

# MILL AND MIDLAND PARKS

COMBINED MASTER PLAN  
October 2017



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## COMBINED MASTER PLAN

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# MASTER PLAN SUMMARY

# EXECUTIVE SUMMARY

## Mill Park

### MILL PARK MASTER PLAN SUMMARY

Located next to Mill Park Elementary School, the existing 5.7-acre park contains an informal walking trail and several mature trees, but it is otherwise undeveloped. Key features of the future park are:

- Central lawn with space for sports and leisure activities
- Community garden
- Playground and splash pad
- Circular pathway and soft surface trail
- Picnic shelter and tables
- Landscaping with trees and native plants

The park design was drawn from the thoughtful ideas and feedback provided by diverse communities in East Portland. Overall, there is great enthusiasm and strong support for an improved Mill Park.

The design and plan for this park delivers on the City of Portland's pledge to enhance parks in East Portland. Three parks were chosen for improvement in April 2015: Mill Park, Midland Park and the property at SE 150th and SE Division Street. The designs for these parks were presented to the City Council for approval on November 8, 2017, at David Douglas High School.





# EXECUTIVE SUMMARY

## Midland Park

### MIDLAND PARK MASTER PLAN SUMMARY

Located next to the Midland Library, this small 1.9-acre site has many mature trees and offers unique natural habitat. Key features of the future park are:

- Playground with natural play features
- Reading area near library windows
- Gathering area and game tables
- Paved pathway with benches
- Native landscaping with nature trails

The park design was drawn from the thoughtful ideas and feedback provided by diverse communities in East Portland. Overall, there is great enthusiasm and strong support for an improved Midland Park.

The design and plan for this park delivers on the City of Portland's pledge to enhance parks in East Portland. Three parks were chosen for improvement in April 2015: Mill Park, Midland Park and the property at SE 150th and SE Division Street. The designs for these parks were presented to the City Council for approval on November 8, 2017, at David Douglas High School.





# EXECUTIVE SUMMARY

## Mill Park

### RESUMEN DEL PLAN MAESTRO PARA EL PARQUE MILL

Ubicado junto a la Escuela Primaria Mill Park, el parque existente de 5,7 acres contiene un sendero para caminar informal y varios árboles maduros, pero de lo contrario es subdesarrollado. Las principales características del futuro parque son:

- Césped central con espacio para actividades deportivas y de ocio
- Jardín comunitario
- Área de juegos y splash pad
- Ruta circular y sendero de superficie blanda
- Alberca y mesas para picnic
- Paisajes con árboles y plantas nativas

El diseño del parque fue elaborado a partir de las ideas reflexivas y la retroalimentación proporcionada por diversas comunidades en el este de Portland. En general, hay un gran entusiasmo y un fuerte apoyo para una mejora del Parque Mill.

El diseño y el plan de este parque cumplen con la promesa de la Ciudad de Portland de mejorar los parques en el este de Portland. Tres parques fueron elegidos para mejorar en abril de 2015: El Parque Mill y el Parque Midland y la propiedad en SE 150th Avenue y SE Division Street.



### RESUMEN DEL PLAN MAESTRO PARA EL PARQUE MIDLAND

Situado junto a la Biblioteca Midland, este pequeño sitio de 1.9 acres tiene muchos árboles maduros y ofrece un hábitat natural único. Las principales características del futuro parque son:

- Parque infantil con funciones de juego natural
- Área de lectura cerca de las ventanas de la biblioteca
- Reunión de áreas y mesas de juego
- Camino pavimentado con bancos
- Paisajismo nativo con senderos naturales

El diseño del parque fue elaborado a partir de las ideas reflexivas y la retroalimentación proporcionada por diversas comunidades en el este de Portland. En general, hay un gran entusiasmo y un fuerte apoyo para una mejora del Parque Midland.

El diseño y el plan de este parque cumplen con la promesa de la Ciudad de Portland de mejorar los parques en el este de Portland. Tres parques fueron elegidos para mejorar en abril de 2015: El Parque Mill y el Parque Midland y la propiedad en SE 150th Avenue y SE Division Street.





# EXECUTIVE SUMMARY

## Mill Park

### TÓM TẮT DỰ ÁN QUY HOẠCH CỦA CÔNG VIÊN MILL

Nằm bên cạnh Trường Tiểu Học Mill Park, diện tích hiện hữu của công viên là 5.7 mẫu gồm có đường đi bộ không hoàn chỉnh và nhiều cây cổ thụ, nhưng nó không được phát triển. Những đặc điểm chính của công viên trong tương lai là:

- Sân cỏ trung tâm dành cho các hoạt động thể thao và giải trí
- Khu vườn cộng đồng
- Sân chơi và nơi có nước bắn tóe
- Đường đi bộ vòng tròn và con đường với bề mặt mềm
- Khu dã ngoại và bàn
- Phong cảnh với cây cối và cây thực vật có sẵn

Thiết kế công viên được đóng góp từ những ý tưởng và sự phản hồi chu đáo được cung cấp bởi các cộng đồng khác nhau ở phía Đông Portland. Nhìn chung, có rất nhiều sự nhiệt tình và hỗ trợ mạnh mẽ cho công viên Mill Park được cải thiện. Thiết kế và kế hoạch cho công viên này sẽ trình lên theo lời hứa Thành phố Portland nhằm tăng cường các công viên ở phía Đông Portland. Ba công viên đã được chọn để cải tiến vào tháng 4 năm 2015: Mill Park, Midland Park và bất động sản tại đại lộ SE 150 và Đường SE Division.





### TÓM TẮT DỰ ÁN QUY HOẠCH CỦA CÔNG VIÊN MIDLAND

Nằm bên cạnh Thư viện Midland, diện tích nhỏ của công viên là 1.9 mẫu gồm có nhiều cây cổ thụ và được ban cho môi trường sống thiên nhiên và độc đáo. Những đặc điểm chính của công viên trong tương lai là:

- Sân chơi với các tính năng chơi tự nhiên
- Khu vực đọc sách gần cửa sổ thư viện
- Khu sinh hoạt và bàn chơi game
- Đường lát gạch và ghềnh đá
- Phong cảnh tự nhiên với con đường thiên nhiên

Thiết kế công viên được đóng góp từ những ý tưởng và sự phản hồi chu đáo được cung cấp bởi các cộng đồng khác nhau ở phía Đông Portland. Nhìn chung, có rất nhiều sự nhiệt tình và hỗ trợ mạnh mẽ cho công viên Midland Park được cải thiện. Thiết kế và kế hoạch cho công viên này sẽ trình lên theo lời hứa Thành phố Portland nhằm tăng cường các công viên ở phía Đông Portland. Ba công viên đã được chọn để cải tiến vào tháng 4 năm 2015: Mill Park, Midland Park và bất động sản tại đại lộ SE 150 và Đường SE Division.



## COMMUNITY ENGAGEMENT



# COMMUNITY ENGAGEMENT

## Healthy Community and Healthy Park

Park spaces provide neighbors opportunities to develop new relationships, connect with one another, and enjoy outdoor activities together, thus creating new communities and strengthening others.

The objective for the public engagement process was to design great community-supported parks that enrich the lives of park users and foster partnerships with Portland Parks & Recreation (PP&R).

### Goals

- *Collaborate with the local community to develop community-supported park designs*
- *Understand how diverse communities want to use the parks*
- *Learn community preferences for design features*
- *Build and strengthen relationships with the communities of East Portland*

## Building Community through Park Design

The recommended designs for Mill Park and Midland Park reflect a collaborative effort involving neighbors and community groups to create welcoming spaces with activities for people of all ages. Overall, there is great enthusiasm for these new parks and a strong desire to accelerate the development process.

The Project Team connected with community partners to gather valuable input with an intentional focus on engaging underrepresented, low income, refugee and immigrant communities in the area. Residents and park users speaking Spanish, Vietnamese and English participated in a multi-cultural and multi-lingual community design process.

Below is a description of the community engagement process and phases.

### PHASE ONE: LEARNING ABOUT THE SITE

In the first phase, the Project Team collected information from the community about the existing conditions of the park properties, the surrounding neighborhoods and desired park activities. The Project Team welcomed members of the Project Advisory Committee (PAC), provided a project orientation and invited neighbors and the community to a party in Mill Park.



PAC Orientation Meeting



Community Gathering #1 Party in Mill Park



Community Gathering #1 Party in Mill Park



# COMMUNITY ENGAGEMENT



Community Gathering #2 at Midland Library

## PHASE TWO: IDENTIFYING GOALS AND PRIORITIES

The second phase focused on analyzing the ideas and feedback gathered from the community to identify design goals and priorities. The PAC considered the public comments and ideas and provided guidance to the Project Team. The community participated in a second open house gathering and shared feedback via a public survey to inform preliminary designs.

## PHASE THREE: CONSIDERING DESIGN OPTIONS

The Project Team shared with the PAC and community two design options for each park, combining the most popular features and activities. Conversations focused on how the community's ideas were taking shape, key choices between park features, and the process by which the Project Team arrived at overall design choices. The Project Team made a concerted effort to engage the underrepresented, low-income, and refugee and immigrant communities through multiple focus groups. Finally, the project team shared with the wider community the design options at a third community meeting. Community members shared their feedback and spoke with project staff about next steps.

## PHASE FOUR: REVIEWING PREFERRED DESIGN AND MASTER PLAN

The Project Team shared the preferred designs for each park with its advisors, stakeholders and the community to see how well it reflected their guidance and project goals. These final meetings focused on design refinements, next steps for planning and park development, reflection on the planning process, and celebration of the collaborative effort. The Project Advisory Committee agreed by consensus to recommend these park designs for Mill Park and Midland Park at their final meeting in July 2017.



Process Diagram



# COMMUNITY ENGAGEMENT

## HIGHLIGHTS

The following outreach activities added to the larger public involvement effort, including focus groups and community meetings designed to engage interested Portlanders in this project.

- Five Community Gathering events were hosted between June 2016 and October 2017. More than 200 community members participated in these community gatherings.
- The PAC met five times to provide local expertise and community perspectives to inform the designs and guide the planning process.
- Two on-line comment surveys expanded opportunities for community members to provide their feedback on park priorities, design features, and planning process. More than 180 people participated in the web-based surveys.
- The Community Engagement Liaisons Program (CELs) enhanced the outreach process by engaging the underserved communities in this project. They facilitated and provided language translation for focus groups to Spanish- and Vietnamese-speaking communities.
- Human Solutions representatives acted as a liaison between the project team and low-income Somali- and Russian-speaking residents of the Lincoln Woods community; coordinating meetings, encouraging community members to attend focus groups and providing language translation.
- Using email lists drawn from PP&R's Community Engagement database, the project team sent multiple email notifications about the events and surveys to local neighbors, stakeholders, PAC members, focus group participants, and community organizations.
- Neighborhood canvassers contacted local residents living near the park site on three occasions, distributing flyers promoting the project, events and surveys.
- PP&R web pages featured project updates, announcements, and events. The project team also posted information about events on the City of Portland's on-line, events calendar.
- The Project Team placed signs visible to park neighbors on the fences adjacent to Mill Park, at Midland Library, and at Midland Park two weeks before Community Gathering events.



*Community Gathering #2 at Midland Library*



*PAC Meeting #2*



*PAC Meeting #5*



# COMMUNITY ENGAGEMENT

EVENTS & ACTIVITIES TIME LINE	
EVENT	DATE
<b>PHASE 1</b>	
Neighborhood Canvassing for 'Party in the Park'	5/23/2016 and 5/25/2016
Project Advisory Committee – Orientation Meeting	6/1/2016
Community Gathering #1 – 'Party in the Park'	6/9/2016
Project Advisory Committee Meeting #1	6/21/2016
<b>PHASE 2</b>	
Neighborhood Canvassing for Community Gathering #2	8/27/2016 and 8/28/2016
Project Advisory Committee Meeting #2	9/13/2016
Community Gathering #2	9/15/2016
<b>PHASE 3</b>	
Project Advisory Committee Meeting #3	1/10/2017
Mill Park Neighborhood Association – Presentation	1/23/2017
Midland Library – Focus Group	2/1/2017
Midway Business Alliance – Presentation	2/14/2017
Vietnamese-speaking Community – Focus Group	2/26/2017
Lincoln Woods Community Residents – Focus Group	3/8/2017
Neighborhood Canvassing for Community Gathering #3	3/25/2017
Community Gathering #3	3/30/2017
East Portland Neighborhood Coalition Parks Committee – Presentation	4/6/2017
Project Advisory Committee Meeting #4	5/24/2017
<b>PHASE 4</b>	
Project Advisory Committee Meeting #5	7/11/2017
Community Gathering #4	10/4/2017
<b>CITY COUNCIL PRESENTATION</b>	<b>11/8/2017</b>



Community Gathering #2 at Midland Library

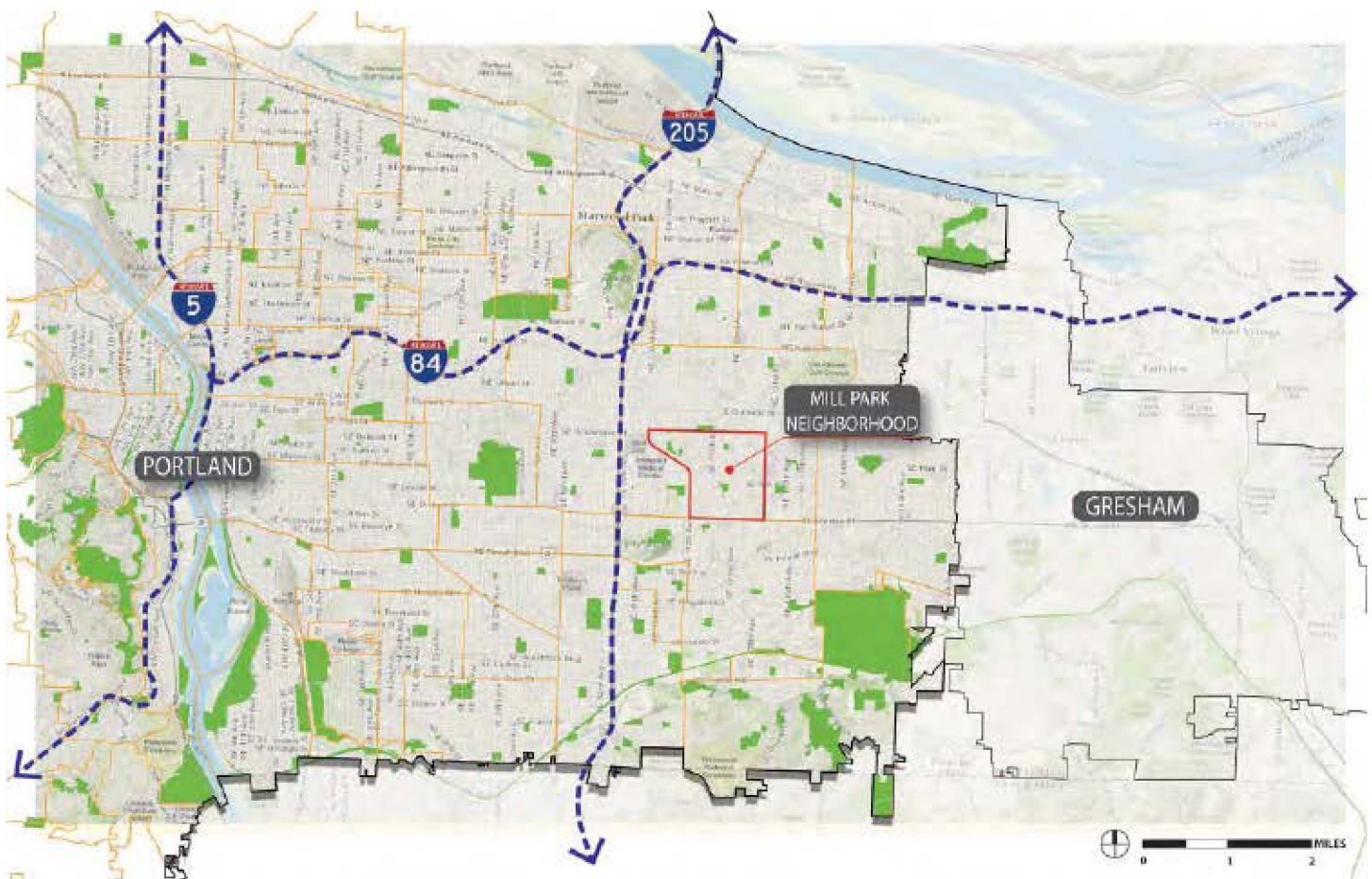
## SITE ANALYSIS



# SITE ANALYSIS

## NEIGHBORHOOD AND SITE CONTEXT

Mill Park and Midland Park are both located in the Mill Park Neighborhood, which is home to more than 11,000 residents. The City annexed the neighborhood into the City of Portland in the 1980s. This middle class neighborhood is a culturally diverse urban and suburban neighborhood with a mix of commercial and residential development including single and multi-family homes. The boundaries of the Mill Park Neighborhood are SE Stark Street on the north, SE Division Street on the south, SE 112th Avenue and SE Cherry Blossom Drive on the west, and SE 130th Avenue on the eastern edge. The neighborhood is predominately residential but is also home to a number of churches, schools, and businesses. Midland Library, located in the neighborhood adjacent to Midland Park, is a resource for many community events and enrichment.



Context Map



## PARK SERVICE

Portland Parks & Recreation (PP&R) has identified many areas in East Portland as being park deficient. It is PP&R's goal to provide a park or natural area within 1/2 mile of each residence. Both Mill and Midland Parks are under-utilized and do not have adequate recreational facilities, thus the residents within 1/2 mile surrounding both Mill Park and Midland Park are not adequately served by these parks. Currently, developed parks within the Mill Park Neighborhood include Floyd Light Park, Peace Community Gardens, and Stark Street Island Park. Floyd Light Park consists of unpaved paths and a softball field. Peace Community Garden is a .20-acre garden and Stark Street Island Park has an interactive fountain and paved paths. Other developed parks just outside the neighborhood boundary include Ventura Park, Cherry Park, and Lincoln Park. When developed, Mill Park and Midland Park will be very important to meet the recreational needs of residents who are without backyards or do not have access to private outdoor space.

Figure 1 below highlights the location of Mill Park and Midland Park and the park service in and around Mill Park Neighborhood. Mill and Midland Parks are located within 1/2 mile of each other. The map also shows the developed areas surrounding the neighborhood.



Figure 1: Mill Park Neighborhood Park Service Map



# SITE ANALYSIS

## STREET NETWORK

The existing street network and buildings in the Mill Park Neighborhood were developed primarily in the 1940s through the 1960s. With limited through streets, much of the street system is poorly connected. The streets lack sidewalks and other basic infrastructure such as curbs and paving or are completely unimproved. Most blocks do not meet the City's street connectivity standards<sup>1</sup>. Due to the incomplete streets, residents are dependent on motorized means of transportation, and the inadequate infrastructure fails to provide safe walking and biking options.

1 (The Portland Bureau of Transportation, Portland Bureau of Planning and Sustainability, Oregon Department of Transportation, *Division-Midway Neighborhood Street Plan*, 2015)

The Portland Bureau of Transportation (PBOT), in partnership with the Portland Bureau of Planning and Sustainability and Oregon Department of Transportation, developed the *Division-Midway Neighborhood Street Plan* in 2015 in order to identify and prioritize local streets and pathway connections to improve transportation connectivity in the neighborhood.

PBOT's *Mill Park Elementary Safe Routes to School (SR2S) 2008 Engineering Strategies* report recommends that pathways continue through Mill Park to the Mill Park Elementary School from the Stephens Pedestrian Walkway Easement connecting SE 122nd Ave to Mill Park. PBOT's *East Portland in Motion (EPIM)* report of 2012 recommends SE Market Street between Mill and Midland Parks to be a designated Neighborhood Greenway, and to add pedestrian improvements along SE 122nd Ave at SE Stephens Street and SE Lincoln Street to improve safety. In October of 2016, funding for bike lanes and sidewalks along SE Market Street became available (PBOT Map of Completed and Funded EPIM Projects, 2016). Rapid flashing beacons were installed at both crossings.



Mill Park Neighborhood Map





# SITE ANALYSIS

## Mill Park

PP&R acquired Mill Park through an annexation in 1986 from Multnomah County. Mill Park is 5.7 acres. The site is approximately 400 feet in the east-west direction by approximately 500 feet in the north-south direction. Bounded on three sides by residential properties and the west side by Mill Park Elementary School, visibility into the site is limited. There is no physical demarcation between the park and Mill Park Elementary. The site is currently undeveloped with open lawn and scattered trees.

### TOPOGRAPHY AND DRAINAGE

The site is generally flat with minor topographic variations in the center. Currently, stormwater infiltrates into the lawn. On-site stormwater improvements are preferable to piping stormwater into the City's underground storm system. Existing stormwater inlets connect the streets surrounding Mill Park to dry wells located within the right of way.

### VEGETATION

Mill Park is primarily an open grassy area with scattered trees. Mature Douglas Fir trees are the most common and prominent trees in the park and are in fair to good condition. These trees provide needed shade in an otherwise open park, and therefore are the highest priority for preservation. A variety of smaller trees (i.e., Flowering Plum, Big Leaf Maple, Linden Pike Oak, and Ash) contribute to species diversity and aesthetics. These smaller trees are secondary priority for preservation. If tree removal becomes imperative, mitigation will be required. Dead trees and nuisance tree species, such as English Hawthorn, European White Birch, and Sweet Cherry should be removed. [Appendix A-6](#) includes a planning level tree assessment of the existing trees at the site.

### PEDESTRIAN ACCESS

Two signed entrances provide pedestrian access off SE Mill Court to the north and SE Lincoln Street to the south. Pedestrians can also access the park via a sidewalk through a multi-family apartment complex to the east. Access into Mill Park is limited to soft surface walkways off SE Mill Court and SE Lincoln Street. The primary access to the park is through Mill Park Elementary School off SE 117th Avenue to the west. Another entry into the park is along the concrete walkway from SE 122nd Avenue, which goes through the multi-family apartment complex. SE Mill Court and SE Lincoln Street have on-street parking on both sides of the road. The lack of sidewalks on adjacent roads limit pedestrian access to the park. The park is not compliant with the Americans with Disabilities Act (ADA). It is not ADA accessible because it has wood chip surfaced trails, instead of hard surfaced paths, throughout the site.



*Aerial View of Mill Park*



*View Through Mill Park Looking Southeast*



*Looking West Toward Mill Park Elementary School*





Existing Douglas-Fir Trees at Mill Park

## STREETS

SE Mill Court is north of the site, with SE Lincoln Street to the south. Both streets only offer pedestrian access into the park along a wood chip trail. Both streets are designated by PBOT as Local Streets with one lane in each direction, no striping, and a posted speed limit of 25mph. Additional streets surrounding the park include SE 122nd Avenue to the east and SE 117th to the west. **Figure 2** is a diagram of the adjacent street conditions.

