use of taxpayer funds.  
■ Expanding programs for all ages and cultures.  
■ Weaving social justice throughout all of THPRD's programs.  
■ Growing the district's community partnerships.

"Both my professional background and my years of community volunteer service have prepared me for this responsibility. I fully support THPRD's mission to provide natural areas, high-quality park and recreational facilities, services and programs to its diverse community. I'm 100% behind its commitment to Access for All. I'll continue to help the district grow on being affordable and within reach of all."

"THPRD has garnered overwhelming local support and national recognition for its outstanding programs and financial responsibility... I believe that is due, in large part, and I'll continue to help the district grow on being affordable and within reach of all."

AMBER WILSON-VALDIVIA, 32, is director of global operations for the Foundation for International Medical Relief for Children, which operates a clinic in Uganda.

The following is excerpted from the statement she submitted for the Washington County voters guide.

"Although I still work in grassroots development overseas, my husband and I have a family goal to do service work at least once a month. Now that our son is turning 4 years old, I am looking forward to becoming more civically engaged in the THPRD community."

"I am particularly interested in the role THPRD plays in public health prevention by providing safe spaces for community members to take the first steps in the managing their health. However, my true passion and talent is development, and to find what communities would like to see in their respective neighborhoods and championing those ideas."

"I will use my language skills to further assist in providing resources in this great area, and my development expertise to help turn the THPRD's goals and visions into pragmatic plans."

### Position 3 (two years)

ASHLEY HARTMEIER-PRIGG, 35, is a business operations manager at Nike.

"THPRD plays a key role in building community, and I am running to bring unincorporated Washington County's voice to the board. We live in the most diverse county in the state, and how people engage recreationally has changed. As someone who uses the parks regularly, I know the district has a responsibility and an opportunity to be a welcoming place for all, and to be a place that sets residents at every point in their life."

"Services and programs look very different for children, teenagers, adult athletes and seniors — and yes, families with dogs need to be better served. With only three dog parks in the entire park system, I know that we need more safe, designated places to bring dogs. As I've reached out to voters, this is one of the recurring themes about how the district can do better."

"True access for all families in our district is something I care about — and elected leaders should be accountable to this."

BILL KANABLE, 58, has been a systems analyst for Regence Blue Cross Blue Shield Oregon since 1982. He was on the THPRD board from 2005 to 2013.

"I am well prepared for serving on the THPRD Board based upon my understanding of the budget process, knowledge of programs and services currently provided, familiarity with board functions and experience with public meeting law requirements."

"I elected not to run in 2013 to devote myself to my family. The timing is right for me in 2019."

"I have been hearing the call for (a few) new recreation and/or aquatic centers; more programs to meet the demands of all constituents; cost controls keep access affordable; how to provide incentives for property owners not in district who want to opt in; improve inter-governmental relations with the school district, city, county and state; equal access for all constituents regardless of be-



ing an owner or renter, and budget funding to support affordable housing initiatives. "All these items will take a lot of work and vision to find solutions, but THPRD is an outstanding asset for our community that is worth my time and effort."

### Position 4 (four years)

JOHN GRIFFITHS, 66, is a consultant and was first elected to the board in 1999.

"Over the last two years we've had very high turnover on our five-seat board, with four members stepping down. The result is that, beside me, today there is not another member who has completed even a single term. THPRD is a complex organization with a \$117 million budget serving 250,000 people. A reservoir of experience on the board is essential for making sound choices as THPRD moves forward."

"I want to use my background to help THPRD meet future challenges and ensure that everyone in our rapidly growing and increasingly diverse community has full access to our excellent park and recreation system."

"THPRD is doing an exceptional job serving our community! For the last three years the National Recreation & Park Association has recognized THPRD as one of the best park and recreation agencies in the United States. More locally, bond measure-funded improvements have pleased constituents. Our trails, parks, and natural areas are widely used. Our recreational programming receives solid reviews."

HEIDI EDWARDS, 45, is administrator at Portland Community College Rock Creek campus.

"Last year, I was a top finalist considered for two vacant THPRD board positions. Since then I have spoken with hundreds of THPRD residents to learn about the needs of our community and how I can best serve on the board."



"My extensive professional and volunteer experiences in education and social services are the greatest assets I bring to THPRD. I will help expand local partnerships to leverage limited resources and capitalize on unique areas of expertise. Through such partnerships, we can further address the needs of our diverse population and identify opportunities to connect all residents to THPRD."

"As our community grows and land is being developed, I am committed to seeking out additional natural areas and green spaces, as well as expanding active transportation options through our trail system. I will also ensure that we preserve and maintain what we have."

"It is time for new THPRD board leadership in order to address the changing interests, growth, and needs of our community not only for today, but for generations to come."

MAHESH UDATA, 49, is a client partner in information technology and supply-chain services for IBM.

"My platform: (1) Enhance opportunities for people to maintain an active lifestyle in the autumn and winter months. (2) Improve our use of social media and other means to obtain public feedback helping us to expand and improve our offerings. (3) Work relentlessly to make THPRD one of the nation's top ten public recreation districts — and many more."

"My background: A bachelor's in engineering and a master's in business administration in mechanical-production engineering and supply chain and operations management respectively, with more than 25 years of solid consulting experience including managerial and leadership roles with firms like Cap Gemini, HP, Cap Gemini Ernst & Young, Siemens Services and CSC."

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parks, trails and programs provided a foundation for a very young version of me to find peace. I am a proud product of the district.