**Appendix A-6** includes a detailed traffic analysis for the surrounding street and transportation network.

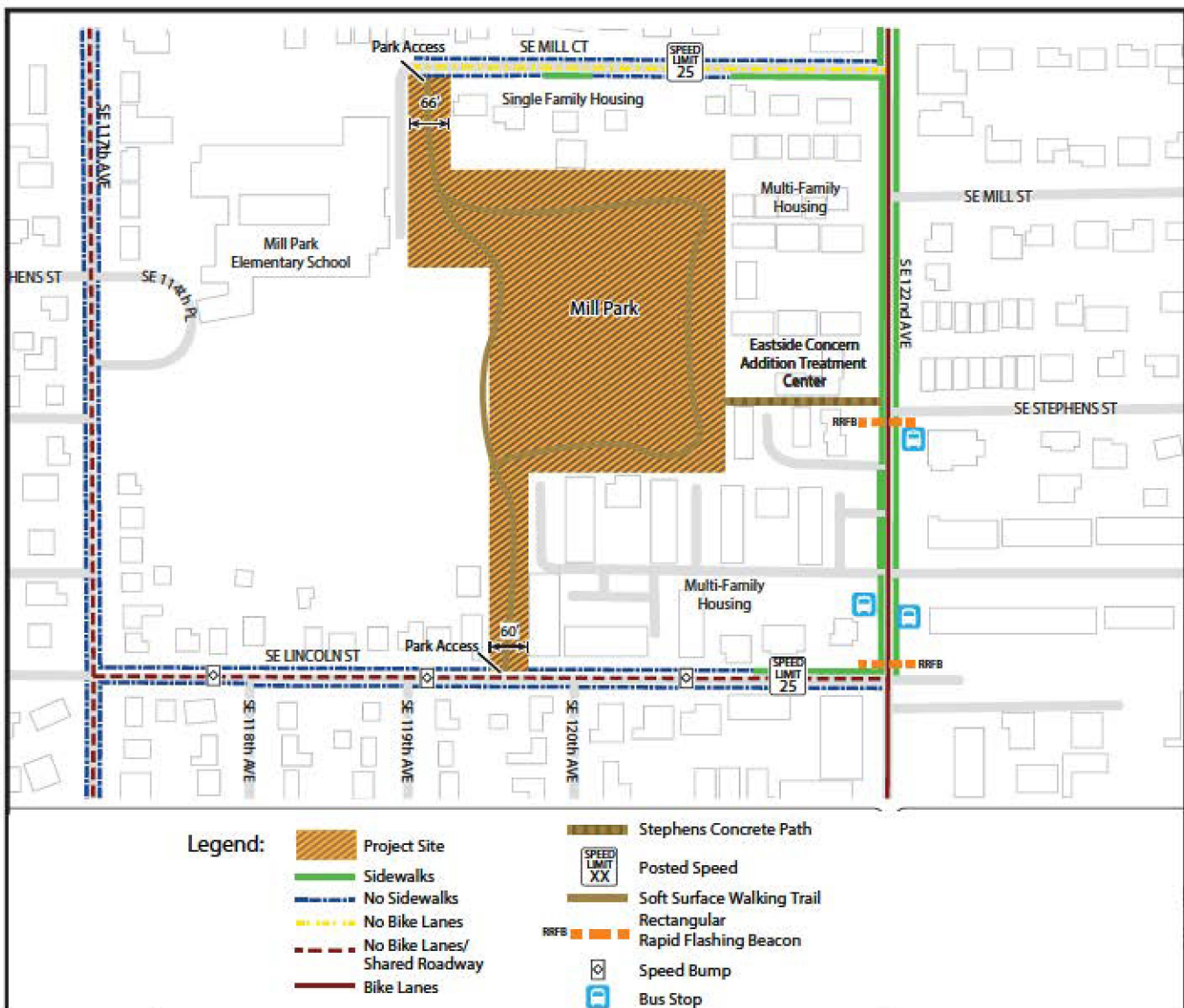


Figure 2: Mill Park Street Diagram

# SITE ANALYSIS

## Mill Park

### SITE UTILITIES

Figure 3 shows existing utilities adjacent to Mill Park that may serve the project. Appendix A-6 includes a detailed utility analysis of the site.



South Access into Mill Park - SE Lincoln Street Looking East

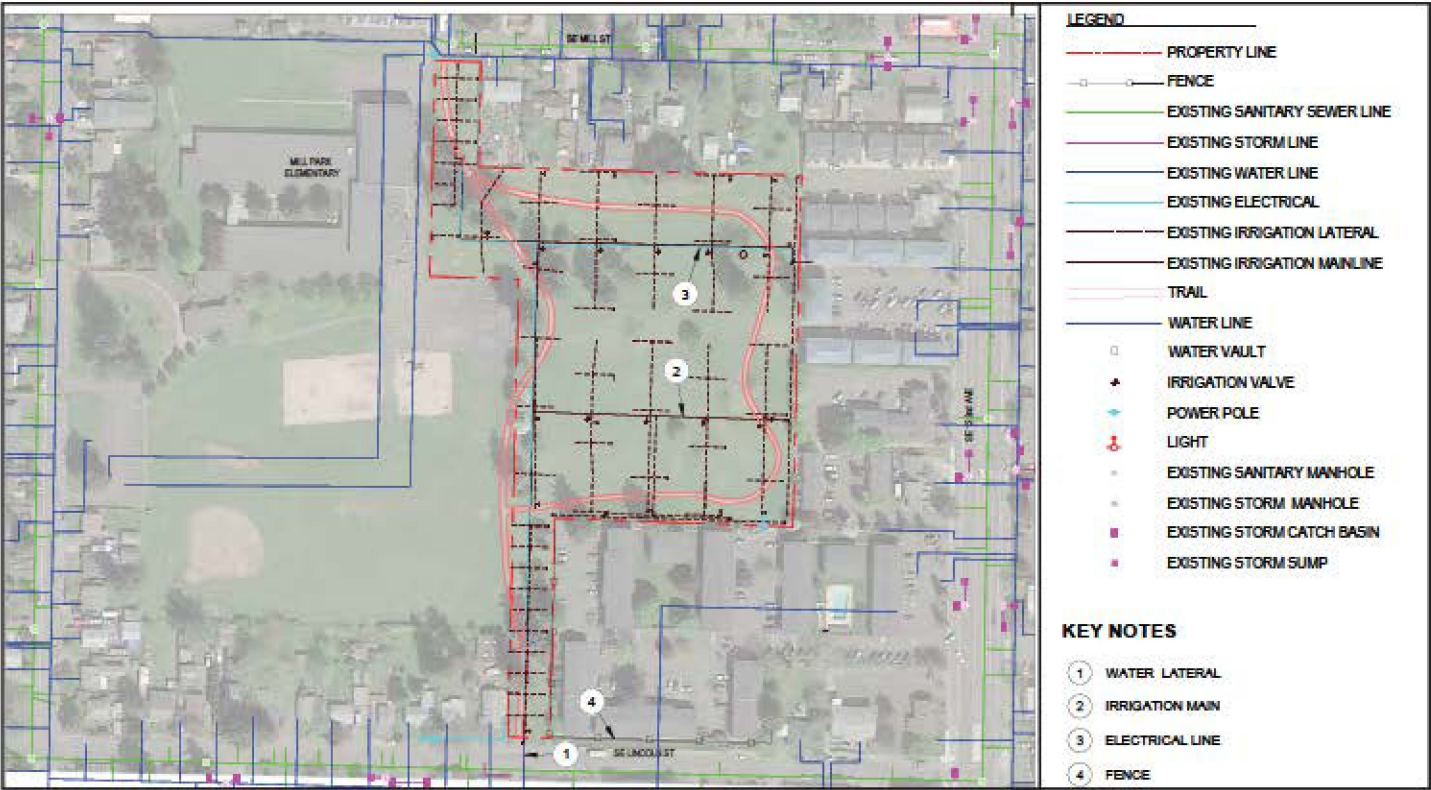


Figure 3: Mill Park Utility Diagram



## SUMMARY OF EXISTING CONDITIONS

Figure 4 summarizes the existing conditions throughout Mill Park and the surrounding neighborhood. Available GIS information, feedback from PP&R'S Staff Technical Team, and the Project Team's technical analysis of the site informed this map. The next phase of design will require a more detailed topographic survey.



Figure 4: Mill Park Existing Conditions Map



# SITE ANALYSIS

## Midland Park

PP&R acquired Midland Park through an annexation in 1986 from Multnomah County. Midland Park is 1.87 acres and located adjacent to Midland Library. The site is approximately 290 feet in the east-west direction by 250 feet in the north-south direction. The library property bounds the park on the east. The site currently has a few benches along a soft surface path, a picnic table, trees and understory vegetation, and a few light fixtures.

### TOPOGRAPHY AND DRAINAGE

Midland Park is generally flat with major topographic change along the north end of the property where the land slopes down to SE Morrison Street. Currently, stormwater drains and infiltrates within the park. On-site stormwater improvements are preferable to piping stormwater into the City's underground storm system. The streets surrounding Midland Park connect to the City's underground storm sewer network by a series of existing stormwater inlets that drain into dry wells within the right-of-way.

### VEGETATION

Midland Park is a forested site containing a dense upper story of tree canopy with a sparsely vegetated understory comprised mostly of grass, herbaceous ground cover, and a remnant butterfly garden. The dominant tree in the forest canopy is Douglas Fir. Most trees appear to be in good health except for a few that may be hazard trees. Other trees include Big Leaf Maple, Turkish Filbert, Dogwood, Vine Maple, Red Oak, Deodar Cedar, and Western Red Cedar. Existing non-native trees include Sweet Cherry and English Hawthorn. A certified arborist should evaluate the mature trees and prepare a tree protection plan to minimize impacts from surface improvements proposed for the park. [Appendix A-6](#) includes a planning level assessment of the existing trees.

### PEDESTRIAN ACCESS

There is a signed pedestrian entrance into the park off SE Morrison Street to the north and an un-signed western entrance off SE Yamhill Street. A second signed entrance is located at Midland Library's parking lot. User defined soft trails traverse uphill into the park from SE Morrison Street. Due to the steepness of the grade and its soft surface, the path is not ADA accessible. An unimproved, dead-end road with an open gate is on the west side of the park. Pedestrians can also access the park from SE 122nd Avenue through the library parking lot and along the wide concrete sidewalk located along the south side of the library, which connects the main entry of the building to the park.

### STREETS



*Aerial View of Midland Park*



*West Side of Midland Library*



*Unimproved Trails in Midland Park*





Existing Trees at Midland Park

SE Morrison Street to the north of Midland Park is a designated Local Service Street and has a posted speed limit of 25mph near the park. SE Morrison Street has on-street parking, sidewalks, and a shared bikeway. SE Yamhill Street is also a Local Service Street but is unimproved for 345 feet to the west and dead ends at the park property. SE 122nd Avenue is located to the east of Midland Library. Figure 5 is a diagram of the adjacent street conditions.

Appendix A-6 includes a detailed traffic analysis for the surrounding street and transportation network.

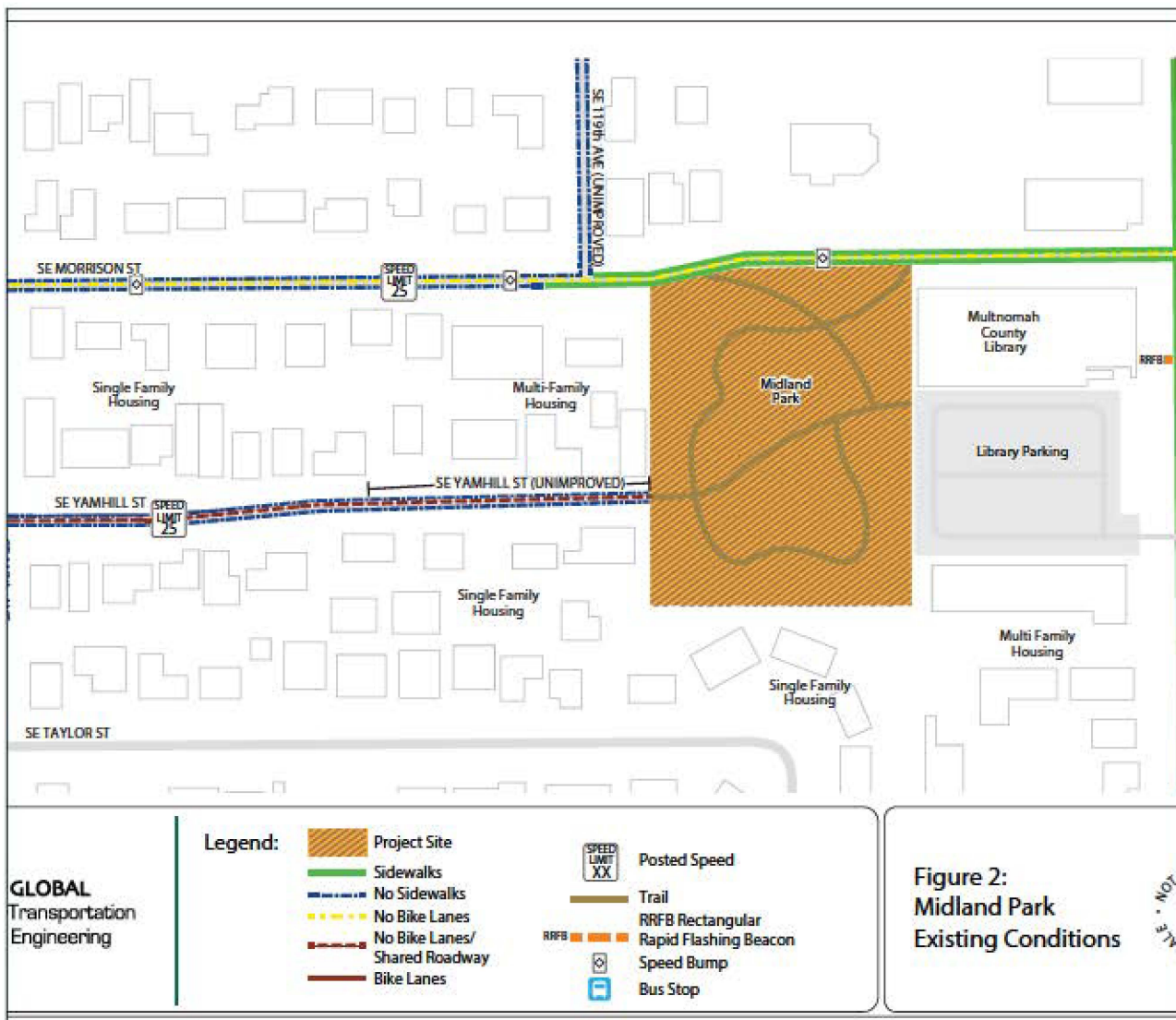


Figure 5: Midland Park Street Diagram



# SITE ANALYSIS

## Midland Park

### SITE UTILITIES

Figure 6 shows existing utilities adjacent to Midland Park, which may serve the project. Appendix A-6 includes a utility analysis of the site.



West Access into Midland Park Looking West towards SE Yamhill Street

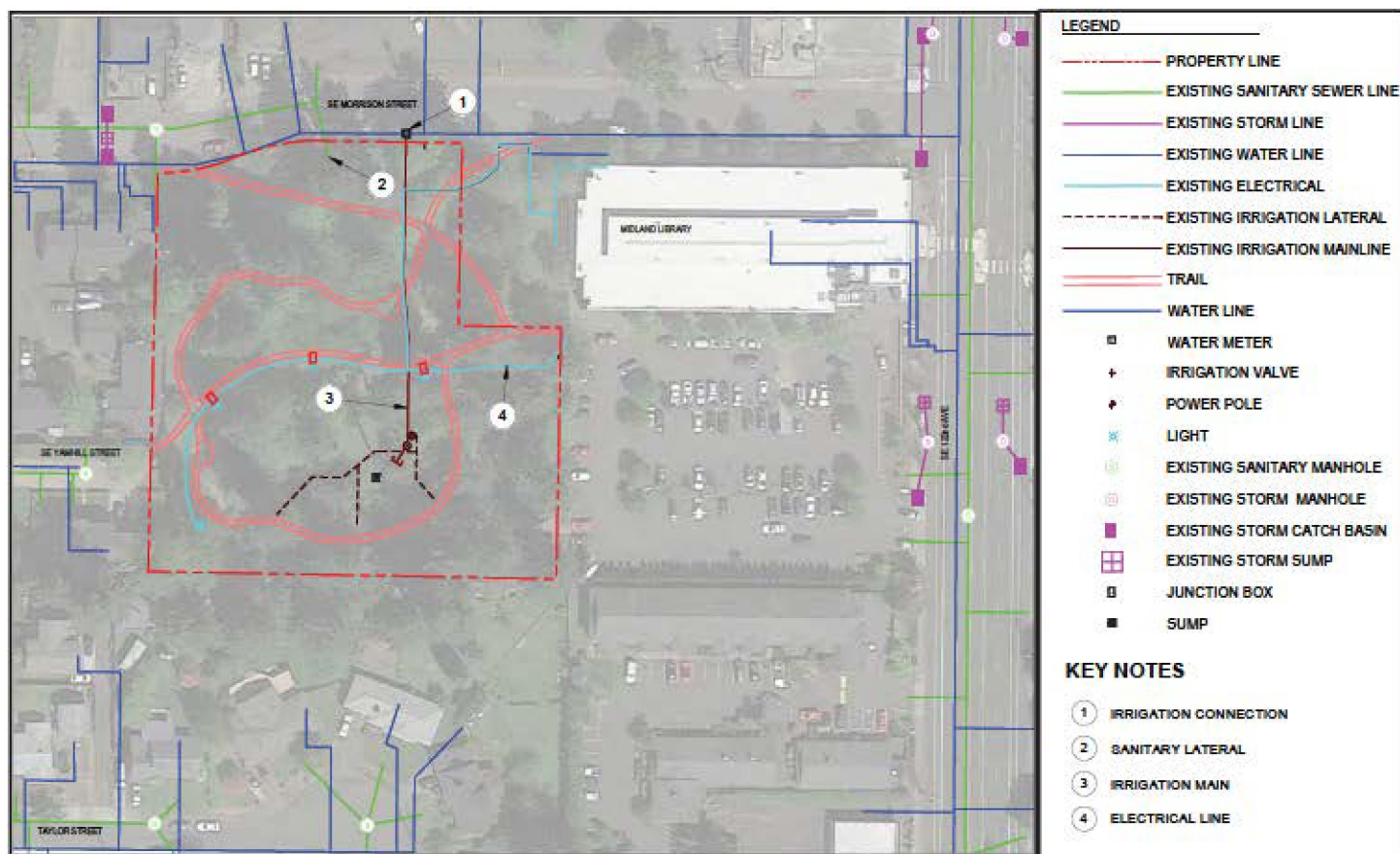


Figure 6 : Midland Park Utility Diagram



## SUMMARY OF EXISTING CONDITIONS

Figure 7 summarizes existing conditions at Midland Park and the surrounding neighborhood. GIS data, feedback from PP&R's Staff Technical Team, and the Project Team's technical analysis of the site informed the map. The next phase of design will require a more detailed topographic survey.



Figure 7: Midland Park Existing Conditions Map



## DRAFT ALTERNATIVES

# DRAFT ALTERNATIVES

## Mill Park

The Project Team prepared two conceptual design options based on the feedback from the community engagement process and discussions with the Staff Technical Team. Each option explored alternatives in form and placement of program elements throughout the park. Due to Mill Park's size, location and expansive lawn, the primary theme for both options includes creating an active space that has a variety of uses and is conducive for hosting community events.

### OPTION 1

This option includes a variety of active uses surrounding a large, central lawn framed by a formal oval pathway system. The open lawn provides a flexible space that is suitable for active recreation (including the minimum U12 soccer field [45 by 70 yards]) and large community events. Features surrounding the open space include community gardens, playgrounds, and a prefabricated restroom on the north side of the park. A channel forms a water play area adjacent to the playground with boulders representing a natural creek. Seat walls frame gathering areas for community events in the south and west parts of the park. A small parking lot for vehicular parking is located off SE Mill Court. Other elements include dispersed seating and picnic tables, planting buffers, and pedestrian-scale lighting.



Figure 8: Mill Park Option 1





Figure 9: Sketch of Mill Park Option 1

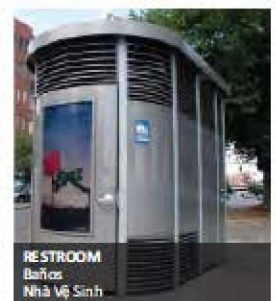


Figure 10: Precedent Images for Mill Park Option 1



# DRAFT ALTERNATIVES

## Mill Park

### OPTION 2

This option includes a variety of active uses connected by a sinuous pathway system. The organically shaped lawn is suitable for active recreation (including two minimum U12 soccer fields [35 by 45 yards]) and large community events. The main interior pathway connects active and passive design elements surrounding the central lawn. Park amenities include a playground, splash pad, and restroom in the south; a gathering area to the west with seat walls; and a picnic shelter to the north. The picnic shelter and surrounding pavement is large enough to host family parties or community gatherings. Other elements include dispersed seating and picnic tables, exercise nodes with equipment for adult fitness along the pathway, planting buffers, and pedestrian-scale lighting.



Figure 11: Mill Park Option 2





Figure 12: Sketch of Mill Park Option 2



**COMMUNITY GARDEN**  
Jardín comunitario  
Khu Chăm Sóc Cây Cảnh



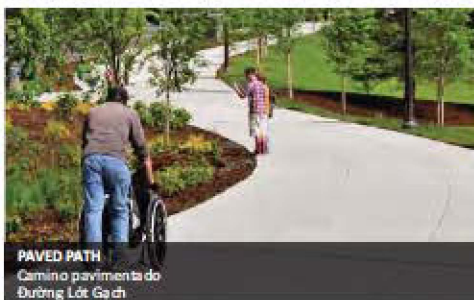
**PICNIC SHELTER**  
Área de picnic cubierta  
Nhà Dã Ngoại



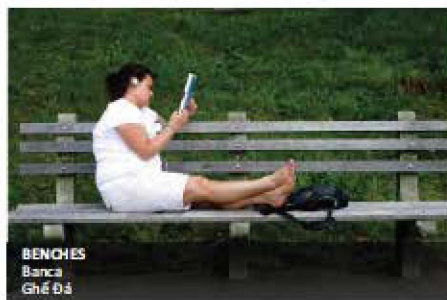
**LIGHTING**  
Alumbrado público  
Đèn thấp sáng



**RESTROOM**  
Baños  
Nhà Vệ Sinh



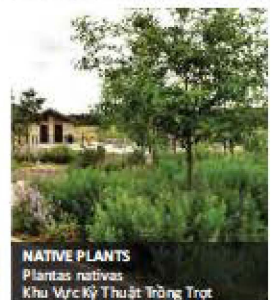
**PAVED PATH**  
Camino pavimentado  
Đường Lót Gạch



**BENCHES**  
Banca  
 Ghế Đá



**EXERCISE NODE**  
Área de ejercicio de maquina  
Khu Tập Thể Dục



**NATIVE PLANTS**  
Plantas nativas  
Khu Vực Kỹ Thuật Trồng Trọt

Figure 13: Precedent Images for Mill Park Option 2



# DRAFT ALTERNATIVES

## Midland Park

The Project Team prepared two conceptual design options based on the feedback from the community engagement process and discussions with the Staff Technical Team. Each option explored alternatives in form and placement of program elements throughout the park. Due to Midland Park's size and natural character, the primary theme for both options creates a woodland park where neighbors and library users can safely immerse themselves in the forested setting.

### OPTION 1

This option includes a formal pathway that loops around the upper portion of the park avoiding trees. Primary access is from the Midland Library parking lot with a path that goes through the middle of the park and connects to SE Yamhill Street. An ADA accessible walkway comes up from SE Morrison Street traversing the steep hillside. A nature themed playground will replace invasive understory trees in the center of the park. Small family gatherings or chaperones can use picnic tables and a seat wall adjacent to the playground. Library staff and patrons can enjoy a terraced reading area located on the north side of the park with good visual connection to the library. During the engagement process, Midland Library staff requested this reading circle to accommodate seasonal programming for library events. Another small gathering area at the east entry of the park is close to the parking lot for informal gatherings. This multi-purpose space could serve as a meeting place for library and/or park programs or as an informal meeting space, social nook, or spot to sit and observe others in the park. Other elements include a prefabricated restroom, game tables, dispersed seating, and new pedestrian-scale lighting.



Figure 14: Midland Park Option 1





Figure 15: Sketch of Midland Park Option 1



Figure 16: Precedent Images for Midland Park Option 1



# DRAFT ALTERNATIVES

## Midland Park

### OPTION 2

Inspired by the natural setting, this option includes an informal geometry with an organic pathway alignment. Pedestrians can weave through the park around existing trees and native understory planting areas. Primary pedestrian access is from the Midland Library parking lot with a connecting path going through the middle of the park to SE Yamhill Street. An ADA accessible walkway comes up from SE Morrison Street traversing the steep hillside. A small nature themed playground replaces invasive understory trees in the center of the park. Library staff and patrons can enjoy a small gathering/reading area at the east entrance of the park near the library. This space would allow a good visual connection to the parking lot and library for safety and surveillance. A soft-surface pathway (forest path) meanders through the native understory plantings. Other elements include a prefabricated restroom, dispersed seating, and new pedestrian-scale lighting.



Figure 17: Midland Park Option 2





Figure 18: Sketch of Midland Park Option 2.



Figure 19: Precedent Images for Midland Park Option 2

## PREFERRED ALTERNATIVE



# PREFERRED ALTERNATIVE

## Mill Park



Figure 20: Preferred Design for Mill Park



## PREFERRED ALTERNATIVE

The Preferred Design for Mill Park is based on feedback received from the community engagement process and discussions with the Staff Technical Team. The neighborhood residents need and desire to have an active park conducive to hosting community events. The large, central lawn in the middle of the park can accommodate active recreation and community gatherings. A variety of active and passive design elements surround the open space connected by an oval pathway that frames the central lawn. The following elements are incorporated into the Preferred Design for Mill Park: flexible open space, pathways and access, gathering areas, playground, water play, community gardens, restroom, landscaping, lighting, and art.



Figure 21: Mill Park Perspective View of Water Play, Playground, Community Garden, and Gathering Space



# PREFERRED ALTERNATIVE

## Mill Park

### FLEXIBLE OPEN SPACE

The design reflects the desire for a large, flexible open space with a lawn generously sized for informal and programmed activities. The neighbors living in the multi-family housing adjacent to the park will enjoy direct access to this open space. Park visitors may use the lawn for active and passive recreation such as Frisbee, sunbathing, and picnicking. Programmed activities may include youth soccer, concerts, movies, and special events. The open lawn area is approximately 300 feet long by 200 feet wide- roughly the size of a professional soccer field. This area will require minor grading adjustments and tree removal to provide suitable space for two youth soccer fields (135 feet by 105 feet) oriented north-south. The large Douglas Fir trees in the park will remain.

### PATHWAYS AND ACCESS

Given the existing park and adjacent neighborhood lack of adequate sidewalks, the community will greatly benefit from the proposed ADA accessible pathway system throughout the park. The paths allow safe access to school and improve access to public open space. The main 10' wide pathway surrounding the large, open lawn is in the shape of an oval and extends toward the edges of the park. Approximately 1/5 of a mile in length, the main pathway allows access to all the park elements and provides a pleasant place for leisure walking and/or exercise. A soft surface pathway is located along the outer edge of the southern and eastern portions of the park with three exercise nodes along the route for adult fitness.

Access into and through Mill Park is intended for pedestrians and occasional maintenance vehicles. The design includes two primary entrances and several secondary entries. The main entrances are located to the north off SE Mill Court, and to the south off SE Lincoln Street. The north entry has a small parking lot with ten stalls for community garden users and park maintenance vehicles access. The south entry has a long winding path through a narrow portion of the site adequate for pedestrian access to the park and Mill Park Elementary School. Additional parking will be available on-street.

Two path connections link Mill Park and Mill Park Elementary School along the shared property line. Children can use these gateways when walking to and from school through the park. Other access points include the existing sidewalk that connects from SE 122nd Avenue and two pedestrian paths through the multi-family apartment complexes.





### GATHERING AREAS

The community requested a variety of large and small gathering spaces in the park for family gatherings and community events. There are two large areas for group gatherings. One includes a picnic shelter and another is furnished with a small amphitheater for spectator events in the central lawn. The picnic shelter is located adjacent to the playground and includes several picnic tables. The shelter and surrounding concrete space can accommodate groups of 30 to 40 people. The shelter is nestled within the shade of an existing grove of mature Douglas Fir trees and overlooks the park's main elements. A long, 60-foot, stepped seat wall along the west side of the park identifies a primary connection to the schoolyard of Mill Park Elementary School. The arcing seat wall provides an amphitheater-like space for watching programmed events in the park. Smaller gathering spaces dispersed around the park include one or two picnic tables each for more intimate family gatherings.

### PLAYGROUND

A 7,000 square foot playground is located on the north side of the park. Given the proximity to the Mill Park Elementary School, this new playground offers different play experiences than the school's playground. The park playground offers a mixture of modern equipment that provides inclusive play for all ages and abilities. The focal point of the playground is an accessible play mound with an embankment slide and bridge to a playground structure. Kids will be attracted to the mound and have a great vantage point of the entire park from the top.





# PREFERRED ALTERNATIVE

## Mill Park

### WATER PLAY

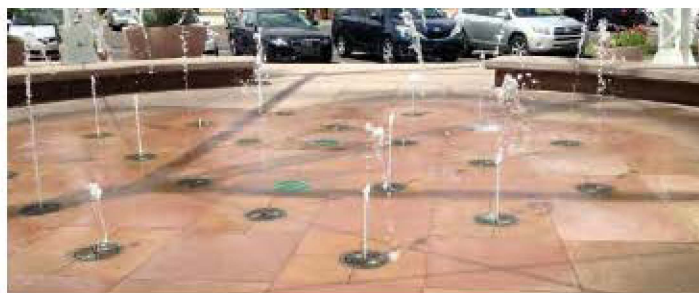
The community expressed a desire for water play during the public engagement process for Mill Park. The design incorporates a low-flow splash pad with interactive spray jets and bubblers. The 40-foot diameter area has specialty, slip-resistant concrete paving, and the water action can be turned on by a bollard or foot activator. To conserve water the system timer turns on only while it is in use. Parents and chaperones can participate or sit and observe on a concrete seat wall facing the space and the open lawn beyond. Domestic water and a new service line will come from SE Mill Court to supply the water play area. The water can either drain and infiltrate on-site in a raingarden, or drain to a new sanitary line.

### COMMUNITY GARDENS

A community garden space gives people that lack access to a private garden plot a means to grow their own food and provide nourishment for their families. A 25,000 square foot community garden is located on the northeast corner of the site to allow solar access and needed space. A four-foot high chain link fence surrounds the garden with access gates on the east and west sides. The west side of the garden has 1,000 square feet of compacted gravel, open space with a garden shed and storage area for organic materials such as wood chips and compost. Subdividing the 20-foot-by-20-foot garden beds is possible as needed. Soft surface pathways provide access through the grid of garden beds. An orchard surrounds the outer edge of the garden providing seasonal fruit and a functional buffer from the adjacent neighbors to the north and east. Compacted gravel or concrete surrounds the raised beds on the west side of the garden for ADA access. Maintenance gates will be on the west side for delivering wood chips and garden compost. Gardeners will share communal hose bibs to water their gardens.

### RESTROOM

A permanent restroom is located in the heart of the park, close to the playground, picnic shelter, and community gardens. The restroom is a prefabricated Portland Loo, a single-fixtured structure, which is preferred for ease of maintenance, cost, and durability. The restroom requires domestic water, sanitary sewer, and electrical connections. These connections are most accessible from SE Mill Court.





### LANDSCAPING

Much of the design is irrigated lawn to support the active and passive uses in the central open space. The lawn should have an imported sand cap to help facilitate drainage and a good playing surface. Lawns along the perimeter could be an upland meadow mix that requires less irrigation and mowing. The central lawn area is enhanced by several large canopy trees, which provide shade, habitat, and create a sense of enclosure to the space. The perimeter landscape buffers bring nature into the park to highlight PP&R's Ecologically Sustainable Landscapes Initiative (ESLI). The landscape buffers consist of plants selected from an upland native plant community to promote wildlife habitat and seasonal interest. Irrigation will be reduced or shut off after the plants are established to conserve water. The designers in the next phase will need to consider safety when planning the planting areas to avoid blocking views and creating hiding places. The parking lot will require plantings to meet parking lot landscape code. Surface rain will drain into vegetated stormwater planters on the west edge of the parking lot. The east side of the parking lot should adequately screen the vehicles from the adjacent neighbors. More detailed maintenance and management plans will be developed during future design phases.

### LIGHTING

New pedestrian-scale light fixtures are located along the pathways and park entries for safety and visual comfort of park users. The lights should adhere to the guidelines of the International Dark-Sky Association (IDA); the lights should be full cut-off fixtures to avoid up light into the trees to respect nocturnal wildlife and follow dark sky principles. The fixtures should have LEDs, which are more efficient and require minimal maintenance.

### ART

During the next phase of the project, an artist will develop an art installation concept to incorporate into the park and coordinate with Portland Regional Arts and Culture Council. There is an opportunity to collaborate with Mill Park Elementary school to have the students participate or design and install temporary art, such as an annual mural painting in the middle of the gathering space.

### MISCELLANEOUS AMENITIES

Additional park amenities include benches, bike racks, a drinking fountain, trash receptacles, and park signage.





# PREFERRED ALTERNATIVE

## Midland Park



Figure 22: Preferred Design for Midland Park



## PREFERRED ALTERNATIVE

The Preferred Design for Midland Park is based on feedback received from the community engagement process and discussions with the Staff Technical Team. The community's preference is to retain the natural feel of the park, improve the connections with the library, and make the space safe and welcoming. The plan retains the natural character of the park by preserving the healthy trees and aligning the design elements in naturalistic forms. Accessible and visible pathway connections create linkages to the library and neighborhood and encourage people to walk through the park. Small gathering spaces provide places for both programmed library use and for individuals to read quietly. A neighborhood playground will encourage more use in the park; an active park is a safe park. The following are elements incorporated into the Preferred Design for Midland Park: pathways and access, gathering areas, playground, reading area, restroom, landscaping, lighting, right-of-way improvements, and art.



Figure 23: Midland Park Perspective View of Playground, Gathering Area, and Reading Area



# PREFERRED ALTERNATIVE

## Midland Park

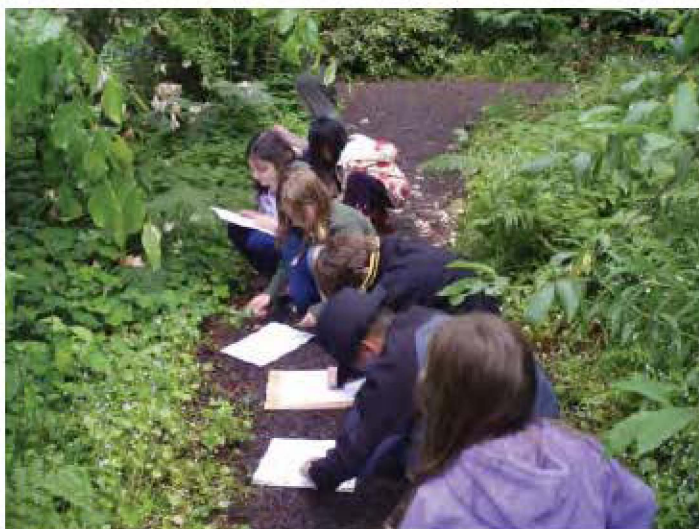
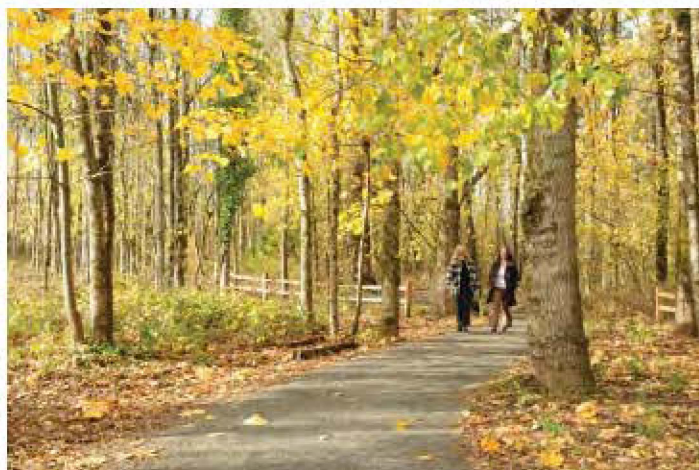
### PATHWAYS AND ACCESS

Access into and through Midland Park is for pedestrians and occasional maintenance vehicles. The design has four primary sidewalk entrances: two on the east, one from SE Yamhill Street, and another from SE Morrison Street. One existing parking stall in the library parking lot will be converted to an ADA stall to serve the park.

A hierarchy of paths range from hard surface, concrete sidewalks to soft surface, gravel trails. The pathway alignments enhance the park's natural character while minimizing impact to the existing tree roots, creating safe and accessible connections to the library and neighborhood. The main pathway is eight-feet wide, paved with concrete, and gracefully meanders through the middle of the park connecting the library and SE Yamhill Street. This pathway can accommodate vehicles for routine maintenance. The southern pathway is five-feet wide, colored or textured concrete, and meanders through the woodlands. A system of soft surface trails provides safe access through the woodlands, and a quiet place to stroll, read, relax, or interpret the native plant habitat. A sloping concrete sidewalk connects SE Morrison Street to the library along the north embankment. ADA standards require regrading this walk to an acceptable slope that traverses the contours. A crib stair with timbers and gravel infill connects SE Morrison Street to the playground more directly.

### GATHERING AREA

A small gathering space, approximately 1,000 square-feet, overlooks the park from the east side of the property. This space is large enough to host a gathering of up to 20 people and is located close to the parking lot and library for good visibility. The materials for the gathering area include a natural stone seat wall and tumbled pavers to match the natural theme of the park. There are three tables on the north side of the gathering space for playing games or picnicking.





## PREFERRED ALTERNATIVE

### PLAYGROUND

A 5,000 square foot playground is located in the middle of the park. The playground provides a variety of equipment and play experiences for all ages and abilities, and includes options for swinging, sliding, climbing, and balancing. To match the park's setting, the community desired natural materials such as logs and boulders to be incorporated into the play area. Since the footprint of the playground is relatively small, each play feature should have a high play value relative to its size.

### READING AREA

A small reading area is nestled in the trees on the west side of Midland Library near the window facing the park, affording a strong visual connection to the library. The terraced seating, consisting of stone and tumbled pavers, will comfortably host groups of up to 20 people and fits into the natural park setting.

### RESTROOM

A permanent restroom is located on the east side of the park, close to the gathering area and parking lot to maximize visual and maintenance access. The restroom is a prefabricated Portland Loo, which is a single-fixture structure preferred for ease of maintenance, cost, and durability. The restroom requires domestic water, sanitary sewer, and electrical connections, which are most accessible from SE Morrison Street. The pipe routing should consider tree impacts.





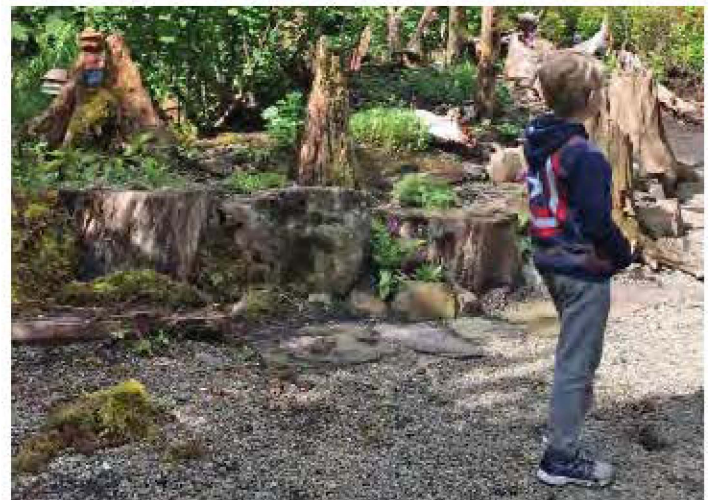
# PREFERRED ALTERNATIVE

## Midland Park

### LANDSCAPING

The existing tree canopy at Midland Park is a primary feature, which provides wildlife habitat and shade. The preferred elements are designed to enjoy, respect, and preserve the existing trees. The design promotes opportunities for nature education with the connection to the library. The interior of the park includes low growing native, understory plantings for wildlife habitat in accordance with PP&R's Ecologically Sustainable Landscapes Initiative (ESLI). When the City of Portland accepted Midland Park from Multnomah County, the City agreed to abide by the County's master plan for the park, this included a commitment to serving as a bird sanctuary. The proposed habitat improvements respect the spirit of this "bird sanctuary" requirement.

Planting areas must consider safety and avoid blocking views or creating hiding places. The library owns a portion of the property along the northeast corner of the site. Along with proposed park improvements, the landscaping in this area will be restored. PP&R and the library staff will need to collaborate on the installation and maintenance of this portion of the site. More detailed maintenance and management plans will be developed during future design phases.





### ART

Selecting an artist during the next phase of the project will be important to further develop an art concept for the park and coordinate with Portland Regional Arts and Culture Council. The natural feel of the park should inspire the art, tying into the landscape of the site and existing art theme on display at Midland Library.

### LIGHTING

New pedestrian-scaled light fixtures are located along the pathways and park entries for safety and visual comfort of pedestrians. Following the guidelines of the International Dark-Sky Association (IDA), the lights should be full cut-off fixtures to avoid up light into the trees to respect nocturnal wildlife and follow dark sky principles. Highly efficient LED fixtures requiring minimal maintenance support these guidelines.

### RIGHT-OF-WAY IMPROVEMENTS

The park development will require Right-of-Way (ROW) improvements to SE Morrison Street along the site's northern street frontage. The existing four-foot wide sidewalk does not currently meet PBOT standards. The ROW improvements require upgrading the sidewalk corridor to include a 12-inch curb and gutter, four-foot furnishing zone with street trees, and six-foot sidewalk. Since there is an existing curb and sidewalk, new storm water facilities should not be required.

### MISCELLANEOUS AMENITIES

Additional park amenities include benches, bike racks, a drinking fountain, trash receptacles, and park signage.





## NEXT STEPS



## NEXT STEPS

### Mill and Midland Parks

When funding is approved by City Council, each park will follow the following process towards completion:

**STEP 1:**

The City will publish a Request for Proposal or select a Consultant Team from an on-call roster to prepare detailed design and engineering plans.

**STEP 2:**

PP&R will conduct an Early Assistance meeting with the Bureau of Development Services (BDS) to determine all applicable permitting requirements for the park development.

**STEP 3:**

The Consultant Team will prepare detailed design plans for review and approval by PP&R's internal Technical Advisory Committees including Urban Forestry, Accessibility, Maintenance, and Park Rangers.

**STEP 4:**

The Consultant Team will prepare and submit plans for development permits.

**STEP 5:**

When Development Permits are secured, PP&R will advertise the project for contractors interested in bidding.

**STEP 6:**

PP&R will review and award the project to the lowest qualified bidder, negotiate a contract, and begin construction.

**STEP 7:**

When construction is complete, PP&R will open the park to the public and begin regularly scheduled maintenance.

**PARK NAMING**

The City does not intend to initiate a renaming process for either park. The City received the parks with their current names, and they are located adjacent to Mill Park Elementary School and Midland Library. The current names are associated with these adjacencies, and the City intends to maintain this current context.



1- Phase I Meeting Notes .....	A-1
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Committee Meeting Notes	
TAC Meeting Notes	
Summary of Outreach	
2- Phase II Meeting Notes .....	A-2
Committee Meeting Notes	
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3- Phase III Meeting Notes .....	A-3
Committee Meeting Notes	
TAC Meeting Notes	
Summary of Outreach	
4- Phase IV Meeting Note.....	A-4
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TAC Meeting Notes	
Summary of Outreach	
5- Estimated Probable Costs.....	A-5
6- Technical Reports .....	A-6
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Site Utilities Assessment	
Tree Assessment	



## APPENDIX A-1

### Phase I Meeting Notes





## **MILL AND MIDLAND PARKS**

PAC Orientation Meeting Notes

June 1, 2016

### **Attendees**

#### **Portland Parks & Recreation:**

Maya Agarwal

Hun Taing

Daniel Kim

#### **GreenWorks:**

Ben Johnson

Gill Williams

Jennifer D'Avanzo

#### **Communitas:**

Deb Meihoff

#### **Committee:**

Fran Weick

Christopher Williams

Antonio Ramirez Subria

Jodi Ballard Beach

Deng Thepharat

Patrick Provant

Lynn Handlin

### **NOTES:**

#### **Summary:**

1. On June 1, 2016, PPR, GreenWorks, Communitas and Mill/Midland Committee Group met at Gethsemane Lutheran Preschool in SE Portland for a Committee Orientation Meeting.
2. The meeting started of discussing the goals and agenda.
  - Goal of the Meeting: To cultivate trust and understanding
3. Games were played to begin to get to know each other including:
  - What is the story behind your name?
  - Agree/Disagree
  - Who are you?
  - Celebration that is important to you.
4. Portland Parks and Recreation went over the Master Plan Process as well as discussed Mill and Midland Park. There are 4 Phases:
  - Gathering Information

- Analysis
  - Draft Alternatives
  - Preferred Alternative
5. Portland Parks and Recreation discussed the Committees Role.
    - There are 4 public meetings and PPR is looking for the Committee's input.
  6. Portland Parks and Recreation laid out a preliminary schedule.
    - 4 public meetings with 4 committee meetings.
    - Final document in June 2017
  7. Next Meeting June 21, 2016 6-8pm
  8. Quotes from the meeting:
    - "Push yourself into learning outside of safe space"
    - "Honor difference and identifying similarities"





## MILL AND MIDLAND PARKS

PAC Meeting #1 Notes

June 21, 2016

### Attendees

#### Portland Parks & Recreation:

Maya Agarwal

Hun Taing

Daniel Kim

Elizabeth Kennedy Wong

Daniel Kim

Penny

#### GreenWorks:

Ben Johnson

Jennifer D'Avanzo

#### Communitas:

Deb Meihoff

#### Committee:

Fran Weick

Jodi Ballard Beach

Deng Thepharat

Patrick Provant

Lynn Handlin

Meron Semere

Lucy Hoang

### NOTES:

#### Summary:

On June 21 2016, PPR, GreenWorks, Communitas and Mill/Midland Committee Group met at Gethsemane Lutheran Preschool in SE Portland for Committee Meeting #1.

#### 1) Icebreaker

Your name, affiliation and act out your favorite thing to do in a park.

#### 2) Hun: Overview of agenda

- Dive deeper into dot exercise
- GW assignment
- More info

#### 3) Maya:

- Explained committee packets
- Explained phases of project – Life of a Project
  - Phase 1: Planning phase coming up with a concept (vision) for the park

- Phase 2: Prepare design drawings for permitting and bidding
- Phase 3: Construction (get it built)
- Next set of meetings
  - September 10 ..... Public Meeting 2 at Midland Library
  - September 13 ..... Committee Meeting 2
  - January 10, 2017 ..... Committee Meeting 3
  - January 11, 2017 ..... Public meeting 3
  - April 25, 2017 ..... Committee Meeting 4
  - April 26 2017 ..... Committee Meeting 4
- Map in packet shows statistics/demographics of each park

4) Hun: Group Values – round table discussion established the following group values:

- Everyone has a chance to speak
- Trust
- Building consensus
- Accomplishing goals
- Responsibility/cooperation
- Consensus

What is Conesus?

- Fran defined it as discuss points of disagreements
- Voice & air opinions
- Voice support or opposition
- Can you live with it or need to revisit

Hun: You can use Red, Yellow, Green card for moving decisions forward; you won't agree 100% of the time.

Lynn: How do you make a decision when one person is an absolute no?

Committee agreed to Democracy as a backup plan to move forward when there is not consensus.

5) Hun: Decision Making Process



6) Re-cap of Public meeting #1

- Attendance: 100 people (40 were youth)
- Games and activities were successful for entertaining
- Mexican food was well received
- Dot exercise showed a range of preferences – most being splash pad and soccer

7) Maya: Committee Dot exercise

- Instructed Committee to place dot on 5 images of either park
- We discussed with the group why they chose which image





## Dot Exercise Results

### Midland

Amphitheater – 2  
 Picnic – 1  
 BBQ/Grills – 2  
 Natural Seat wall – 1  
 Portland Loo – 3  
 Lighting – 1  
 Traditional Playground – 4  
 Nature play – 3  
 Bird Sanctuary – 1  
 Education - 1

### Mill

Volleyball - 1  
 Splash pad - 3  
 Embankment Slide – 1  
 Amphitheater - 3  
 Community Gardens - 2  
 ADA - 1  
 Yoga in the park - 1  
 Chess - 1  
 BBQ - 1

## Discussion after Dots were placed:

Patrick: Very excited to see an image for a gathering space at Midland – opportunity to do so much with people who will use the park and for library activities.

- Small events and music – maybe it could be reserve-able
- Lights will help prevent “silliness” (undesirable activities)
- Mill - splash pad would be great for a lot of families who can’t get out of town when hot, can’t swim, play, adults too

Fran: Mill/Midland amphitheater – there’s not a place in East Portland for events like Shakespeare in the park, music in the summertime – this could happen at either park

- Parks in NY have chess tables – they encourage multigenerational interaction;
- Hard to envision space at Midland with canopy and it feels unsafe, but would work well with library

Lynn: Performance or gathering, public speaking maybe at either park

- Community gardens - draws people in around a productive, common theme

Deng: Midland: Playgrounds are always good – the image with the structure has lots of stuff (crossfit bars/fitness for adults too)

- Mill: Volleyball good community activity, space is larger

Merone: Midland Liked image of Grill- cultures can gather for events to cook and eat – space should be intimate

- Mill: Not a lot of gardens in this neighborhood. Community Gardens would offer place where people can grow their own food

Lucy: Midland: bathroom need;

Hun: There will probably have a bathroom at both parks; loo is good for safety and maintenance.

Jodi: Mill: Splash pad. Currently go downtown for water. It would be so nice to have a splash pad here. Mill school playground doesn’t have stuff for smaller kids. Slides would be great. Many other parks have exercise programs, would like to see a program, like yoga in Mill Park.

Maya: Think about how people use the space and what it could be like (lots of cultural pics) and no dots on the photos.

Lynn: you can do any of these activities in flexible open space; Provide the feature and people will come and use it. No pictures showing art – would like to see art incorporated.

Deng: Cultural pictures seemed exclusive and the park is for everyone.

Patrick: Some features such as benches did not get dots because these are things in parks currently

Fran: Midland Park - opportunities to interact with nature

Jodi: Is Midland Park to be a Bird Sanctuary

A private organization gave the park to PPR with the idea that it should be a bird sanctuary.

Deb: no one talked about ball fields

Merone: Shows preference for activities

Hun: Diverse

7) GreenWorks Homework Assignment – Committee to go and visit one or both parks.