"My passion for what THPRD is, and can be, and my devotion to accomplishing the THPRD mission is why I am running for re-election."

"During the next four years I pledge to continue: (1) To grow our Access for All initiative, which fosters an inclusive culture and environment, but not limited to development disabilities, financial circumstances, and any groups or individuals who may face barriers to full participation."

(2) To build greater collaboration between THPRD and both public and private partners, systematically resulting in better use of taxpayer dollars.

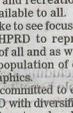
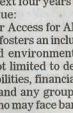
(3) To enhance community communication and involvement; we will be where our users are!

(4) To ensure an unbiased visioning process, recognizing the values of our ever-evolving community and providing the services and access that they seek.

(5) To expand THPRD's environmental sustainability practices.

BHASKAR ALURU, 52, manages Zynsof Inc and has had more than 25 years of experience in information technology for many local companies including Columbus Sports-wear, Intel and Nike. He is vice chairman of Community Participation Organization 7 for Washington County.

"Bhaskar strongly believes communities will flourish when all people have access to facilities that support good health and active lifestyle by making parks and recreation at facilities available to all. "He would like to see focused changes in THPRD to represent interests of all and as well as a growing population of diverse demographics. "Bhaskar is committed to enhancing THPRD with diverse community's interests and enable



See THPRD / Page A7

# THPRD

From Page A7

access to parks and recreational facilities. He will work towards bringing sports grounds for diversified interests, expanding or creating new P&R facilities in unincorporated Washington County where THPRD is serving. For the past three and half years, he has been working for North Bethany trails and parks and continuing to do so with stonewalled THPRD management.

"Bhaskar has lived in the region for 20 years and has seen benefits of a healthy lifestyle for his family. He and his family use the P&R facilities regularly and very thankful to be able to access them."

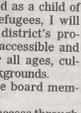
FYA PING, 35, is a pharmacist at Kaiser Permanente. "I am a mother of three young children, a health care provider, a community volunteer, and a longtime resident of Beaverton who grew up with THPRD parks and programs. THPRD has worked well for my family. But THPRD can do better."

"I want to see that THPRD is making choices that better serve all of its residents and most especially our children, seniors, and underrepresented communities... At every age, community members need recreation and enrichment classes that benefit the heart, body, and mind. And as a child of immigrants/refugees, I will see that the district's programming is accessible and affordable for all ages, cultures, and backgrounds."

"As a future board member I will: ■ Increase access through collaboration: I will work with local organizations/partners to expand programming and investments to efficiently leverage tax dollars.

■ Deepen our commitment to diversity: I will create a welcoming environment by working intentionally to increase the diversity of both our staff, patrons, and the programs and capital investments we offer.

■ Fight for affordability and accessibility: I will work with leadership to revisit our pricing structure and develop more free programs and multi-use, four-season facilities."



## Tualatin Hills Nature Park hosts native plant sale

The Times

The Tualatin Hills Nature Center is hosting the Spring Native Plant Sale and Resource Fair from 10 a.m. to 2 p.m., Saturday, April 27.

A large variety of native shrubs, ground covers, perennials and trees will be available for purchase. Volunteers, plant experts, a park ranger and Nature Center staff will be on hand to help visitors.

"We are fortunate to have a beautiful array of native plants in our region," said Karen Munday, program coordinator. "You can easily find the right native plant for any spot in your garden. Native plants are also perfectly adapted to our weather and have the added benefit of needing less water once established."

The theme for the sale is Water-Wise Gardening. Dis-

cover the benefits of using water wisely, how native plants need less water once established and learn about the benefits of selecting drought-resistant plants.

The Spring Native Plant Sale is sponsored by the Friends of the Tualatin Hills Nature Park. Proceeds of the sale support environmental education programs and future park improvements.

The Tualatin Hills Nature Park is a 222-acre wildlife reserve at 15655 S.W. Millikan Way, Beaverton.

A small selection of native plants are available as a preview of Saturday's offerings. Visit the Tualatin Hills Nature Center to find trilliums and other early-blooming wildflowers.

The center is open 8:30 a.m. to 5 p.m. on weekdays and 9 a.m. to 5 p.m. on weekends.

303-421-0007 6274 SW Hayden St. Tualatin, OR

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# CULTURE & COMMUNITY

## Parks district seeks volunteers for 'vision'

The Tualatin Hills Park & Recreation District is recruiting for a Visioning Task Force. Applications are being accepted now through Sunday, April 21.

The (district) needs a community-supported vision for the future of the District to influence programming, funding and strategic planning," according to a press release. "We are looking for diverse, multicultural and energetic community liaisons to help get us there.

"(The district) was formed more than 60 years ago, by people who had a vision for a better way to provide park services. Now it's time to set the course for what the next 60 years will bring."

Task force members will serve from May 2019 through May 2020, and will attend a monthly two-hour meeting on the first Thursday of each month starting June 6. Members also must agree to volunteer at 10 engagement events, such as a community event like a picnic or market, or speaking with school or organizational groups.

The members will oversee the public input process, and will advise staff on engagement strategies to make better connections with people. Members will make recommendations to the district board of directors on the Visioning Plan.

The positions are voluntary but members will be compensated with district passes, in recognition of their contribution to the effort.

To apply or learn more, please visit [www.thprd.org](http://www.thprd.org).

## Garden club slates sale in Tigard

The Tigard Garden Club will hold its annual plant sale 9 a.m. to 2 p.m. Saturday May

PORTRAIT 5

# Did you know?



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