Committee members were given a map for each park and list of questions:

1. How did you access the park? If you drove where did you park?
2. Which directions were there good views and why?
3. Which direction were views not good and why?
4. Where would you imagine gathering spaces for groups and why?
5. What site features are interesting and should be highlighted in the design?
6. What is your favorite spot in the park and why?

Due on Friday July 8<sup>th</sup> – put names on assignments

8) Elizabeth: Overview of City of Portland Government Structure

- How decisions are made at the City
- Community has ability to motivate action

8) Ending Round Robin: If one thing could get built at either park, what would be the ideal feature you would like to see built?

Maya: amphitheater/flexible community space, simple gathering space in the woods

Fran: Midland park potential for nature & escape

Deng: Beach volleyball, sand volleyball – could bring in sponsors to pay for element; seaside beach volleyball

Jodi: kids can go and interact – nature play like Westmoreland

Meron: Art center or music because these programs are not available in some schools due to funding.

Lucy: Tree house – get up high for views

Patrick: So many possibilities with amphitheater at Midland. Mill – splash pad or water feature will attract people to the park.

Lynn: Climbable Art sculptures



## COMMITTEE MEETING DOT EXERCISE - MILL PARK





COMMITTEE MEETING DOT EXERCISE - MIDLAND







## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

### **EVENT: Core Team (TAC) Orientation and Meeting 1**

**DATE: June 30, 2016**

**TIME: 4-5 PM**

**LOCATION: Portland Parks & Recreation (PP&R), 1120 SW Fifth Ave., Suite 1302, Portland, OR 97204**

#### Attendees:

- Maya Agarwal, Project Manager, PP&R
  - Karen Guillen-Chapman, Equity and Inclusion, Program Specialist, PP&R
  - Scot Domine, Land Stewardship Division, East Zone Operations, PP&R
  - Alicia Hammock, Recreation Services Division, Recreation Strategies & Initiatives, PP&R
  - Emily Roth, Senior Planner, PP&R
  - Penelope Kuhn, Intern, PP&R
  - Christina Scarzello, East Zone Liaison, City of Portland Bureau of Planning & Sustainability
  - Jennifer D'Avanzo, GreenWorks
1. Team Introductions and Areas of Expertise (All). Scot Domine works and lives in east Portland and is very familiar with both parks. Emily Roth has expertise in Natural Areas and environmental matters. Chris Scarzello and Scot Domine both served on the proposal review and interview committees for this project.
  2. Project Overview of Mill and Midland Parks Combined Master Plan project (Maya). High-level review of project location, existing conditions, and park-specific issues (e.g., access, visibility, security).
    - Midland Park came to the City of Portland in the 1980s with the stipulation that it remain a bird sanctuary. Emily believes there could be ways to increase habitat and provide opportunities for education.
  3. Planning Process Overview (Maya):
    - a. *Life of a Project*
    - b. Mill and Midland Parks Master Planning Process
    - c. Project Schedule: anticipate one Core Team meeting with each phase—next one August/September
    - d. Project Team Roles/Responsibilities: PP&R, consultant team, Community Representative Committee ("PAC"), Core Team ("TAC"), public
  4. Community Engagement Approach (Maya):
    - a. Typical planning project approach tends to exclude those not part of dominant culture
      - i. *(Discussed Project Community Feedback Process diagram)*
    - b. Our approach flattens the typical hierarchy so that feedback from the Committee and the Public have the same weight
      - i. *(Shared and discussed list of Committee members)*
    - c. We are focusing on:

- Community-based organizations
  - Canvassing
  - CELs
  - Language translation: print and spoken
  - Youth, seniors, people of color, immigrants, refugees, low income
5. Community Engagement: meetings and feedback so far (*showed images of Committee Orientation, Party in the Park, Committee Meeting #1*) (Maya):
- a. Orientation and first public meeting: emphasis on building trust and getting to know each other
  - b. Graphics-heavy rather than language-heavy
  - c. (*Showed images of dot exercise*)
  - d. Dot exercise at Party in the Park and Community Meeting #1
  - e. Comment Form review from Party in the Park
  - f. Homework Assignment for Committee

Scott – Is demographic and equity data linked to the park plans? Where can that be accessed?

Emily – Sometimes data is in the plan appendix, summarized within the plan.

Karen – More likely to be discussed as a narrative in the plan.

Emily – Data is kept in database now.

Karen – Which phases have PI?

Maya – There is PI in all phases.

Emily – Do you have a vision for what the final document will look like? Ex. For Washington Park it will be graphics heavy.

Maya – I see it also being graphics heavy, especially given the diversity of the communities.

Chris – Where do the CEL's (Community Engagement Liaisons) fit into the "Project Community Feedback Process" diagram?

Maya – The Committee.

6. Initial thoughts and feedback from Core Team: what are opportunities, challenges, cautions, issues we should be aware of? (Maya)

- Chris – Had high school kids think about spatial awareness, wayfinding, etc. Many don't walk in their community due to fear themselves or fear of parents. Discussion ended up revolving around safety concerns. May be an issue, if people don't feel safe going to the park.
- Karen – Could have community walks to advocate for safe access by walking etc.
- Scott – Unsafe area between two parks. Lots of crime.
- Chris – Need to partner with community to increase 'ownership' of parks.
- Scott – Don't see Neighborhood Watch program signs up as much these days; there used to be many more.
- Alicia – Meetings at Gateway asking for celebration-type space, larger picnic sites to accommodate large family gatherings. Demographics are similar. Holladay Park was very dark, added lights and limbed up trees this helped increase safety and perception of safety. Transit access has an impact, with transit stops the safety goes down.



- Emily – There are ways to create habitat that are safe. Maybe traditional food gathering, perhaps an edible landscape – good for both birds, butterflies and people. What could fit in culturally?
  - o Ex. Follow monarch migration through interpretation and have it be in Spanish
- Scott – Both have water and electricity. May be some abandoned pipes.
- Karen – Romanian, Spanish concentrations in the area. Might be interesting to look at the budget for translation.
  - o Maya – Hun has been looking at that, maybe she can check for other pockets that we haven't addressed already.
- Emily – Please notify us of future public engagement events, wants to join in.
- Karen - Siletz (Native American) office may want to come to some meetings
- Chris – BRT working on an anti-displacement policy. May want to keep the Portland housing bureau in the loop.

#### 7. Next Steps: Lines of Communication, Project Website, Site Visit? (Maya)

- Communicate any comments/questions to Maya—will send through the correct channels if needed.
- Project website exists; will be updated soon.
- Site visit: Core Team expressed interest in a site visit for the next meeting, perhaps towards the end of the day.



**EVENT: Core Team (TAC) Orientation and Meeting 1: Urban Forestry**

**DATE: July 1, 2016**

**TIME: 9-10 AM**

**LOCATION: PP&R Urban Forestry, 10910 N. Denver Ave., Portland, OR 97217**

**Attendees:**

- Maya Agarwal, Project Manager, PP&R
- Charlie Carroll, Urban Forestry, PP&R

Maya covered the material from the previous day's Core Team meeting.

1. Initial thoughts and feedback from Urban Forestry: what are opportunities, challenges, cautions, issues we should be aware of? (Maya)

**Charlie:**

- It will be important to collect data on existing conditions, so that any actions PP&R takes are defensible. Data is a universal language that speaks to people. It will help us with public outreach if a tree must be removed.
- Public Outreach should include education about trees, so that people understand their importance and feel empowered to speak out if they do/do not agree with something PP&R is doing. Education should be done in a way that resonates with people.
- What if over time there are demographic changes in east Portland, as the City becomes less and less affordable?
- Would like to arrange a site visit to review existing condition of trees.





**EVENT: Core Team (TAC) Orientation and Meeting 1: PBOT**

**DATE: July 8, 2016**

**TIME: 1:30 PM – 2:00 PM**

**LOCATION: PP&R, 1120 SW Fifth Ave., Suite 1302, Portland, OR 97204**

**Attendees:**

- Maya Agarwal, Project Manager, PP&R
- Patricia Neighbors, PBOT

Maya covered the material from June 30's Core Team meeting.

1. Initial thoughts and feedback from PBOT: what are opportunities, challenges, cautions, issues we should be aware of? (Maya)

**Patricia:**

- SE 122<sup>nd</sup> Ave is designated a City bikeway, walkway, and other modes.
- The City's long-term plan is for a bikeway along SE 122<sup>nd</sup> St, perhaps separated.
- SE 117<sup>th</sup> Ave is designated a City walkway.
- These are low-income areas and pedestrian access will be very important at the parks.



**EVENT: Core Team (TAC) Orientation and Meeting 1: PP&R Rangers**

**DATE: July 18, 2016**

**TIME: 4:00 PM – 5:00 PM**

**LOCATION: PP&R Ranger Office, SW 2<sup>nd</sup> Ave. & SW Jefferson St., Portland, OR**

**Attendees:**

- Maya Agarwal, Project Manager, PP&R
- Damir Dukic, PP&R Rangers

Maya covered the material from June 30's Core Team meeting.

2. Initial thoughts and feedback from Park Rangers: what are opportunities, challenges, cautions, issues we should be aware of? (Maya)

**Damir:**

***Midland Park:***

- Many RVs parked along SE Morrison St. Signs along the street could be helpful in enforcing rules; it is difficult to enforce rules unless a sign is posted.
- The most important factor will be the ability to patrol the site. Vehicle access improves security because the area can then be patrolled easily, perhaps as part of regular police patrol.
  - o Prefer easy in/out, without having to do a 180 degree turn
  - o Prefer entrance on one side of the site with exit on another side
  - o Vehicle access does not have to be a formal "road"; it can be an 8 ft wide clear path.
    - Should be no obstructions/furnishings to block clear path.
  - o Prefer mountable curb over typical 6 in curb.
  - o Would need to prevent non-police and non-maintenance vehicles from using access path.
    - Suggests retractable bollard. Perhaps there are less costly solutions (Maya)?
    - Does not prefer collapsible/ hinged bollard.
- Design should prevent isolated corners; should be designed so that they are visible (i.e., not hidden behind vegetation or structures).
- Need to keep vegetation trimmed/low, and/or positioned strategically so that surveillance can still occur.

***Both parks:***

- Theft of attractive-looking plants can be an issue.
- PP&R doesn't currently use cameras in parks, but could there be opportunities to partner with adjacent agencies/entities to use a camera?
- Prefer loos to full-blown restrooms or Porta-Jons.
- Maintenance: all parts of the park should be easy to maintain by horticulture, so that regular trimming can prevent camping.





**EVENT: Core Team (TAC) Orientation and Meeting 1: PP&R Eastside Lands**

**DATE: August 5, 2016**

**TIME: 9:00 AM – 10:00 AM**

**LOCATION: PP&R Delta Park Office, Portland, OR**

**Attendees:**

- Maya Agarwal, Project Manager, PP&R
- Andre Ashley, PP&R Eastside Lands Manager

Maya covered the material from June 30's Core Team meeting.

3. Initial thoughts and feedback from Park Rangers: what are opportunities, challenges, cautions, issues we should be aware of? (Maya)

**Andre:**

***Both Parks:***

There will be many groups who will be interested in having different facilities at the parks, but the reality is that space is limited. The question is: should PP&R own and provide every facility that is used for recreation (i.e., could there be opportunities to partner with other organizations)? For example, could PP&R partner with Mill Park Elementary School to share sports courts and/or fields? PP&R has a joint use agreement with Portland Public Schools, and PP&R should also have an agreement with David Douglas School District.

If sport courts enter into the discussion, it would likely be necessary to provide more than one of each type so that both adults and kids can play at the same time.

If ball fields enter into the discussion, PP&R should be mindful that balls can be hit very far with bats made of modern materials, and this could impact adjacent properties.

PP&R, the Core Team, PAC, and consultant team should be mindful of changing demographics in east Portland. Is the area becoming less affordable and will this change the current demographics?

Motor vehicle parking could be an issue if there is not adequate on-street parking. Could parking be provided on underutilized parts the sites (e.g., in the area of Mill Park that leads from SE Lincoln St)?







## Mill and Midland Parks Combined Master Plan Summary of Outreach & Feedback

August 4, 2016

By Hun Taing

**EVENT:** Party in the Park (Mill and Midland Public Meeting #1)

**DATE:** June 9, 2016

**TIME:** 4:00 -7:00 PM

**LOCATION:** Mill Park

### 1. Public Outreach

Portland Parks & Recreation's (PP&R's) primary goal of the public outreach was to notify neighbors and community stakeholders that the planning process for Mill and Midland Parks would be starting.

PP&R used multiple strategies used to outreach for the Party in the Park:

- Visited residences adjacent to each park
- Posted flyers at nearby businesses including Midland Library and Mill Park Elementary School
- Distributed flyers to students at Mill Park Elementary School
- Posted signs at all entrances to Mill Park
- Community Engagement Liaisons (CELs) outreached to their constituents and strategically visited the homes of Spanish and Vietnamese speakers

On May 23<sup>rd</sup> and May 25<sup>th</sup>, six PP&R staff visited the homes of the adjacent neighbors of the parks to notify them of the start of the park planning process. Staff invited neighbors to the Party in the Park event on June 9, asked for their contact information and surveyed what park features they would like. If the residents were not home, staff left flyers at the door. These canvassing initiatives were completed two weeks in advance of the event.

The CELs visited the homes of Spanish and Vietnamese speakers adjacent to both parks one week before the event to reinforce PP&R's engagement.

Approximately one hundred community members attended the Party in the Park on June 9. Approximately fifty of the attendees were children under fifteen years old who were neighbors of Mill Park. Approximately thirty Vietnamese speakers and fifty Spanish speakers attended the event.

### 2. Party in the Park Overview

PP&R's first goal for Party in the Park (Mill and Midland Public Meeting #1) was to build relationships and trust with the community through fun, food and games. PP&R provided many activities to engage youth including soccer, face painting, bubbles, jump ropes, and animal balloons. The Mexican food served by staff was very popular and participants seemed to enjoy sharing a meal together. Staff and design team representatives greeted community members and engaged them in conversations about their park

interests and needs. The CELs sat with Vietnamese and Spanish speakers and explained the planning process and solicited their input.

The second goal was to survey the needs of the neighbors and community members through dot exercises and comment forms. This dot activity consisted of large image boards of pictures that represented a variety of park activities. There were specific images for Midland and specific ones for Mill. Through this activity, the community had an opportunity to voice their activity preferences for the two parks. The comment forms gave participants the opportunity to voice any concerns or interest that was not specifically identified in the dot exercise.

### **3. Highlights of Feedback**

Community provided feedback on the two parks using a variety of means including:

- Verbal comments to PP&R staff during visits to adjacent park neighbors on May 23 and May 25. Approximately 72 of PP&R's house visits elicited verbal comments.
- Written comment forms submitted at the Party in the Park (PP&R collected 38 comment forms)
- "Sticky dot" park planning activity at the Party in the Park

Raw feedback data are included in the Appendices of this document:

- Appendix 1: Verbal Comments from Adjacent Park Neighbor Visits
- Appendix 2: Comment Form Data
- Appendix 3: "Sticky Dot" Park Planning Activity Image Boards

The following summary highlights the concerns and interests for the parks from the above feedback mechanisms:

#### **Midland Park:**

- Safety and security concerns around illegal activity and campsites
- Desired features:
  - Playground
  - Amphitheater/flexible space
  - Other park features: natural/wooded trails, benches, picnic tables, natural plantings, bird/butterfly sanctuary, habitat

#### **Mill Park:**

- Need for wheelchair accessibility
- Variety of games and play features: soccer, basketball, volleyball, playground, sand play, splash pads
- Variety of park activities including: walking/running paths, benches, picnic tables, picnic shelter, barbecue pit, open flexible space
- Garden, natural plantings, water feature
- Restroom



## **Appendix 1: Verbal Comments from Adjacent Park Neighbor Visits**

### **Mill Park, May 23, 2016**

- Estimated total adjacent homes:146
- Doors knocked: 54
- Household PP&R spoke with: 47
- Email given: 33
- Phone numbers given : 22

#### **Notes from the household PP&R spoke with:**

- E.D. for CAIRO
- Likes Basketball
- Basketball hoop
- Build outlet for kids. Does not like smokers; wants peace and quiet
- Water fountain, shade, ADA accessibility. New Playground; picnic area with covered shelter
- Security Issues ,more games, picnic area
- Garden lover, Rhododendron garden, river bed, nature
- Has 3 year old, benches scattered, picnic tables
- People smoke in the park as alternative to apt property
- Asthma Issue, non-smoking park, she moved to this apt because it was non smoking
- Works for PP&R with Louie
- Summer free for all: wants more
- Swings and slides
- Soccer, football, baseball, trampoline
- games for kids, slides
- Official soccer field
- Splash pad, baby area
- Volleyball court and slide
- Older Kid stuff, climbing
- Wood chips on the trail, wants movies in the park
- Kids stuff and Playground
- Benches for dog walkers
- Splash Pad and place for kids to play

### **Midland Park, May 25, 2016**

- Estimated total adjacent homes: 70
- Doors knocked: 28
- Household PP&R spoke with: 25
- Email given: 18
- Phone numbers given: 11

Notes from the households PP&R spoke with:

- Mail to address
- invite to committee; shape structure, Sellwood, garden
- Security, camping issues, use to be bird and butterfly sanctuary, close street off, close gate, crime is up, these has been broken into.
- Wants a playground, feels unsafe to walks with kids, at park especially night. Told by Ranger that campers are also armed.
- Trim and mow, improve benches to picnic tables
- Camping, needles, assault, theft, afraid to go to park, afraid of vans; park needs lights, water features
- Playground equipment, too overgrown, swing, slide, tire swing, etc. Issues with camping, not feeling safe
- Issues with homeless, camping, needles, crime, etc. Needs to be well-lit, have playground equipment, water feature, skate spot.
- Camping, people walking along roadway, basketball, place for seniors and families to sit to socialize.
- Calls about homeless





## **Appendix 2 – Comment Form Data**

### Question 1 – What would you like to see in Mill and Midland Park?

#### *Mill Park: (75 suggestions)*

- Splash pad (12)
- Tables and Picnic area (7)
- Soccer Field (6)
- Benches (5)
- Sand Area (5)
- Walking path (4)
- Bathroom (3)
- Skate Park (3)
- Community garden Area (2)
- Pool (2)
- Pond (2)
- Slide (2)
- Place for kids to play (2)
- Concerts in the Park (2)
- Seats (1)
- extension cords (1)
- Art Area (1)
- Gazebo (1)
- Swings (1)
- Space for movies (1)
- Assessable to all (1)
- Nature play (1)
- Bird House (1)
- Develop Habitat (1)
- Use existing trees for Park (1)
- BBQ pit (1)
- Cultural events (1)
- Yard with big roof (1)
- Baseball Field (1)
- Tennis Court (1)
- Lights on the street (1)
- Public Activities (1)
- Basketball court (1)
- Community gathering space (1)

*Midland Park: (44 Suggestions)*

- Trails (5)
- Picnic Tables (4)
- Water feature (3)
- Bench (3)
- Shady Covers (2)
- Bathroom (2)
- Turf (2)
- Soccer Field (2)
- Botanical Gardens (2)
- Rocks to climb on (2)
- Culture area (2)
- Night Lights (1)
- Buffer zone (1)
- Nature play (1)
- Monte Villa (1)
- Drinking Fountain (1)
- Dog Park (1)
- New Grass (1)
- BBQ Pit (1)
- Skate Park (1)
- Place to Play (1)
- Place to meditate (1)
- Exercise area (1)
- Slide (1)
- Community gathering place (1)
- Chairs (1)

Question 2- What age are you?

- Under 16, 19.4% (7)
- 16-24, 11.1% (4)
- 25-34, 11.1% (4)
- 35-44, 25%(9)
- 45-59, 25% (9)
- 60-79, 0% (0)
- Over 80, 0% (0)
- N/A, 8.3% (3)



Question 3: What gender do you identify as?

- Woman, 63.8% (23)
- Man, 27.7% (10)
- Other, 0.0% (0)
- N/A, 8.3% (3)

Question 4: How many children do you have?

- 1 child, 27.7% (10)
- 2 children, 19.4% (7)
- 3 children, 11.1% (4)
- 4 children, 5.5% (2)
- 5 and over children, 5.5% (2)
- No child, 11.1% (4)
- N/A, 19.4% (7)

Question 5: What is your housing status?

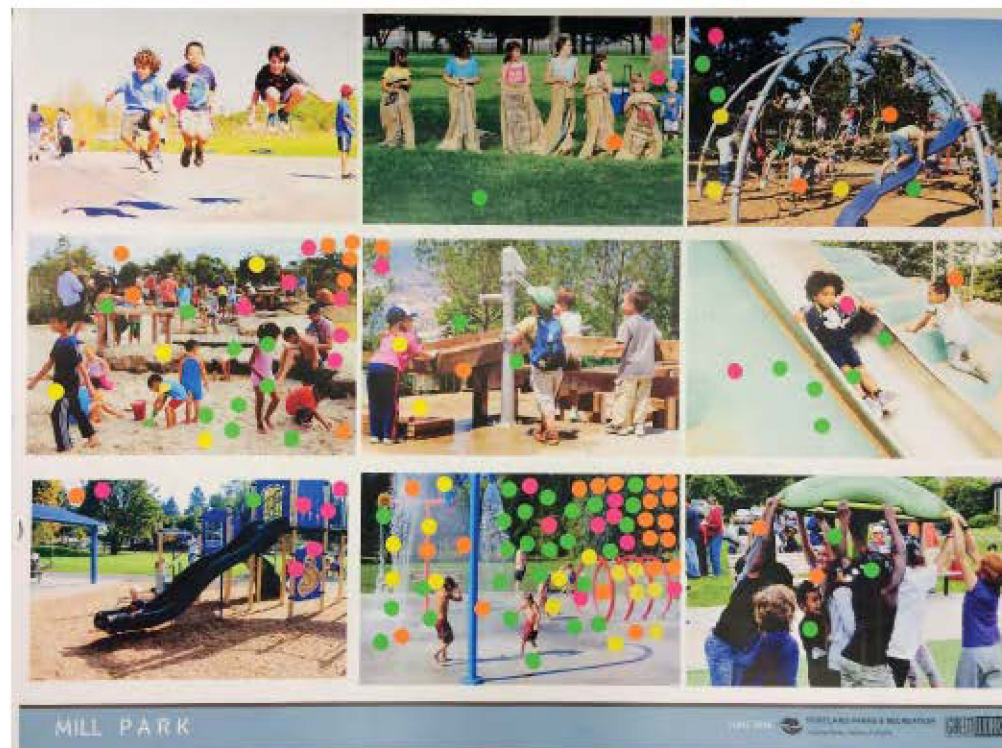
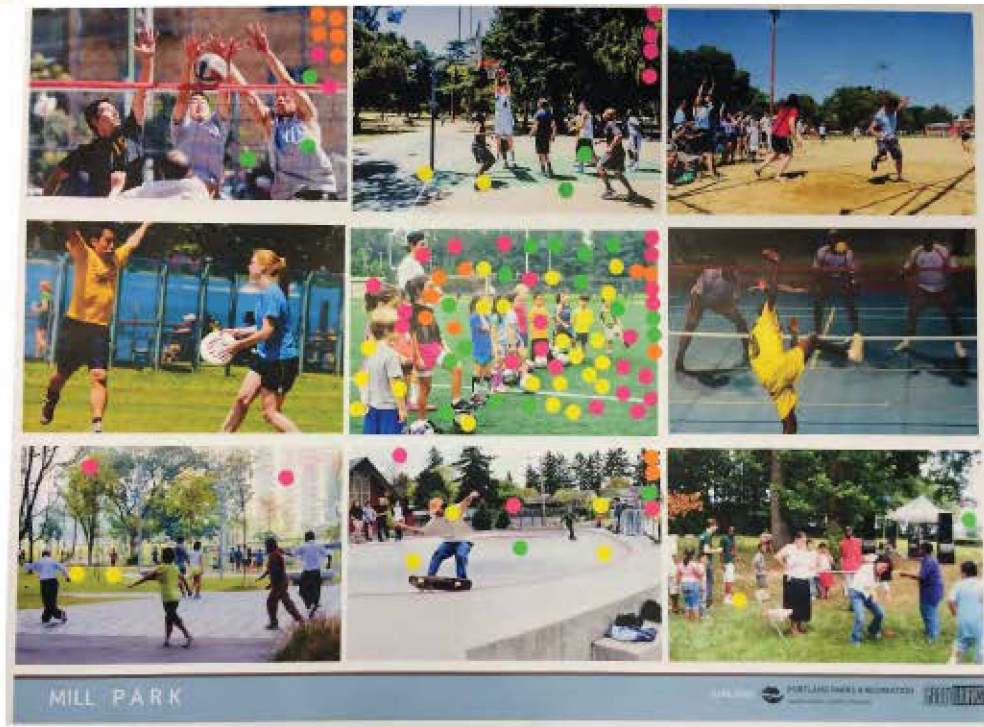
- I rent, 38.8% (14)
- I own my own home, 33.3% (12)
- N/A, 22.2% (8)
- Other, 5.5% (2)
  - Live with boyfriend

Question 6: What race do you identify as?

- Hispanic Latino, 38.8% (14)
- Asian, 25% (9)
- White, 16.6% (6)
- American Indian, 2.7% (1)
- Black or African American, 0.0% (0)
- Native Hawaiian or Other Pacific Islander, 0.0%(0)
- Recent African Immigrant, 0.0% (0)
- Slavic/Eastern European, 0.0% (0)
- N/A, 16.6% (6)

### Appendix 3: “Sticky Dot” Park Planning Activity Image Boards

#### Mill Park:



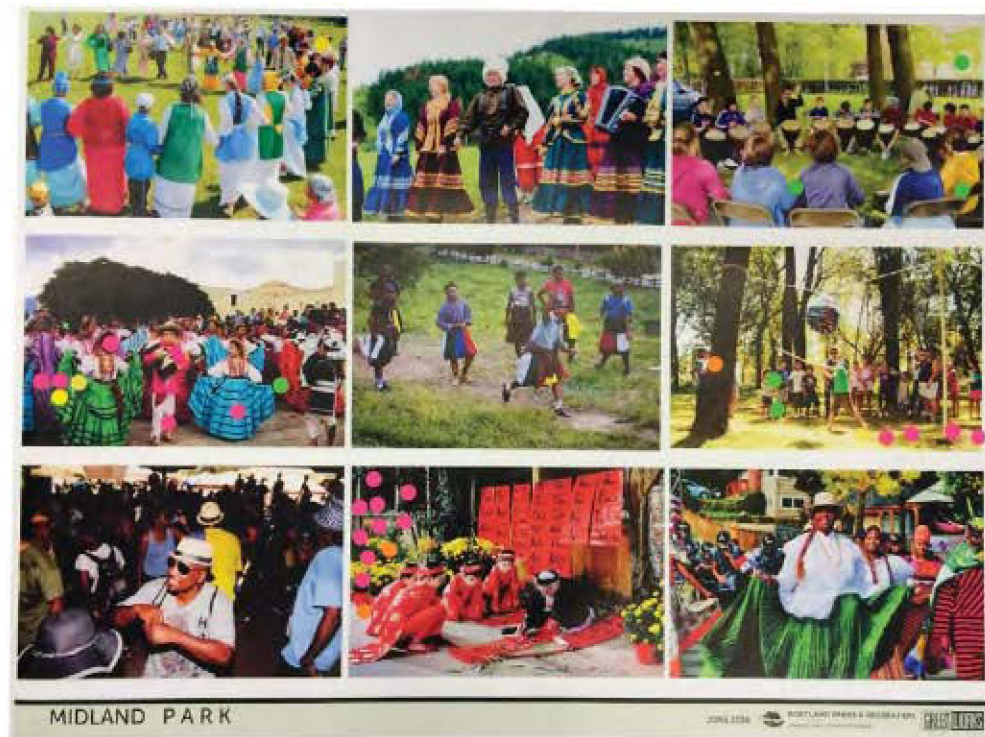
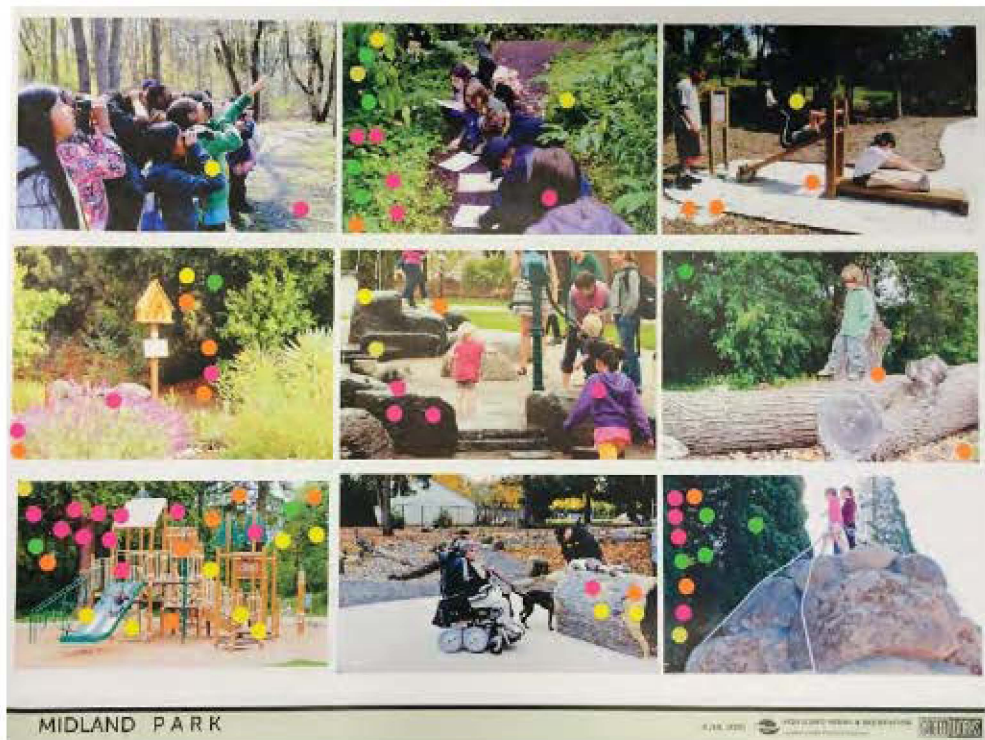








*Midland Park:*











## APPENDIX A-2

### Phase II Meeting Notes





**EVENT:** Community Representative Committee Meeting 2

**DATE:** September 13, 2016

**TIME:** 5:30-7:30 PM

**LOCATION:** Midland Library, 805 SE 122nd Ave, Portland, OR 97233

**Attendees:**

Portland Parks & Recreation (PP&R):

Maya Agarwal, City Planner II, Project Manager

GreenWorks:

Ben Johnson

Jennifer D'Avanzo

Communitas:

Deb Meihoff

Community Representative Committee:

Fran Weick, Human Solutions

Patrick Provant, Midland Library

Lynn Handlin, Midway Business Association

Meron Semere, neighborhood youth

Lucy Hoang, neighborhood youth

Bob Stelle, Mill Park Elementary, Principal

**Summary:**

On September 13 2016, PPR, GreenWorks, Communitas and Mill/Midland Community Representative Committee met at Midland Library for Committee Meeting #2. Flip chart notes documented key contributions during the meeting (Attachment A).

1. Introductions and Icebreaker
  - Your name and favorite outdoor space
2. Maya and Deb: Overview of agenda and comment form
  - Planning process phases
  - Form to document feedback on the meeting exercises
3. GreenWorks: Existing Conditions for each park
  - Present existing conditions for each park
    - Mill Park – New information heard:
      - Bob Stelle: the park is not open to the public during the day while school is in session. There are signs posted with hours (he thinks).

- School staff will ask folks to leave the park and come back after school hours
- It's a security issue for schools adjacent to parks and Mr. Stelle believes there's an agreement in place for parks adjacent to parks
- Mr. Stelle indicates that this enforcement is consistent with other parks that are adjacent to schools.
- Parking – on the weekends school parking used to be chained off (closed) but due to liability issues the chain has been removed. The neighborhood association would like the school to chain off the parking lots again.
- A summer food pantry is conducted once a week at the school.
- The park is a backyard to much of the community.
- Committee Responses:
  - Lynn: The park is wide open for all kinds of possibilities. It would be a nice neighborhood park not a destination park.
  - Bob: Interest in habitat/environmental education, and nature play
  - Meron: There is nothing to do there. No activities.
- Midland Park:
  - There is a "Dead End" sign at 117<sup>th</sup>. No signage to the park.
  - Committee Responses:
    - Meron/Lucy – Very scary at night; not so bad during the day.
    - Meron: Wooden benches are uncomfortable and need to be upgraded.
    - Lynn: there are so many trees, it is so cool in the summer. This gives the park an incredible feeling.
    - Patrick: rarely sees many people using the park, however does see some people playing in the park.
- 4. Maya and Deb: Public Outreach Feedback from Phase 1
- New Information added in addition to the Feedback board (Attachment B)
  - Mill Park
    - Nature play
  - Midland Park
    - Portland Loo
    - Better connection with the library
    - Nature play



5. Maya and Deb: Vision Exercise

- The committee was asked to draw and/or write their answer to the question: “What would make you feel welcome here?”
  - Mill Park
    - Need a calming element, nature, like Laurelhurst
    - A place for seniors and children to play
    - Art/Art walk, marked trails
    - Need something to do, add more trees
    - Stage for music
    - Flower gardens
    - Gathering spaces for families, community and businesses
    - Playground equipment
    - “Backyard” experience
  - Midland Park
    - Amphitheatre/stage
    - Historic light fixtures/art
    - Lighting
    - Habitat – snags, cascara trees (*Rhamnus purshiana*), hummingbird nectar plants
    - Reading area
    - Free library book box stands
    - Bathroom
    - Storytime
    - Nature play
    - Trees - but keep it safe



Community Representative Committee members participate in the visioning exercise, drawing and writing answers to the question, “What would make you feel welcome here?” for both Mill Park and Midland Park.

6. Vision Exercise Feedback and Responses

a. Mill Park

- i. What will happen at Mill Park?
- ii. Mill Park is more open
- iii. Backyard for kids in the neighborhood

b. Midland Park

- i. Lost opportunity for neighbors to face or back up the park to call it their own. The fence impedes this.
  - 1. Could be an oasis for neighbors and those who need shelter.
- ii. Everyone appears to be on the same page that they would like it to be a nature park but safe.

c. Both parks

- i. The master plan process and construction of the parks is the beginning of building memories for the communities to come back to for enjoyment, like Dawson Park.

d. Other ideas heard

- i. Contact Audubon

e. Visioning board results: see image below



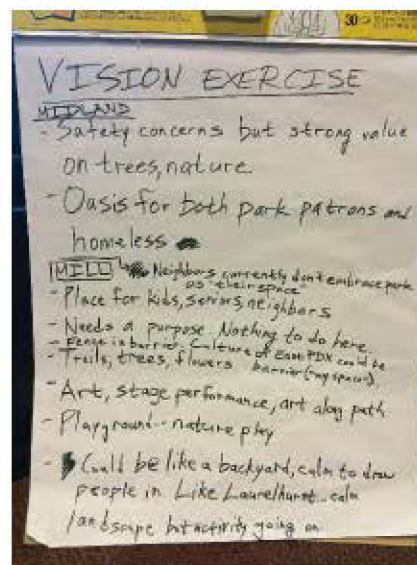
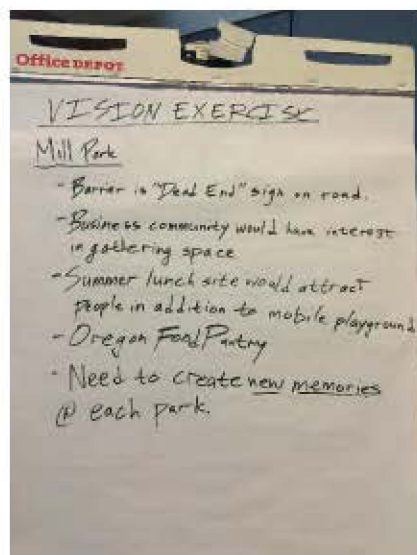
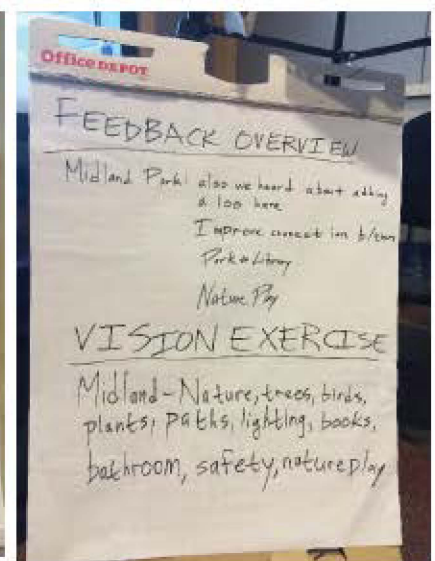
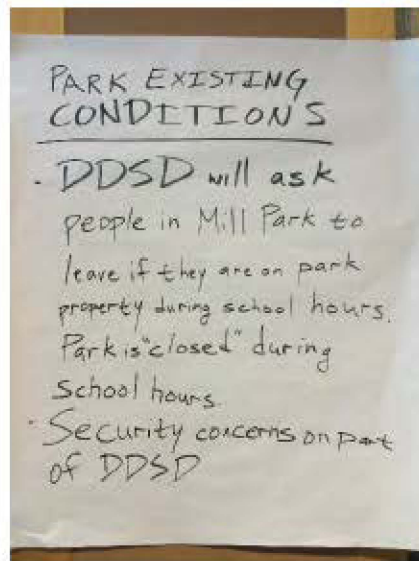
*The Community Representative Committee's visioning exercise touched on several common themes, including safety, nature, and education.*



7. Maya: Next set of meetings

- Process
  - Results from Committee and Public Meeting will be posted to PP&R website
  - PP&R and GreenWorks will design two alternatives for both parks
  - Design alternatives will be presented at Committee Meeting 3
- Schedule (locations to be determined):
  - January 10, 2017 \_\_\_\_\_ Committee Meeting 3
  - January 11, 2017 \_\_\_\_\_ Public Meeting 3
  - April 25, 2017 \_\_\_\_\_ Committee Meeting 4
  - April 26, 2017 \_\_\_\_\_ Public Meeting 4

## ATTACHMENT A: Community Representative Committee Meeting 2 Flip Chart Notes





## ATTACHMENT B: Summary of Phase 1 Feedback

### **Phase 1 Feedback**

- Dot activity from the Party
- 38 Comment Forms submitted from the Party
- Notes from 72 house visit of adjacent neighbors
- Committee park site visit
- Committee dot exercise

### **Midland Park**

- Safety and security concerns around illegal activity and campsites
- Playground
- Open flexible space: amphitheater/musical performances/children's reading time
- Natural/wooded trails, natural plantings, bird/butterfly sanctuary, wildlife
- Benches, picnic tables
- Art integrated in the park

### **Mill Park**

- Need for wheelchair accessibility
- Soccer, basketball, volleyball
- Splash pads, playground, sand play,
- Walking/running paths
- Benches, picnic tables, picnic shelter, BBQ pit,
- Open flexible space: amphitheater for concerts and movies
- Garden, natural plantings, water feature
- Bathrooms
- Art integrated in the park



**EVENT: “Community Gathering” (Mill and Midland Park Public Meeting #2)**

**DATE: September 15, 2016**

**TIME: 6-7:30 PM**

**LOCATION: Midland Library, 805 SE 122nd Ave, Portland, OR 97233**

### **1. Public Meeting Outreach**

Outreach for this event primarily consisted of distributing flyers (in English, Spanish, and Vietnamese languages) to homes, apartments, and businesses in the neighborhoods surrounding Mill and Midland Parks to inform neighbors of the upcoming “Community Gathering” on September 15, 2016 (Public Meeting #2). Portland Parks & Recreation (PP&R) focused on community members who were most geographically impacted by the park plans (i.e., the residences and businesses located adjacent to the parks). From August 27 to August 28, 2016, PP&R volunteers distributed a total of approximately 450 flyers to Midland Park neighborhoods and 600 flyers to Mill Park neighborhoods during these outreach efforts.

Several days before the Gathering, Community Engagement Liaisons (CELs) visited homes with residents who spoke Spanish, Vietnamese, and English to invite neighbors to the event. PP&R asked members of the Community Representative Committee to invite their constituents to the event. PP&R also used bilingual lawn signs, a project website update, and outreach to social media to advertise the Gathering.

### **2. Public Meeting Overview**

On September 15, 2016, PP&R held the “Community Gathering” at Midland Library (adjacent to Midland Park). The Gathering included a survey/comment form, Midland Park tour, a park planning exercise, and food. CELs who spoke English, Spanish, Vietnamese, Mandarin, and Cantonese assisted attendees as needed. The Gathering was accessible for those with disabilities. Approximately fifty adults, youth, and seniors attended the “Community Gathering”.

PP&R organized the Gathering as a series of stations:

- Station 1: Orientation Table. PP&R welcomed attendees, and provided a survey/comment form to (1) solicit feedback, and (2) lead attendees through the stations. Guests provided demographic and contact information, and staff oriented guests to the event. Surveys were available in English, Spanish, and Vietnamese.
- Station 2: Midland Park Tour (optional). PP&R invited attendees to take a look around Midland Park and to indicate things that they noticed about the park.
- Station 3: Mill & Midland Park Information Booth. PP&R and design consultants provided information about the existing physical conditions of Mill Park and Midland Park.



- Station 4: Vision Board: PP&R staff and CELs asked attendees to write or draw on the vision board (a large sheet of paper) the type of environment that would make them feel welcome at Mill Park and Midland Park. PP&R and CELs provided this activity in English, Spanish, and Vietnamese.
- Station 5: Community Food & Discussion. During a meal, PP&R led a group discussion, inviting attendees to share the things that are most important to the community about the two parks. PP&R asked guests to listen to each other and to reflect on the opinions of others in the meeting. The discussion was provided in English, with simultaneous translation in Spanish and Vietnamese.

The first goal of the Gathering was to continue to develop relationships and trust with the community. PP&R accomplished the first goal by providing an accessible, fun, family-friendly event in the community's neighborhood.

The second goal of the Gathering was to recognize the existing conditions of the parks. PP&R accomplished the second goal by asking attendees to take a tour of Midland Park, and to visit the information booth to learn about the existing conditions at Mill Park and Midland Park. PP&R and design consultants engaged attendees in discussions about the existing conditions of the parks and discussed attendees' interests and concerns about the future of the parks.

The third goal of the Gathering was to identify the community's goals and priorities for the two parks, and for community members to recognize the goals and priorities of each other. PP&R accomplished the third goal by asking attendees to fill out a survey/comment form, and to participate in a park visioning activity and subsequent group discussion. Because many non-English speakers were present at the Gathering, PP&R's survey/comment form and park visioning activity communicated using three languages: English, Spanish, and Vietnamese. The activity gave attendees the opportunity to communicate using their native languages, and/or with images. PP&R and CELs posted large sheets of blank paper on the library wall and asked attendees to answer the question, "What would make you feel welcome here?". PP&R and CELs provided markers and crayons, and invited attendees to answer the question with drawings, text, or both (vision boards provided in Appendix A). During the group discussion and meal, PP&R facilitated a community conversation in which participants viewed the vision boards, and provided an opportunity for community members to elaborate on their responses to the question, and to notice some of the things that others had drawn and written on the vision boards. PP&R led the discussion in English, and CELs provided simultaneous translation and engagement in Spanish and Vietnamese. Through this activity, the community had an opportunity to voice their opinions for the future of these parks, and to hear and acknowledge the opinions of others.

Throughout the meeting, PP&R and design consultant took notes on large flip charts to record the discussion (Appendix B). PP&R collected comments on a total of 23 English language and 5 Vietnamese language survey/comment forms from participants who wished to provide additional comments. PP&R did collect Spanish language surveys, but unfortunately these surveys were lost.



## Appendix A: Vision Boards



The Community Gathering visioning exercise touched on several common themes, including safety, natural beauty, and places for children to play.







**Appendix B: Flip Chart Notes**

- A. The greatest hope for the park
  - Safe park for everyone to enjoy
  - Community activate the space
  - Midland- safe oasis = Adjust to library
    - Peaceful place to relax/ walking paths
    - Story time arts
    - Book sculpture
    - Nature play/nature park- not plastic structures
  - Library use to of park- environmental education
  - Mill Park = community park
  - Midland = natural identity
    - Small nature play near library
    - Water fountain
    - Safe all times of day
    - Folks to be able to relax and not bothered by others
  - Improved security
    - Find balance between security and privacy
  - Pool at (Midland)
  - Plan should generate positive activity and energy at the park
  
- B. More activities for the kids/playground-play structures
  - Spray park
    - Water feature
  - Sand structure (Midland)
  - Swing for little kids
  - Trampoline (Mill Park)
  - Slides
  - Trees
  - Bathrooms/cleaning stations for children
  - Inclusive play for all ages
  - Keep trees in Midland Park
  
- C. What feelings/environment do you want at both parks?
  - Midland: nature opportunities
  - Facilities that are for all ages: toddlers, youth, teens, adult
  - Safety be addressed in partnership with library

- PP&R indicates this could be a possibility to work with County
  - To have a sharp container
  - Clean drinking water
  - Improve lake of water near trees
  - Keep the trees and picnic tables that allow folks to write things and make notes
- D. Concerns about safety syringes in park; how can we stop this?
- PP&R is working to address this issue... perhaps having sharps containers though these have related risks because people can remove them.
  - Safety for homeless, visibility and camping at the park
  - Circulate library users and park users
  - Patrol safety
  - Dog signals ("Pick up After Dogs")



## Mill and Midland Parks Master Plan



**DATE:** October 19, 2016  
**TO:** Maya Agarwal  
**FROM:** Jennifer D'Avanzo/Ben Johnson  
**PROJECT:** Mill/Midland Parks Master Plan  
**RE:** Meeting notes from TAC Meeting #2 – October 19, 2016

---

### Attendee

Maya Agarwal – PM, PPR  
Scott Domine – Horticulturalist, PPR  
Karen Guillen-Chapman – Equity and Diversity, PPR  
Alicia Hammock - Urban Parks (Director Park and Holiday Park), PPR  
Chris Scarzello – Land Use Planning, BPS  
Emily Roth – Natural Resources Lead, PPR  
Ben Johnson – GreenWorks  
Jennifer D'Avanzo - GreenWorks

### Summary:

On October 19 2016, TAC Meeting #2 took place at PPR office to discuss Community Gathering #2, existing conditions for both parks and preliminary concepts for both parks. Maya started the meeting to recap where we have been and walked through the phases of the Project. Phase 2, Site Analysis, has just ended and we are at the very beginning of Phase 3 – Alternatives Development.

1. Existing Conditions  
GreenWorks presented an overview of both parks existing conditions.
  - a. Midland Park Discussion
    - i. Emily: Bird Sanctuary – How is this defined in old documentation?
      1. Bird habitat is not dependent on large trees. It is beneficial to have shrubs and ground cover.
        - a. Need to find a balance of security, safety, habitat, and park
2. Community Meeting #2 Overview  
Maya gave an overview presentation of Community Meeting #2 to the TAC by walking through photographs that were taken at the meeting showing the interaction among the guests and activities.
  - a. Karen: What if someone comes and there is not a translator for that particular language?
    - i. Maya and Jamie: the goal is to use a lot of drawings and not rely on lot of words to communicate.
3. Survey Information  
Maya discussed the feedback obtained from the community survey results: +
  - a. Midland
    - i. Safety and Security
    - ii. Quiet peaceful place to read and not worry about crimes

- iii. Connection to library
- iv. Opportunities for Children - Nature play
- v. Entire family to enjoy
- a. Midland
  - vi. Safety and security
  - vii. Active Play
  - viii. Family gatherings
  - ix. Places for all ages
    - a. Ben Johnson: The design needs to create activities that complement the current activities on the school grounds at Mill as well as providing flexible spaces. The school currently has basketball courts, a soccer field, and traditional playground equipment.

#### 4. Preliminary Concepts

GreenWorks prepared two preliminary sketches for each park: Formal and Organic. Based on timing the group discussed extensively discussed Mill Park's Formal Concept and moderately discussed Midland Park's formal concept

##### a. Mill Park

- i. Formal Concept: Strong geometry, open flexible lawn space, shape of the path creates a circular walk with program elements off of the walk.
- ii. Discussion:
  - 1. Jamie: Change the wording for amphitheater - maybe seat wall
    - a. Alicia – Language: Program active space
    - b. Jamie: Use hardscape to create a space that have flexible uses
    - c. Scott: Could see weddings there
  - 2. Emily: Community gardens or traditional food
    - a. Jamie - edible edges
    - b. Community gardens will need fencing
    - c. Vehicular access will need to be considered for gardens
    - d. Create a partnership with nonprofit - Outgrowing Hunger  
<http://outgrowinghunger.org/>
  - 3. Alicia - How is the access into the park from the streets?
    - a. Ben - sidewalks on 122<sup>nd</sup>, and the local streets do not have sidewalk. Could add a sidewalk into the design outside the park for safe entry.
    - b. Scott – the road has a speed limit of 25 MPH
  - 4. The “park spurs” - how to activate these spaces?
    - a. Alicia - Mobile exercise pieces
    - b. Karen – Art, benches, landmarks
    - c. Scott - would like to see more seating
    - d. Jamie/Maya – Pleasant entry experience
  - 5. Edge between the school and park
    - a. 2 options for future concepts: Keep it open or have a demarcation
    - b. Karen: Will there be fencing?
    - c. PP&R has heard from Mill Park Elementary their concerns about safety and security. The school would like a fence along its boundary, but PP&R will not likely propose one as part of the plan. This may be a subject of discussion for future design phases.



- d. Jamie: the school will use the park up to a certain point. Maybe our design has that demarcation as part of the design which could be in the form of a path
    - e. Potential for an emergency road that could function as a multi-use trail through the park.
  - 6. Large picnic area
    - a. Scott: People will bring their own BBQs and grills, will also drive their vehicles in the park
  - 7. Other Access into the park:
    - a. Scott: There is a gate on the north side of the fence that parallels 122<sup>nd</sup> Ave.
  - 8. Topography
    - a. Jamie: Show on maps to inform design
    - b. Ben: We can enhance the existing topography to make it more interesting. .
  - 9. Irrigation:
    - a. Plants will need to be established
    - b. Jamie – sustainable landscapes initiative says having a lawn is not sustainable
  - 10. Path:
    - a. Scott: how long is it? Can there be signs so people will know the distance
    - b. Alicia: there is no community center so the community, including youth and seniors would probably like to see signs
  - 11. Exercise Equipment
    - a. Movable parts: concern over maintenance and vandalism
    - b. Could be part of the PE program for the school
    - c. Ben – We should just define the use and areas but not get specific about the equipment so when the time comes to install, the equipment is most relevant and to current modern standards.
- b. Midland
  - i. Framework: Functional park while retaining character of the park.
  - ii. Discussion
    - 1. Nature Trail
      - a. Scott: add pollinator/bird signs
      - b. Jamie – interpretative trail with signs
    - 2. No Lawn
      - a. Jamie – low understory, woodland plantings
      - b. Jamie –small paved areas similar to Silver Falls work by GreenWorks
    - 3. Amphitheater
      - a. It is okay to say amphitheater since it is close to the library, even can be called an outdoor classroom
    - 4. Tree removal
      - i. Think about removing some trees to open up space a bit and highlight views and entry into the park, and bring in light
  - b. Lighting
    - i. Scott: need to update the lighting to be more effective

- c. Other
    - i. Places to sit and read
    - ii. Low seat walls
    - iii. Refer to Ecological Sustainable Initiative
- c. Items to discuss further
  - i. Parking at Mill Park
  - ii. Small road between the school and Mill Park
  - iii. PPR to discuss school-park agreement with David Douglas School District
- d. Action Items
  - i. Maya to meet with GreenWorks to meet in a few weeks to review updates to concepts based on today's discussion



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a. Need to find a balance of security, safety, habitat, and park

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1. Existing Conditions  
GreenWorks presented an overview of both parks existing conditions.



## **APPENDIX A-3**

### Phase III Meeting Notes

## COMMITTEE MEETING #3



## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

### MILL AND MIDLAND PARKS

PAC Meeting #3 Notes

January 10, 2017

#### Attendees

##### Portland Parks & Recreation:

Maya Agarwal

Stefanus GunawanDaniel Kim

Elizabeth Kennedy Wong

Barbara Hart

##### GreenWorks:

Ben Johnson

Jennifer D'Avanzo

##### Communitas:

Deb Meihoff

##### Committee:

Patrick Provant

Meron Semere

Lucy Hoang

Jodi Ballard Beach

Deng Thepharat

#### NOTES:

##### Summary:

On January 10, 2017, PP&R, GreenWorks, Communitas and the Mill/Midland Community Representatives Committee met at Gethsemane Lutheran Church, 11560 SE Market St, Portland for Committee Meeting #3.

- 1) Introductions, food and icebreaker game
- 2) Maya: Overview
  - a. Life of a Project
  - b. Planning Phases – we are now in Phase 3
  - c. Recap from past meetings
- 3) GreenWorks: Concept Alternatives for each park (depicted in Appendix A):
  - a. Midland Park Option A and B
  - b. Mill Park Option A and B
- 4) Alternatives Discussion: What resonated and what did not?



	Midland Park		Mill Park	
Committee Member	Like	Dislike	Like	Dislike
Patrick – overall likes Midland Option A and Mill Option A	Option A - Location of reading room and connection to library	Both options - Path in front of library window or reading room	Option A – parking. Need good signage	
	Option A – Game Tables	Option B does not resonate. It's distracting	Option A circular paths	
	Option A – circulation and how everything is connected well		Option A – community gardens	
	Both – nature play		Option B – larger picnic shelter area can function for groups	
	Option B - path with bridge		Option A - flow of play area	
Lucy - overall likes Midland Option B	Option B - natural paths and boulders		undecided	undecided
	Option A - reading room, would like to see it in Option B			
Meron – overall like Midland Option B and Mill Option B	Option B – the nature theme and flow of paths	Option A - the circular pathway	Option B – exercise nodes and larger Picnic Shelter	
	Option A - reading room, would like to see it in Option B		Both – nature play would work well	
Jodi – overall likes Midland Option B and Mill Option B	Option B – wondering paths and exciting natural space		Option B – wavy paths	Both – art is missing from both concepts. Would like to see something inspirational and hopeful for children
	Option A – game		Option A -	

	Midland Park		Mill Park	
Committee Member	Like	Dislike	Like	Dislike
	tables and reading room location		community gardens, rain garden and parking	
			Both – picnic tables and picnic shelter, no preference	
			Option B – splash pad, exercise nodes and central gathering space	
Deng – overall likes Midland Option A and Mill Option A.	Option B – mound with slide		Option A – parking lot especially during school hours and the space is not very usable for other activities	Option B – NE corner of the field area feels empty
	Option A – circular pathway		Option A – restroom and picnic table location	Option A – water play location, too close to the neighbors
			Both – open field flexible space not striped so a variety of sports can use the space	
			Option B – splash pad and location so it does not disturb neighbors	
			Option A – community gardens - for diversity of ages	



5) Next Steps - Focus Group Discussion

- a. Each member of the Committee as well as the Community Engagement Liaisons would take a copy of the plans and present them at their meetings or to their communities to get feedback.
  - i. PP&R will coordinate with Committee members, and would be at the meetings to help with the discussions about the concept plans and to take notes.
- b. Schedule
  - i. End of February feedback from the focus groups would be given to PP&R.
- c. Focus group discussions are a good opportunity to talk to members and representatives about advocacy to get the park funded and built as well as asking the commissioner to have the City Council meeting (to adopt the plan) in East Portland.

6) Schedule:

- a. Public Meeting #3 – March 2017
- b. Final preferred alternative – Late spring 2017
- c. Council Meeting – Summer 2017
  - i. Plan adoption
  - ii. It would be great to have City Council Meeting in East Portland
  - iii. Need to ask commissioner

Appendix A



## MILL AND MIDLAND PARKS

Community Gathering #3 Notes  
March 30, 2017

### NOTES:

#### Summary:

On March 30, 2017, Public Meeting #3 was held at Midland Library. The following notes are from the debrief after the meeting.

Attendance: ~40 people

1. Effective outreach
  - A. Flyers sent out before the meeting
  - B. Timing of flyers sent out on the Saturday before
  - C. Focus group outreach by PPR
  - D. CELs participation and outreach
2. Lessons Learned:
  - A. More Representatives for the day of the meeting
    - i. At least one more person to be a floater, maybe two.
      - Midland Park had two reps. Mill park had one rep.
      - Another person would have been helpful at Mill
      - Another person as a floater
  - B. Check – in Procedures
    - i. iPads
      - i. Some folks had a difficult time using them
    - ii. iPads are slowing down
      - PPR will soon be getting keyboards to resolve the issue
  - C. Survey
    - i. Too comprehensive for some folks, especially for immigrant communities
    - ii. There should just be yes or no questions; the Likert scale doesn't always translate well
    - iii. Fewer number of sheets
    - iv. Keep the graphics
    - v. When the design team compiles the public feedback, need to be thorough and review it qualitatively, not just quantitatively
      - a. Look at was outstandingly positive and negative
  - D. Handout or Flyer – postcard size to give people as they depart the meeting
    - i. Have an event flyer with information on the evening events, phase of the project, next steps
  - E. Raffle



- i. Include bus passes with the community passes
  - A packet of 5 passes as a prize would be well-received
- ii. Include smaller prizes so there are more raffles
- iii. Consider gift cards to Fred Meyer

F. Childcare: Need more:

- i. Toys
- ii. Books – pop-up books
- iii. Bigger area

3. Positive outcomes

- a. Attendance
- b. Flow
- c. Set up
- d. Mill Park Neighborhood Park Rep meeting other folks in the Midland community

4. Action Items

- a. Contact Library about putting a write-up in their flyer about parks
- b. Further outreach to other neighborhoods that use the park
  - i. 166<sup>th</sup>
  - ii. Montavilla Neighborhood – 82<sup>nd</sup>/Burnside

## COMMITTEE MEETING #4



## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

### Mill and Midland Parks Master Plan PAC Meeting #4

East Portland Community Center

740 SE 106th Ave

Portland, OR 97216

May 24, 2017

#### PP&R Staff

Maya Agarwal

Barbara Hart

Stefanus Gunawan

#### Design Team - GreenWorks

Jennifer D'Avanzo

#### Project Advisory Committee (PAC)

Fran Weick

Deng Thepharat

Meron Semere

Lucy Hoang

Trevor Hopper (fill-in for Jodi Ballard, who was on vacation)

Patrick Provant

1. Welcomed guests and reconnected with group through an ice-breaker game (charades game)
2. Explained purpose of PAC meeting #4
3. Recapped previous meeting
  - a. Revisited the two options for both Mill and Midland Parks
4. Reviewed feedback results from focus group, community and stakeholder meetings and then discussed community meeting #3 survey results, which was available online as well
  - a. Explained that focus group, community and stakeholder meetings were qualitative results and the online survey was quantitative. The results were not compared due to the nature of the surveys.
5. Walked through the comment matrix and the design element chart based on focus group, community and stakeholder meetings.
6. Discussed in detail the design elements and solicited Q&A from committee around what we heard from the community and their needs. We then asked for consensus from the group based on the qualitative survey. Below are notes from that discussion.



## MIDLAND PARK

### Gathering Area/Picnic Area

*Group support for separate gathering area that is large and a sheltered picnic area*

#### Comments

Fran

- Will library do more programming with the reading area that is close to the library? It seems like it would be a waste

Patrick

- The library is supportive of dual programming (Park and Library). I like the idea of the interface

### Playground

*Consensus on combination of both types of play structures – traditional and nature play.*

#### Comments

- Concern over combination because it would look weird; it has to be aesthetically pleasing for both to co-exist.
- Maybe a combination of a play area for adults and kids where adults can workout (but infrastructure doesn't have to look so exercise-style) and still appeal and engage kids
- Concern about deterioration of nature play; material usage; can Parks support the natural materials

### Sheltered-Reading Area

*Committee indicated support for the reading area but do not support to have the reading area covered or have a shelter.*

#### Comments

Patrick

- The shelter would change the visibility for library users. If it rains, library activities wouldn't go out, so there is no need for a shelter for library staff

Deng

- There is already tree canopy creating natural cover, so there is no need for a shelter

Trevor

- Don't obstruct the view of inside with a shelter

Lucy

- No cover

Merone

- No cover, but separate the reading area from the gathering area. There is an opportunity to have a shelter someplace else, maybe the picnic area.

Fran

- No cover

### **Security**

*Committee supports PP&R's expertise in designing a park that addresses the community's security concerns*

Comments

- Closing Yamhill because neighbors are facing security issues with homeless folks camping or parking in front of their home

### **Walking Pathway**

*Committee supports for the curvy path*

Comments

- Make sure paths are designed to be wide enough for emergency vehicle

### **Entrance**

*Committee supports for entrance sign and art installation to demarcate the park and welcomes guests to the park*

### **Game Table**

*Overall committee support to include game tables as part of the design*

Comments

- Good activity for adults as well as teens

## **MILL PARK**

### **Soccer Field/Open Lawn Space**

*Committee supports the design plan for two soccer fields*

Comments

Trevor

- Supports two soccer field

Fran

- Are the fields too close to each other?



- Jennifer: The fields are not permanent. And different activities could be conducted on each. There are other community parks with fields close to each other.

Patrick

- Would it have permanent soccer goals?
  - Jennifer: The goals could be either cones or movable goals.
- How are we going to fit all of the items if we add two soccer field?
- Support for two fields
- You can still have two soccer fields in Option A

Merone

- Support for 2 fields
- People don't have to wait for games

Lucy

- Support for 2 fields
- Will they paint the fields permanently?
  - Jennifer: The paint or powder would be temporary.

Deng

- Support for 2 fields so there is option for volleyball
- Can you put sand volleyball in the area where there is a Tball stand, south of parking lot?
  - Maya: PP&R maintenance does not support sand volleyball court
- There is no beach volleyball in the east side, and it is the next up and coming sport in Portland
- Cedar Hills, Tigard and Tualatin has volleyball sand pit. Maybe you can use their model.

## **Community Garden**

*Committee supports the community garden*

Fran

- Residents from Lincoln Woods have a different experience when it comes to signing up for plots
  - Make sure that the community garden is equitably shared; not first come, first serve – Nadaka Nature Park is a good example for sharing plot space.

## **Gathering Area/Picnic**

*Committee supports a gathering area and a picnic area where they would be in separate locations. Also there is consensus for scattered smaller picnic tables.*

Patrick

- How many can occupy the space with option B?
- Will there be a BBQ pit in these picnic areas?

- Maya: PP&R does not see having BBQ pits at Mill Park
- Support idea of gathering area and picnic area separated

## Playground

*Committee supports a hybrid design that includes both nature and traditional play structure*

Trevor

- Supports combination of both nature and traditional play structures
- Folks will not go to different parks, they will just stay at their local park
- Have structure for toddlers

Fran

- Have ADA playground for children with special needs
- Is there any opportunity to have a toddler area that is fenced so parents do not have to worry about toddlers running free?

Merone

- Prefer traditional play structure
- Each park should have its own unique character, so this should be traditional since Midland Park will be nature-based playground
- Supported the hybrid of traditional and nature-based playground

Lucy

- Blend of both
- Have it shiny and colorful

- Deng
  - Blend the playground with exercise activities
- Patrick
  - Folks won't intentionally go to Midland Park if they live in Mill Park, they will go to the library

## Water Feature

Committee supports a water feature that shoots water and can be run through (i.e. splash pad style in Option B)

Trevor

- Support Splash pad because of what TAC mentioned about maintenance
- Community would like the splash pad

- Fran
  - Splash pad is great
  - I go to Blue Lake for this activity, and it would be great to have it in this neighborhood
  - Parents get involve in the splash pad, they feel comfortable with the splash pad, and they interact with the kids
- Deng



- The splash pad feels more active and better energy
- Lucy & Merone
  - Splash pad
- Patrick
  - In Oregon city, there is a water feature where there is a bucket where intermittently would drop water after it fills up. Have this type of water feature as well (See **Farragut Park**)

#### **Walking Pathway**

- Trevor
  - The current wood chip pathway at Mill Park is not accessible for ADA. I see people with disabilities go on the grass instead of using the wood chip pathway
  - Support for circular path
- Folks were indifferent

## **APPENDIX A-4**

### Phase IV Meeting Notes





## MILL AND MIDLAND PARKS

PAC Meeting #5 Meeting Notes

July 11, 2017

### Attendees

#### Portland Parks & Recreation:

Maya Agarwal

Barbara Hart

Stefanus Gunawan

Ginny Thao

#### GreenWorks:

Ben Johnson

#### Committee:

Fran Weick

Jodi Ballard Beach

Patrick Provant

Meron Semere

Lucy Hoang

### NOTES:

1. Welcomed guests and reconnected with group through an ice-breaker
2. Explained purpose of PAC meeting #5
3. Recapped previous meeting
  - a. Revisited Preferred Themes and Elements for both Mill and Midland Parks
4. Reviewed Preferred Designs
5. Discussed design elements and park features for both parks. The committee gave full support to the preferred designs and agreed by consensus to recommend PP&R move forward to seek City Council approval of the master plans for Mill and Midland Parks.

#### Committee Comments/Questions:

- Single stall restroom at Mill Park won't be enough. Response: Community events will likely bring in portable-toilets.
  - Mill Park will need a lot of Trash Receptacles.
  - Will Yamhill's street be improved? Response: Yamhill improvements would not be part of the scope of work.
  - Can lights at Midland come on when it's dark and rainy in the winter time even during the day?
6. PP&R indicated that the final Community Gathering will be in September, place to be determined.
  7. City Council is planning to have meeting in East Portland to review/approve the Master Plans for Mill and Midland Parks. The committee was encouraged to participate in the

presentation to let Council know the communities desire to receive funding to develop these parks.

8. Discussion of the PAC experience and overall public engagement process. The group provided feedback and reflection to guide future projects.
9. Celebration! The project team thanked the advisors for their hard work, expertise, and participation.



## TAC MEETING #4



## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

### MILL AND MIDLAND PARKS

TAC Meeting #4 Meeting Notes  
July 14, 2017

#### Attendees

##### Portland Parks & Recreation:

Maya Agarwal – PM, PPR

Stefanus Gunawan– PI, PPR

Karen Guillen-Chapman – Equity and Diversity, PPR

Alicia Hammock - Urban Parks (Director Park and Holiday Park), PPR

Emily Roth – Natural Resources Lead, PPR

##### GreenWorks:

Ben Johnson

#### SUMMARY:

On July 14 2017, TAC Meeting #4 took place at PPR office to present the preferred designs.

#### NOTES:

- Lights at Midland Park are important for safety – the more the better. Perhaps light could be incorporated in multiple ways: art, step lighting on walls, lights on side of boulders, etc.
- Suggested doing an Early Assistance Meeting with BDS – PPR responded that they typically wait until the beginning of the next design phase of the project for the EA.
- Pedestrian Access: Add sidewalk along frontage of Mill Court and Lincoln Street with ADA ramps.



## **MILL AND MIDLAND PARKS**

Community Gathering #4 Notes  
October 4, 2017

### **NOTES:**

#### Summary:

On October 4, 2017, Public Meeting #4 was held at Midland Library from 6:00pm-7:30pm to present the preferred designs for Mill Park and Midland Park. The meeting was an open house without a formal presentation. Attendees were given surveys and allowed to view the preferred designs, ask questions, and provide feedback. Approximately 60 people came during the open house. The following notes were taken during the meeting.

#### **Mill Park**

In general, the feedback was positive with support for the preferred design. The following questions and comments were noted at the Mill Park station:

- There was a request for low shrubs along border between school and park for good visibility.
- One individual asked if there could be a shared parking garage at Elementary School.
- Question: Will there be one or two drinking fountains?
- Comment: Exercise equipment and water play could be phased to gauge cost and parking prior to spending a lot of money.
- Comments: Salamanders have been seen in the park – PP&R should provide woody debris in the native planting buffers to create habitat.
- Comment: SE Mill Court does not currently have street lighting.
- Comment: Make sure the water fountain has a dog bowl feature.
- Questions: Can game tables be added?

#### **Midland Park**

In general, the feedback was positive with support for the preferred design. The most consistent comment had to do with safety and past homeless camping. The following questions and comments were noted at the Midland Park station.

- Question: Can the playground move closer to the library to respect the privacy of the neighbors to the West?
- There was a request to include plants with thorns to deter camping in planting buffers.
- Comment: The park will need good visibility from Morrison Street. Now it is hard to see in and it feels scary - steep slope and dense trees cut off visual access to upper park.
- Question: Will lighting be added along the Morrison Street side of the park?
- Comment: The design should encourage maximum eyes on the park so it feels less "dodgy."
- Comment: Make sure the water fountain has a dog bowl feature.
- Comment: I love the game tables, can they also be at Mill Park?
- Comments: PP&R should provide signs with doggie bags at the park entries.





## APPENDIX A-5

### Cost Estimates



# COST ESTIMATE

## Mill Park



### Mill Park Master Plan Cost Summary

10/17/2017

Budget item	% for budget estimation	Total (\$)	Notes
<b>HARD COSTS</b>		<b>8,924,837</b>	
Construction Contract		7,375,898	
Direct Construction Costs		4,962,180	
Total Materials & Labor			
Site Preparation		446,706	
Paved and Soft Surface Trails, Pavers, Walls and Stairs		393,664	
Community Garden		82,750	
Restroom (Portland Loo)		120,000	
Picnic Shelter		50,000	
Playground Equipment and Surfacing		357,600	
Splash Pad and Water Utilities		93,055	
Site Furnishings		68,500	
Parking Lot		62,680	
Landscaping		177,833	
Soil Preparation		91,616	
Irrigation		224,575	
Domestic Water		20,600	
Stormwater		13,100	
Sanitary		30,900	
Electrical and Lighting		190,000	
Right of Way Improvements		59,593	
Total Materials & Labor		2,483,172	
Estimating Level of Confidence Buffer	60.00%	1,489,903	
General Conditions	10.00%	397,308	
Overhead	3.00%	131,111	
Profit	7.00%	315,105	
Insurance	1.50%	72,249	
Bonding	1.50%	73,333	
Scope Contingency	40.00%	1,984,872	
Contract Escalation (Direct Construction Costs & Scope Contingency)	6.17%	428,846	
Construction Contract Contingency	15.00%	1,106,385	
Miscellaneous Construction Costs		416,823	
Miscellaneous Construction Costs Escalation	6.17%	25,731	
<b>SOFT COSTS</b>		<b>3,166,099</b>	
External Soft Costs		1,611,350	Includes design services, technical professional services, permitting costs and other fees
Internal Soft Costs		1,475,448	Includes staff costs like project management, public involvement, and overhead
Soft Costs Escalation		79,301	
<b>TOTAL PROJECT COSTS</b>		<b>12,090,936</b>	

# COST ESTIMATE

## Midland Park



### Midland Park Master Plan Cost Summary

10/17/2017

Budget item	% for budget estimation	Total (\$)	Notes
<b>HARD COSTS</b>		<b>4,748,750</b>	
Construction Contract		3,924,587	
Direct Construction Costs		2,843,389	
Total Materials & Labor			
Site Preparation		230,798	
Paving and Walls		156,090	
Reading Area		29,544	
Restroom (Portland Loo)		120,000	
Playground Equipment and Surfacing		308,036	
Gathering Area		27,456	
Site Furnishings		37,500	
Landscaping		204,912	
Soil Preparation		30,771	
Irrigation		152,473	
Domestic Water		33,700	
Stormwater		8,900	
Sanitary		24,300	
Electrical and Lighting		140,000	
Right of Way Improvements		121,677	
Total Materials & Labor		1,626,157	
Estimating Level of Confidence Buffer	40.00%	650,463	
General Conditions	10.00%	227,662	
Overhead	3.00%	75,128	
Profit	7.00%	180,559	
Insurance	1.50%	41,400	
Bonding	1.50%	42,021	
Scope Contingency	30.00%	853,017	
Contract Escalation (Direct Construction Costs & Scope Contingency)	6.17%	228,181	
Construction Contract Contingency	15.00%	588,688	
Miscellaneous Construction Costs		221,784	
Miscellaneous Construction Costs Escalation	6.17%	13,691	
<b>SOFT COSTS</b>		<b>1,819,294</b>	
External Soft Costs		906,114	Includes design services, technical professional services, permitting costs and other fees
Internal Soft Costs		867,447	Includes staff costs like project management, public involvement, and overhead
Soft Costs Escalation		45,733	
<b>TOTAL PROJECT COSTS</b>		<b>6,568,044</b>	



## APPENDIX A-6

### Technical Reports





## BACKGROUND

**Mill Park** is a 5.7-acre park in southeast Portland located between SE Mill Court and SE Lincoln Street west of SE 122<sup>nd</sup> Avenue. The park is bound by the Mill Park Elementary School to the west, SE Mill Court and single-family housing to the north, multi-family housing and the Eastside Concern Addiction Treatment Center to the east, and multi-family housing and SE Lincoln Street to the south. It was acquired by the City in 1986 and has an Open Space (OS) zoning. The park is open between 5:00 am and midnight. It contains a soft-surface walking trail and trees, but it is otherwise vacant.



Mill Park, SE Mill Court Access

**Midland Park** is a 1.87-acre park in southeast Portland located south of SE Morrison Street and west of the Multnomah County's Midland Library. The park is bound by a multi and single-family housing to the west, SE Morrison Street to the north, the Multnomah County's Midland Library building and parking lot to the east, and single-family housing to the south. It was acquired by the City in 1986 and has an Open Space (OS) zoning. The park is open between 5:00 am and midnight. It contains a soft-surface walking trail, lighting, benches, overgrown vegetation and trees.



Midland Park, Library Access

Mill and Midland Parks are located approximately ½ mile apart. North Powellhurst Park, Lincoln Park, Ventura Park, Stark Street Island Park (0.40 acres), Floyd Light Park, the East Portland Community Center, Cherry Park, Kelly Butte Natural Area, and West Powellhurst Park are located within a one-mile from Mill and Midland Parks.

## EXISTING CONDITIONS

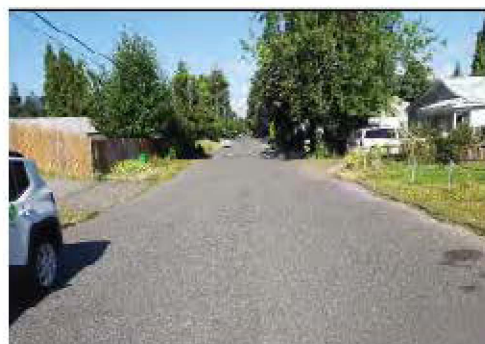
Existing transportation facilities that provide connectivity to Mill and Midland Parks were evaluated to identify current transportation deficiencies within the study area. All modes of travel including pedestrian, bicycles, transit and motor vehicles were evaluated.



## Transportation Network and Pedestrian/Bicycle Facilities

### Mill Park

**SE Lincoln Street** is classified as a local service street, local service transit street, minor emergency response, local service bikeway, local service walkway, and a local service truck street<sup>1</sup>. SE Lincoln Street has an Average Daily Traffic (ADT) of 1,200 vehicles per day<sup>2</sup>. SE Lincoln Street consists of one lane in each direction with no striping. There are currently three speed bumps along SE Lincoln Street between SE 117<sup>th</sup> Avenue and SE 122<sup>nd</sup> Avenue. The posted speed along SE Lincoln Street in the study area is 25 mph. Sidewalks do not exist along Lincoln Street except for approximately 170 feet along both sides of the street just west of SE 122<sup>nd</sup> Avenue. There are currently no bike lanes on SE Lincoln Street. There is on-street parking along either side of the Street.



SE Lincoln St, Facing West

**SE Mill Court** is classified as a local service street, local service transit street, minor emergency response, local service bikeway, local service walkway, and a local service truck street<sup>3</sup>. SE Mill Court has an ADT of 350 vehicles per day<sup>4</sup>. It ends just west of the Mill Park access. SE Mill Court consists of one lane in each direction with no striping. The posted speed along SE Mill Court in the study area is 25 mph. Intermittent sidewalks exist along the south side of SE Mill Court with no sidewalks present along the north side of the street. There are currently no bike lanes along the street. There is on-street parking along either side of SE Mill Court.



SE Mill Court Access

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<sup>1</sup> Based on data from [www.portlandmaps.com](http://www.portlandmaps.com), Transportation System Plan Classifications, July 2016.

<sup>2</sup> Based on data from [www.portlandmaps.com](http://www.portlandmaps.com), Traffic Counts Collected on SE Lincoln Street east of SE 119<sup>th</sup> Avenue on February 26, 2012.

<sup>3</sup> Based on data from [www.portlandmaps.com](http://www.portlandmaps.com), Transportation System Plan Classifications, July 2016.

<sup>4</sup> Based on data from [www.portlandmaps.com](http://www.portlandmaps.com), Traffic Counts Collected on SE Mill Court west of SE 122<sup>nd</sup> Avenue on September 17, 2013.



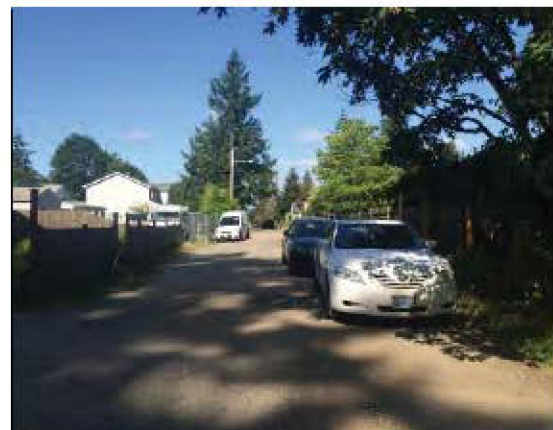
### Midland Park

**SE Morrison Street** is classified as a local service street, local service transit street, minor emergency response, local service bikeway, local service walkway, and a local service truck street<sup>5</sup>. The street has no existing ADT data available. SE Morrison Street consists of one lane in each direction with no striping. There are currently three speed bumps along SE Morrison Street between SE 117<sup>th</sup> Avenue and SE 122<sup>nd</sup> Avenue. The posted speed along SE Morrison Street in the study area is 25 mph. Sidewalks exist along both sides of the street between approximately 119<sup>th</sup> Avenue and SE 122<sup>nd</sup> Avenue. There are currently no bike lanes along SE Morrison Street. There is on-street parking along either side of the street.



SE Morrison St, Facing West

**SE Yamhill Street** is classified as a local service street, local service transit street, minor emergency response, local service bikeway, local service walkway, and a local service truck street<sup>6</sup>. The street has no existing ADT data available. SE Yamhill Street dead-ends at the park's west boundary and is unimproved for about 345 feet to the west. SE Yamhill Street consists of one lane in each direction with no striping. The posted speed along SE Yamhill Street in the study area is 25 mph. Intermittent sidewalks exist just east of SE 117<sup>th</sup> Avenue with no sidewalk present along the unimproved section of roadway. There are currently no bike lanes along the Street. On-street parking was observed along both sides of SE Yamhill Street.



SE Yamhill St, Facing West

### Surrounding Facilities

SE 117<sup>th</sup> Avenue, SE 122<sup>nd</sup> Avenue and SE Market Streets are the main roadway facilities providing connections between the Mill Park, Midland Park and schools within the study area.

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<sup>5</sup> Based on data from [www.portlandmaps.com](http://www.portlandmaps.com), Transportation System Plan Classifications, July 2016.

<sup>6</sup> Ibid.



**SE 117th Avenue** is classified as a neighborhood collector (north of SE Market Street), local service street (south of SE Market Street), local service transit street, minor emergency response, local service bikeway, city walkway, and a local service truck street<sup>7</sup>. SE 117th Avenue has an ADT of 2,300 vehicles per day<sup>8</sup>. It consists of one lane in each direction with narrow shoulders separated by striping. The posted speed along SE 117th Avenue in the study area is 25 mph with a 20 mph school zone between SE Market Street and SE Lincoln Street. Currently, there are speed bumps between SE Divisions Street and SE Market Street and a school crossing at SE Stephens Street. ADA ramps are present at the intersection of SE Market Street and SE 117th Avenue. No sidewalks and no designated bike lanes exist along SE 117th Avenue with vehicles parking along the unimproved shoulders. SE 117th Avenue is identified for a future advisory bike lane in the Portland Bicycle Plan for 2030, Recommended Bikeway Network Map.



**SE Market Street** is classified as neighborhood collector, community transit street, major emergency response, city bikeway, city walkway, and a local service truck street<sup>9</sup>. SE Market Street has an ADT of 6,100 vehicles per day<sup>10</sup>. It consists of one lane in each direction with striping delineation. The posted speed along SE Market Street in the study area is 25 mph with a 20 mph school zone and a school crossing between SE 117th Avenue and SE 122nd Avenue. Partial sidewalks and on-site parking exist along the street within the study area. There are currently no bike lanes along SE Market Street. SE Market Street is identified as a future separated in-roadway bikeway in the Portland Bicycle Plan for 2030, Recommended Bikeway Network Map.



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<sup>7</sup> Based on data from [www.portlandmaps.com](http://www.portlandmaps.com), Transportation System Plan Classifications, July 2016.

<sup>8</sup> Based on data from [www.portlandmaps.com](http://www.portlandmaps.com), Traffic Counts Collected on SE 117th Avenue north of SE Madison Street on September 17, 2013.

<sup>9</sup> Based on data from [www.portlandmaps.com](http://www.portlandmaps.com), Transportation System Plan Classifications, July 2016.

<sup>10</sup> Based on data from [www.portlandmaps.com](http://www.portlandmaps.com), Traffic Counts Collected on SE Market Street just east of SE 114th Avenue on September 15, 2013.



**SE 122nd Avenue** is classified as a major city traffic street, transit access street, major emergency response, regional corridor, city bikeway, city walkway, and a major truck street<sup>11</sup>. SE 122nd Avenue has an ADT of 23,000 vehicles per day<sup>12</sup>. It consists of two lanes in each direction, a two way left turn lane, and bike lanes. Left turn lanes are provided at major intersections. The posted speed along SE 122nd Avenue in the study area is 35 mph. Sidewalks exist along both sides of the street. Rectangular rapid flashing beacons (RRFB) exist at SE Lincoln Street, SE Stephens Street, and Midland Library. Pedestrian signals exist at the SE Main Street intersection and approximately 80 feet north of SE Madison Street. A traffic signal with pedestrian crosswalks exists at the SE Market Street intersection.



SE 122nd Ave, Facing North

SE 122nd Avenue is considered a high crash corridor by the City of Portland due to the number of accidents. Enforcement activities have been conducted along the corridor to help improve traffic safety which include crosswalk enforcement actions, over-the-street banners, billboards, and pedestrian/driver safety trainings.

## Park Access

**Mill Park** has two limited accesses with restricted street frontage, a 66-foot access on SE Mill Court (a dead-end street) and a 60-foot access on SE Lincoln Street. The primary access into the park is from the Mill Park Elementary School property. This is due to there being no physical separation between the two properties. The park is connected to SE 122nd Avenue by a concrete path via an existing easement (Stephens Easement). This provides access to the only TriMet route within the study area and an enhanced pedestrian crossing with rectangular rapid flashing beacons (RRFBs) for crossing SE 122nd Avenue. The park currently has a soft-surface walking trail that does not meet ADA standards and partially encroaches into the school property.

SE Lincoln Street and SE Mill Court are classified as local service walkways and local service bikeways by the City of Portland. According to the Transportation Element Plan, local service walkways and bikeways streets shall provide an adequate pedestrian and bicycle system. In addition, SE 117th Avenue and SE Lincoln Street are identified as Safe Routes to School. Currently there is a lack of sidewalks and ADA compliant pedestrian ramps at intersections along these facilities within the project area. This makes access to the park and school difficult for patrons with disabilities and families with strollers and small children.

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<sup>11</sup> Based on data from [www.portlandmaps.com](http://www.portlandmaps.com), Transportation System Plan Classifications, July 2016.

<sup>12</sup> Based on data from [www.portlandmaps.com](http://www.portlandmaps.com), Traffic Counts, Measured on SE 122nd Avenue north of Main Street/Salmon Street on October 28, 2013.



**Midland Park** can be accessed from SE Morrison Street, but it does not meet ADA standards due to steep existing topography along the SE Morrison Street frontage. The park can also be accessed through SE Yamhill Street. However, SE Yamhill Street is undeveloped just west of the park and does not provide adequate pedestrian and bicycle facilities that are ADA compliant. The park can also be accessed through the Midland Library site since there is no physical separation between the two sites. The park currently has a soft-surface path that does not meet ADA standards.

SE Morrison Street and SE Yamhill Street are classified as local service walkways and local service bikeways by the City of Portland. According to the Transportation Element Plan, local service walkways and bikeways streets shall provide an adequate pedestrian and bicycle system. However, they do not have adequate pedestrian and bike facilities. In addition, SE Yamhill Street is considered a Safe Route to School and should include pedestrian and bicycle facilities to enhance safety, walking and bicycling to and from the school.

**Surrounding Facilities:** The lack of sidewalks along SE 117<sup>th</sup> Avenue, SE Market Street, and other side streets within the study area make access to the Mill and Midland Parks and the connection between them difficult. There are other parks within a one-mile radius from the park. However, the lack of the pedestrian and bicycle facilities do not provide an adequate network for people from the neighborhoods to safely access and enjoy the parks. SE 117<sup>th</sup> Avenue, SE Lincoln Street, and SE Yamhill Street are identified as Safe Routes to School; however, they do not have adequate bike and pedestrian facilities for kids to safely walk or bike. SE 122<sup>nd</sup> Avenue has sidewalks, RRFBs, pedestrian signals, and traffic signals at the intersections, but it is considered a high crash corridor by the City of Portland.

## Parking Conditions

**Mill Park:** There is currently no vehicle access into the park and no on-site parking. However, parking is allowed along SE Lincoln Street and SE Mill Court. There are approximately 70 available parking spaces along SE Lincoln Street and 40 parking spaces along SE Mill Court between SE 117<sup>th</sup> Avenue and SE 122<sup>nd</sup> Avenue. About 40 parking spaces are located within a 1-minute walking distance from the park<sup>13</sup>. Currently, Mill Park Elementary School has 28 standard parking spaces and two accessible parking spaces in the parking lot with access off SE 117<sup>th</sup> Avenue and 20 standard parking spaces and two accessible parking spaces in the parking lot with access off SE Mill Court.

**Midland Park:** There is currently no vehicle access into the park and no on-site parking. However, parking is allowed along SE Morrison Street and SE Yamhill Street. There are approximately 75 available parking spaces along SE Morrison Street and approximately 35 parking spaces along SE Yamhill between SE 117<sup>th</sup> Ave and SE 122<sup>nd</sup> Avenue. About 50 parking spaces are located within a 1-minute walking distance from the park. Midland Park can be accessed from Midland Library. Currently, the library has approximately 100 standard parking spaces and four accessible parking spaces in the existing parking lot. It was observed during a field visit that people visiting the park use the library parking lot.

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<sup>13</sup> 3.5ft/sec and 25-ft vehicle parking space was used for these calculations.



## Transit

The Tri-County Metropolitan Transportation District of Oregon (TriMet) bus route #71 provides transit service to the study area. Route #71 runs along SE 122<sup>nd</sup> Avenue and connects the Lents Town Center with the Clackamas Town Center Transit Center. Route #71 operates with a frequency of 15-20 minutes during weekdays and 20-25 minutes during weekends.

Table 1 and Figures 1 to 3 show a summary of the existing conditions and include the following:

- Street Functional Classification
- Average Daily Traffic (ADT)
- Posted Speed
- Pedestrian Facilities
- Bicycle Facilities
- Lane Geometry
- Parking Characteristics
- Transit

## EXISTING TRANSPORTATION STUDIES

Existing transportation studies and programs within the study area were reviewed as part of this analysis. A brief summary of these studies and programs is presented below:

1. Safe Routes to School (SR2S): SR2S is a national program encouraging students to walk or bike to and from school. The recommended SR2S for Mill Park Elementary School includes SE 117th Street, SE Lincoln Street, and SE Yamhill Street.
2. The City of Portland Transportation System Plan (TSP): The 2007 TSP update is currently underway. The TSP includes the City's 20-Year plan for transportation policy and improvements within the City. The Transportation System Plan (TSP), Candidate Project List<sup>14</sup> includes projects that may be funded over the next 20 years based on the City's current revenue forecast. These projects were recommended based on the City's adopted goals and policies.
3. East Portland in Motion (EPIM) Plan: The EPIM plan was adopted by City Council in 2012 and has a five-year implementation goal for neighborhoods east of 82nd Avenue. Many of the EPIM recommended projects are within or near the study area. Future improvements identified in the EPIM are also included in the SR2S program, the TSP, and the Rapid Flash Beacon Program.

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<sup>14</sup> City of Portland, Transportation System Plan, Candidate Project List.

**Table 1: Existing Conditions**

Roadway	Functional Classification <sup>(1)</sup> / ADT <sup>(4)</sup>	ADT / Posted Speed Limit	Sidewalks	Bike Lanes	Lane Geometry (Approx. Dimensions)	On-Street Parking	Transit Routes
<b>Mill Park</b>							
SE Lincoln St	Local Service Street/Local Service Transit Street/Minor Emergency Response/Local Service Bikeway/Local Service Walkway/Local Service Truck Street	1,200 vph /25 mph	Partial Sidewalks. No sidewalks in front of the park	No	30ft-roadway, one lane in each direction – No Striping. Speed Bumps.	Yes	No
SE Mill Court	Local Service Street/Local Service Transit Street/Minor Emergency Response/Local Service Bikeway/Local Service Walkway/Local Service Truck Street	350 vph / 25 mph	Partial Sidewalks. No sidewalks in front of the park	No	28ft-roadway. One lane in each direction – No Striping	Yes	No
<b>Midland Park</b>							
SE Morrison St	Local Service Street/Local Service Transit Street/Minor Emergency Response/Local Service Bikeway/Local Service Walkway/Local Service Truck Street	N/A / 25 mph	Partial Sidewalks. Sidewalks in front of the park	No	28 to 32ft-roadway. One Lane in each direction – No Striping. Speed Bumps	Yes	No
SE Yamhill St	Local Service Street/Local Service Transit Street/Minor Emergency Response/Local Service Bikeway/Local Service Walkway/Local Service Truck Street	N/A / 25 mph	No Sidewalks	No	30-32ft roadway and 20ft-unimproved roadway – No Striping	Yes	No
<b>Transportation Network Between Mill and Midland Parks</b>							
SE 117 <sup>th</sup> Av	Neighborhood Collector (north of SE Market St)/Local Service Street (South of SE Market St)/ Local Service Transit Street/Minor Emergency Response/Local Service Bikeway/City Walkway/Local Service Truck Street	2,300 / 25 mph (20 mph school zone <sup>(2)</sup> )	No Sidewalks	No Bike Lines / Shared Rdwy	26-ft roadway with one 11-ft lane in each direction. Narrow shoulders. Speed Bumps	Yes	No
SE Market St	Neighborhood Collector /Community Transit Street/Major Emergency Response/City Bikeway/City Walkway/Local Service Truck Street	6,100 vpd / 25 mph (20 mph school zone <sup>(3)</sup> )	Partial Sidewalks	No Bike Lines / Shared Rdwy	44-ft roadway. One Lane in Each Direction	Yes	No
SE 122 <sup>nd</sup> Av	Major City /Regional Corridor / Traffic Street / Transit Access Street/ Major Emergency Response/City Bikeway/City Walkway/Major Truck Street	23,000 vpd / 35 mph	Sidewalks	Yes	78-ft roadway. Two 10.5-11ft-lanes in Each Direction/11ft-two way left turn lane/5ft-Bike lanes	Partial	Yes (Route 71)

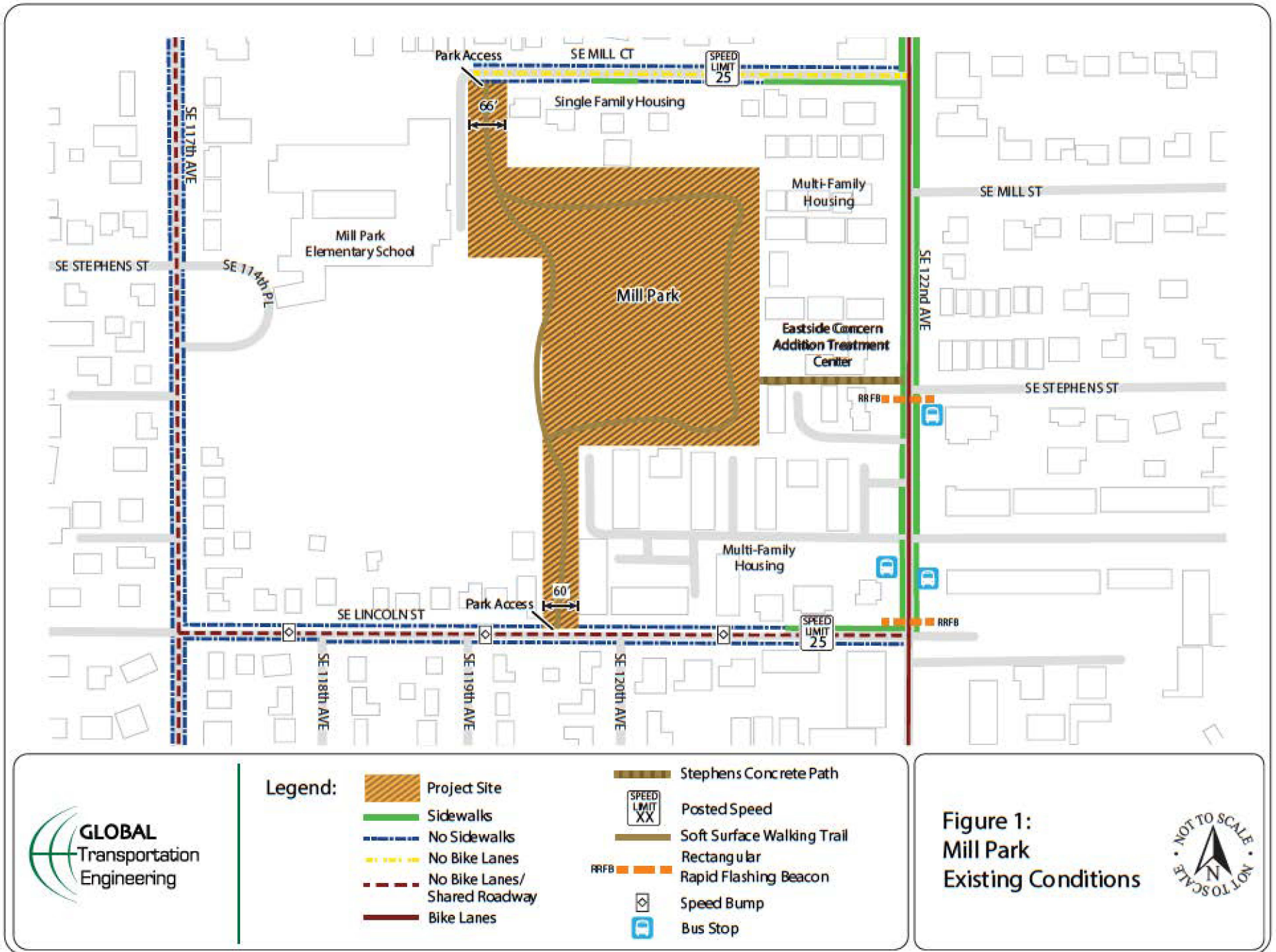
Notes: <sup>(1)</sup> Functional Classification based on www.portlandmaps.com, TSP Classifications.

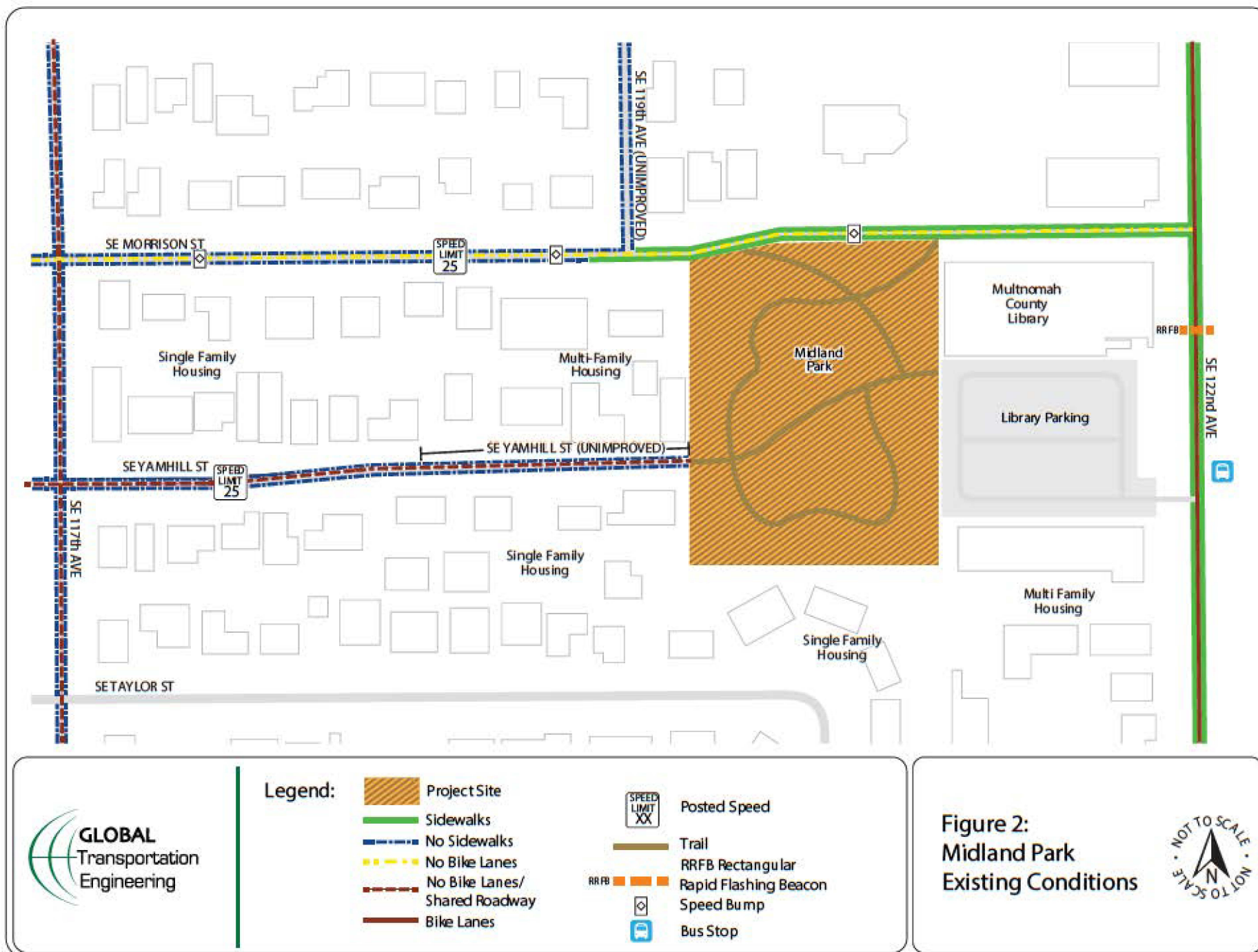
<sup>(2)</sup> 20 mph school zone between SE Market Street and SE Lincoln Street

<sup>(3)</sup> 20 mph school zone between SE 117<sup>th</sup> Avenue and SE 122<sup>nd</sup> Avenue

<sup>(4)</sup> Average Daily Traffic (ADT) based on www.portlandmaps.com, traffic counts within the study area











4. The Rapid Flash Beacon Program<sup>15</sup>: This Program was created to improve pedestrian and bicycle crossings safety. This program implements safety improvements recommendations from the EPIM Plan.
5. East Portland Action Plan: This plan was adopted in 2009. It identifies gaps and policies, services and improvements in East Portland, and identifies opportunities to address these gaps. It also contains strategies and actions to provide guidance to public agencies, non-profit organizations, business, and individuals to find opportunities and address challenges facing East Portland. Future improvements identified in the East Portland Action Plan within the study area are included in other documents presented in this section.
6. Outer Powell Boulevard Conceptual Design Plan: This plan was undertaken by the City of Portland and the Oregon Department of Transportation (ODOT) to identify improvements along SE Powell Boulevard (US26) between I-205 and the Gresham city limits. It was finalized in 2013.
7. Division-Midway Neighborhood Street Plan: This plan identifies policies and pathway connections from approximately SE 112th Avenue to SE 148th Avenue and extends about one mile north and one mile south from SE Division Street.

Other documents include:

- The City of Portland 2035 Comprehensive Plan (update currently underway)
- The Eastern Section of the SE Portland Bike/Walk Map
- The Vision Zero Crash Map and Traffic Safety Report
- Portland Bicycle Plan for 2030

## FUTURE PLANNED IMPROVEMENTS

The City of Portland has outlined future pedestrian, bicycle, transit, and street improvements intended to improve the transportation system in the City. Tables 2 to 5 show future improvements identified in the existing transportation studies presented above. Future improvement outside of the study area or already implemented were not included in this tables. Complete list of improvements is included in Appendix A.

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<sup>15</sup> City of Portland Rapid Flash Beacon Program, Rapid Flash Beacon Interactive Map, July 2016.



**Table 2: Future Improvements, Transportation System Plan (TSP)**

TSP ID#	Project Name	Project Location	Project Description	Estimated Cost	Time frame
70015	SE Division St Transit Improvements (TRIMET)	Division St, SE, 7 <sup>th</sup> to City Limits	Provide capital improvements that benefit frequent bus service along Division St	\$5,000,000	Years 11-20
80004	SE 136th Ave Ped/Bike Improvements	136th Ave, SE (Division - Foster)	Construct missing sidewalks on both sides of the street and add bicycle facilities.	\$5,000,000	Years 11-20
80009	Outer Division Corridor Improvements	Division St, SE (I-205 - 174th)	Construct streetscape improvements to enhance sidewalks, lighting, crossings, bus shelters and benches, and bicycle facilities.	\$5,710,912	Years 11-20
80014	Mill Park Pedestrian Improvements	Market St, SE (96th-130th); Mill St, SE (130th-148th); 101st Ave, SE (Market-Division); 117th Ave, SE (Stark-Division); 130th Ave, SE (Stark - Division)	Construct sidewalks and crossing improvements to enhance pedestrian travel and access to transit and schools.	\$10,000,000	Years 11-20
80017	Outer Stark Ped/Bike Improvements	Stark, SE (108th - City Limits)	Construct sidewalks and crossing improvements and provide bicycle facilities. Project design will consider freight movement needs, consistent with policies, street classification(s) and uses.	\$8,209,130	Years 1 - 10
80020	4M Neighborhood Greenway	Market / Mill / Main, SE (I-205 - 174th)	Design and implement a neighborhood greenway, with improved crossings at major streets.	\$450,000	Years 1 - 10

**Table 3: Future Improvements, Rapid Flash Beacon Program Report**

Project	Timeframe for Implementation
RRFB, SE Division Street just west of SE 110 <sup>th</sup> Ave	Planned
RRFB, SE Division Street at SE 115 <sup>th</sup> Avenue	Planned
RRFB, SE Division Street at 124 <sup>th</sup> Avenue	Planned
RRFB, SE Division Street at 132 <sup>nd</sup> Avenue	Planned
RRFB, SE 122 <sup>nd</sup> Avenue at Woodward Place	End of 2016

**Table 4: Future Improvements, Mill Park SR2S Engineering Strategies Report**

Project Location (Rank by Priority)	Project Description	Timeframe
SE 117 <sup>th</sup> Ave at SE Lincoln St	All-Way Stop	Short-Term
SE Lincoln St at Mill Park Entrance	Visibility Parking Removal. Add a short segment of no parking zone	Short-Term
Stephens Pedestrian Path to Mill Park	Curb Ramp	Short-Term
SE Lincoln St at Mill Park Entrance	Sidewalk	Short-Term
SE 117 <sup>th</sup> Ave	Permanent Speed Reader Boarders	Short-Term
SE Market St	Permanent Speed Reader Boarders	Short-Term
SE 117 <sup>th</sup> Ave, SE Market St to Division St	2630' Curb and Sidewalk	Long-Term
SE 117 <sup>th</sup> Ave, SE Market to Lincoln	1300' Curb and Sidewalk	Long-Term
SE 117 <sup>th</sup> Ave, School Frontage	325' Curb and Sidewalk	Long-Term
SE 117 <sup>th</sup> Ave, SE Market St to Division St	New Corners (12)	Long-Term
SE 117 <sup>th</sup> Ave at SE Lincoln St	Rebuild Corner	Long-Term
SE Lincoln St at Mill Park Entrance	Curb Extension	Long-Term
SE Market St	Sidewalk Infill	Long-Term
SE 117 <sup>th</sup> Ave at SE Lincoln St	New Corners	Long-Term
SE Market St, 113 <sup>th</sup> Ave to 122 <sup>nd</sup> Ave	Rebuild Corners (10)	Long-Term
SE 117 <sup>th</sup> Ave at SE Market ST	Mini Roundabout	Long-Term
SE Lincoln St, SE 113 <sup>th</sup> Ave to 122 <sup>nd</sup> Ave	Rebuild Corners (16)	Long-Term
SE Lincoln St, SE 113 <sup>th</sup> Ave to 122 <sup>nd</sup> Ave	New Corners (8)	Long-Term
SE 122 <sup>nd</sup> Ave and SE Market St	Curb Extensions	Long-Term
SE Lincoln St, SE 112 <sup>th</sup> Ave to SE 122 <sup>nd</sup> Ave	Paved Shoulders	Long-Term
SE 117 <sup>th</sup> Ave, SE Market St to Division St	Paved Shoulders	Long-Term
SE Lincoln, SE 112 <sup>th</sup> Ave to 122 <sup>nd</sup> Ave	2600' Curb and Sidewalks	Long-Term

**Table 5: Division-Midway Neighborhood Street Plan**

Project Extend	Modes Served	Potential Scope and Facility Types	Key Benefits
4M Neighborhood Greenway along SE Market-130th-Mill	Ped/Bike	Add Sidewalks and Bikeway Neighborhood Greenway improvements.	Provides great thru connection and access to many schools, parks, commercial streets and transit.
SE Yamhill (118th-119th)	All modes. Or consider Part All Modes and Part Ped/Bike.	Traditional Street and sidewalk, or consider Curb less Street with Separated Sidewalk or Shared Street. Consider restricted motor vehicle access and connecting Ped/bike path connecting thru to Park path.	Provides a more complete connection to school, park, and library. Provides a connection through large block lacking connectivity.

## CONSTRAINTS AND OPPORTUNITIES

Transportation challenges and opportunities recommendations were identified as part of this study. A summary of constraints and opportunities are summarized in tables 6 to 8.



**Table 6: Mill Park Constraints and Opportunities**

#	Constraint	Opportunities and Recommendations
1	Park Access	<ul style="list-style-type: none"> <li>- Provide accessible entrance points to the park on SE Lincoln St and SE Mill Court per ADA standards. Site topography will easily support this approach.</li> <li>- Maintain access from the School. This will allow the park to be used for school activities. In addition, the existing Stephens concrete path and the park were identified by the SR25<sup>26</sup> as one of the primary walking/bike path routes for the Mill Park School kids.</li> </ul>
2	The Stephens concrete path ends abruptly at the east end of the park	<ul style="list-style-type: none"> <li>- Install a curb ramp at the end of the concrete path<sup>27</sup> or connect to fully accessible on-site paths</li> </ul>
3	No Accessible on-site walking trail/paths	<ul style="list-style-type: none"> <li>- Establish a network of fully accessible walking trails/paths in the park per ADA standards</li> <li>- Use the walking trails/paths to connect SE Lincoln Street, SE Mill Court, and SE 122nd Avenue (through the Stephens concrete path).</li> </ul>
4	Lack of Adequate Pedestrian and Bicycle Facilities along SE Lincoln Street and Mill Court	<ul style="list-style-type: none"> <li>- Provide sidewalks along the park frontages on SE Lincoln Street and SE Mill Court.</li> <li>- Provide a pedestrian crossing on SE Lincoln Street to connect the park with the SW corner of the SE 120<sup>th</sup> Avenue intersection<sup>28</sup>.</li> <li>- The opportunity exists to coordinate with the City of Portland Bureau of Transportation and other plans and programs since they have identified several future pedestrian and bicycle improvements within the study area (See Tables 2 to 5).</li> <li>- Provide on-site bike facilities to attract and promote this mode of transportation.</li> </ul>
5	No vehicle access into the park and no on-site parking	<ul style="list-style-type: none"> <li>- There are about 40 parking spaces within a one-minute walking distance to the park. However, opportunity exists to develop a joint-use agreement with the Mill Park Elementary School for the use of their parking lot during active recreational events when the school is not in session.</li> </ul>
6	Limited Street Frontage and Park Visibility	<ul style="list-style-type: none"> <li>- Provide adequate signage at the entrance points on SE Lincoln Street, SE Mill Court, and SE 122<sup>nd</sup> Avenue</li> <li>- Provide wayfinding signing along SE 117<sup>th</sup> Avenue, SE Market Street, SE Division Street, and SE 122<sup>nd</sup> Avenue to make the park more visible to the public.</li> </ul>

<sup>26</sup> Mill Park Elementary Safer Routes to School (SR2S) Engineering Strategies Report, July 2008, Figure 4.

<sup>27</sup> Improvement was identified in the Mill Park Elementary Safer Routes to School (SR2S) Engineering Strategies Report, July 2008.

<sup>28</sup> Ibid

**Table 7: Midland Park Constraints and Opportunities**

#	Constraint	Opportunities and Recommendations
1	Park Access	<ul style="list-style-type: none"> <li>- Provide accessible entrance points on SE Morrison Street and SE Yamhill Street per ADA standards.</li> <li>- Maintain access from the Multnomah County's Midland Library and the park, so library activities can extend into the park.</li> </ul>
2	No Accessible on-site walking trail/paths	<ul style="list-style-type: none"> <li>- Establish a network of fully accessible walking trails/paths in the park per ADA standards</li> <li>- Use the walking trails/paths to connect SE Morrison Street, SE Yamhill Street, and the Multnomah County's Midland Library.</li> </ul>
3	Lack of Adequate Pedestrian and Bicycle Facilities along SE Morrison Street and SE Yamhill Street	<ul style="list-style-type: none"> <li>- The opportunity exists to coordinate with the City of Portland Bureau of Transportation and other plans and programs since they have identified several future pedestrian and bicycle improvements within the study area (See Tables 2 to 5).</li> <li>- Provide on-site bike facilities to attract and promote this mode of transportation.</li> </ul>
4	No vehicle access into the park no on-site parking	<ul style="list-style-type: none"> <li>- There are about 50 parking spaces within a one-minute walking distance to the park. However, opportunity exists to develop a joint-use agreement with the library for the use of their parking lot during active recreational events.</li> </ul>

**Table 8: Surrounding Facilities Constraints and Opportunities**

#	Constraint	Opportunities and Recommendations
1	Poor Pedestrian and Bike Connectivity Within the Area	<ul style="list-style-type: none"> <li>- The opportunity exists to coordinate with the City of Portland Bureau of Transportation and other plans and programs since they have identified several future pedestrian and bicycle improvements within the study area (See Tables 2 to 5). Development of the park will trigger the need to provide more pedestrian amenities and other infrastructure facilities. Adequate and safe pedestrian and bicycle facilities along SE 117th Avenue, SE Market Street, SE 122nd Avenue, and other area side streets will improve the safe routes to school connectivity and enhance existing connections between Mill Park, Midland Park, and other nearby parks and schools in the neighborhood. The number of parks in the area generates opportunities to create a network of green spaces that can meet the recreational needs of the community.</li> </ul>





## MEMORANDUM

To: Ben Johnson, PLA  
Associate  
24 NW 2<sup>nd</sup> Avenue  
Suite 100  
Portland, OR 97209

From: Jesse Emerson, PE  
*Civil Engineer*

Brian K Feeney, PE  
*Project Manager*

Date: August 10, 2016

**Project Name: Mill and Midland Parks Combined Master Plan**

**Project No: 16356**

**RE: Due Diligence Summary**

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The following memo outlines our preliminary existing utility findings associated with the proposed master plans for Mill and Midland Parks located in Portland, Oregon. 3J Consulting has researched the serviceability of the project for sanitary sewer, stormwater, and water services that would potentially be required for the proposed park projects. The following information is based on our current understanding of the project, information readily available at this time, and our past experience with the City of Portland. Please note that 3J Consulting has not contacted any of the jurisdictions at this time. The following information can be confirmed at a pre-application meeting with the City.

### Jurisdiction

- Both sites are located in the City of Portland
  - Tax Lot (Midland City Park): 1S2E03AA 9500
    - Address: 1120 SW 5<sup>th</sup> Ave #1302 Portland, OR 97204
  - Tax Lot (Mill Park): 1S2E03DA 5400
    - Address: 1912 E / SE 117<sup>th</sup> Ave Portland, OR 97216
- Sanitary Sewer - Bureau of Environmental Services
- Storm Water - Bureau of Environmental Services
- Water - City of Portland Water Bureau
- Roads - Portland Bureau of Transportation

### Soil Conditions

The information for the following soil conditions are based on United States Department of Agriculture (USDA) Web Soil Survey maps and data for the Midland Park and Mill Park areas. Based on this survey, the soils in these area are well drained with the depth to water table being more than 80 inches. The typical soil profile contains silt loam for 0-39 inches followed by very gravelly sand from 39-60 inches. The capacity of most limiting layer to transmit water is 0.57 – 1.98 inches per hour.





### **Existing Infrastructure and Utilities**

The information presented was based on data and maps pulled from Portland Maps. For graphical depictions of Midland Park and Mill Park, see attached Exhibits.

## **Transportation**

### ***Midland***

- SE Morrison Street (Local Service Traffic Street): Consistent of a 55-ft to 65-ft Right-of-Way. Existing site frontage varies as below:
  - North of street: starts with curb and sidewalk, then transitions to grassy shoulder
  - South of street: starts with curb and sidewalk, then transitions to curb, landscape frontage zone, and detached sidewalk
- SE 122<sup>nd</sup> Avenue (Major City Traffic Street): Consistent of a 90-ft to 100-ft Right-of-Way. Existing site frontage as indicated below:
  - East of avenue: consists of curb, planter strip with street trees, sidewalk, and landscaped frontage zone
  - West of avenue: consists of curb, furnishing zone with street tree in tree wells, and sidewalk
- SE Yamhill Street (Local Service Traffic Street): Consistent of a 30-ft to 55-ft Right-of-Way. Existing site frontage consists of a gravel drive with a grass shoulder that dead-end at the site boundary.
- SE Taylor Street (Local Service Traffic Street): Consistent of a 50-ft to 60-ft Right-of-Way. Existing site frontage varies as indicated below:
  - North of street: starts with grassy/gravel shoulder, next transitions to curb, planter strip with trees, and detached sidewalk, then transitions to curb, grassy/gravel strip, and detached sidewalk
  - South of street: starts with grassy/gravel shoulder, next transitions to grassy/gravel shoulder, then transitions to curb, grassy/gravel strip, and detached sidewalk

### ***Mill***

- SE Mill Court (Local Service Traffic Street): Consistent of a 50-ft Right-of-Way. Existing site frontage varies as indicated below:
  - North of court: starts with curb and landscape frontage zone, next transitions to curb, grassy strip with trees, and detached sidewalk, then transitions to curb and landscape frontage zone
  - South of court: starts with curb, grassy strip, and detached sidewalk, next transitions to curb, and landscape frontage zone, then transitions to curb, grassy strip, detached sidewalk, finally transitions to curb, landscape frontage zone
- SE 122<sup>nd</sup> Avenue (Major City Traffic Street): Consistent of a 90-ft to 100-ft Right-of-Way. Existing site frontage as indicated below:
  - East of avenue: consists of curb, planter strip with street trees, sidewalk, landscaped frontage zone
  - West of avenue: consists of curb, furnishing zone with street tree in tree wells, sidewalk
- SE Lincoln Street (Local Service Traffic Street): Consistent of a 50-ft Right-of-Way. Existing site frontage varies as indicated below:
  - North of street: starts with grassy/gravel shoulder, next transitions to curb, landscape frontage zone, then transitions to curb, sidewalk, then transitions to curb, landscape frontage zone, then transitions to curb, sidewalk, finally transitions to curb, grassy strip, and detached sidewalk
  - South of street: starts with grassy/gravel shoulder, next transitions to curb and landscape frontage zone, then transitions to curb, planter strip with trees, and sidewalk, finally transitions to curb, planter strip, and detached sidewalk
- SE 117<sup>th</sup> Avenue (Neighborhood Collector Street): Consistent of a 60-ft Right-of-Way. Existing site frontage consists of grassy/gravel shoulder on both sides of the street



### **Storm Water**

For both Midland and Mill Parks there are a series of existing storm water inlets that are connected to dry wells that are located within the right of way. All stormwater from the proposed site improvements will be required to be handled on site.

#### ***Midland***

- SE Morrison Street: The stormwater along SE Morrison Street is collected through stormwater inlets connected to a drywell at a depth of 21-ft located within the right of way.
- SE 122<sup>nd</sup> Avenue: The stormwater along SE 122<sup>nd</sup> Avenue is collected through stormwater inlets connected to drywells at varying depths of 10.9-20-ft located within the right of way.
- SE Yamhill Street: The stormwater along SE Yamhill Street is collected through stormwater inlets connected to drywells with an unknown depth located within the right of way.
- SE 120<sup>th</sup> Avenue: The stormwater along SE 120<sup>th</sup> Avenue is collected through stormwater inlets connected to a drywell at a depth of 10-ft located within the right of way.

#### ***Mill***

- SE Mill Court: The stormwater along SE Mill Court is collected through stormwater inlets connected to drywells at a depth of 10.5-ft located within the right of way.
- SE 122<sup>nd</sup> Avenue: The stormwater along SE 122<sup>nd</sup> Avenue is collected through stormwater inlets connected to drywells with depths of 10-ft located within the right of way.
- SE Lincoln Street: The stormwater along SE Lincoln Street is collected through stormwater inlets connected to drywells with varying depths of 10-10.8-ft located within the right of way.
- SE 117<sup>th</sup> Avenue: The stormwater along SE 117<sup>th</sup> Avenue is collected through stormwater inlets connected to a drywell at a depth of 10-ft located within the right of way.

### **Sanitary Sewer**

#### ***Midland***

- SE Morrison Street: There is an existing 8-in PVC sanitary sewer located on the north side of the roadway centerline running east to west. The upstream depth of the pipe segment closest to the park has an upstream depth of 10.6-ft and a downstream depth of 10-ft. Branching off the upstream end of the sewer main is a lateral with an unknown depth that serves Midland Park.
- SE 122<sup>nd</sup> Avenue: There is an existing 8-in PVC sanitary sewer located on the roadway centerline running south to north with no laterals serving Midland Park. The upstream depth of the sewer main closest to the site is 23.4-ft and the downstream depth of 14.7-ft.
- SE Yamhill Street: There is an existing 8-in PVC sanitary sewer located on the north side of the roadway centerline running east to west with no laterals serving Midland Park. The upstream depth of the sewer main closest to the site is 8-ft and the downstream depth of 11-ft.
- SE Taylor Street: There is an existing 8-in PVC sanitary sewer located on the north side of the roadway centerline running east to west with no laterals serving Midland Park. The upstream depth of the sewer main closest to the site is 11.5-ft and the downstream depth of 13-ft.

#### ***Mill***

- SE Mill Court: There is an existing 8-in PVC sanitary sewer located north of the roadway centerline running west to east with no laterals serving Mill Park. The upstream depth of the sewer main closest to the site is 9.8-ft and the downstream depth of 13.3-ft.
- SE 122<sup>nd</sup> Avenue: There is an existing 8-in PVC sanitary sewer located on the roadway centerline running north to south with no laterals serving Mill Park. The upstream depth of the sewer main closest to the site is 10.3-ft and the downstream depth of 20.6-ft.
- SE Lincoln Street: There is an existing 8-in PVC sanitary sewer located north of the roadway centerline running west to east with no laterals serving Mill Park. The upstream depth of the



sewer main closest to the site is 17.4-ft and the downstream depth of 20.6-ft.

- SE 117<sup>th</sup> Avenue: There is an existing 8-in PVC sanitary sewer located west of the roadway centerline running north to south with no laterals serving Mill Park. The upstream depth of the sewer main closest to the site is 12.4-ft and the downstream depth of 20.5-ft.

### **Water Service**

Existing water mains exist within the Right-of-Way along the site frontages. The sizes of water mains are unknown at this time, but can be confirmed by the City at an early assistant meeting.

#### **Midland**

- SE Morrison Street: There is an existing water main located on the south side of the roadway centerline. There is an existing water meter located at north edge of Midland Park.
- SE 122<sup>nd</sup> Avenue: There is an existing water main located on the west side of the roadway centerline.
- SE Yamhill Street: There is an existing water main located first on the roadway centerline, then transitions to the sound side of the roadway centerline.
- SE Taylor Street: There is an existing water main located on the south side of the roadway centerline.
- SE 120<sup>th</sup> Avenue: There is an existing water main located on the east side of the roadway centerline.

#### **Mill**

- SE Mill Court: There is an existing water main located on the south side of the roadway centerline.
- SE 122<sup>nd</sup> Avenue: There is an existing water main located on the east side of the roadway centerline.
- SE Lincoln Street: There is an existing water main located on the south side of the roadway centerline. A water lateral branches from that main and serves the site from the south tip of Mill Park.
- SE 117<sup>th</sup> Avenue: There is an existing water main located on the east side of the roadway centerline.



#### LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM LINE
- EXISTING WATER LINE
- EXISTING ELECTRICAL
- EXISTING IRRIGATION LATERAL
- EXISTING IRRIGATION MAINLINE
- TRAIL
- WATER LINE
- WATER METER
- IRRIGATION VALVE
- POWER POLE
- LIGHT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING STORM SUMP
- JUNCTION BOX
- SUMP

#### KEY NOTES

- ① IRRIGATION CONNECTION
- ② SANITARY LATERAL
- ③ IRRIGATION MAIN
- ④ ELECTRICAL LINE

3J CONSULTING, INC



## MIDLAND PARK EXISTING UTILITIES



1 inch = 80 feet  
0 40 80

Exhibit Use

## SHEET 1

Date: 08/03/16

By: LEO



**LEGEND**

- PROPERTY LINE
- FENCE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM LINE
- EXISTING WATER LINE
- EXISTING ELECTRICAL
- EXISTING IRRIGATION LATERAL
- EXISTING IRRIGATION MAINLINE
- TRAIL
- WATER LINE
- WATER VAULT
- IRRIGATION VALVE
- POWER POLE
- LIGHT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING STORM SUMP

**KEY NOTES**

- ① WATER LATERAL
- ② IRRIGATION MAIN
- ③ ELECTRICAL LINE
- ④ FENCE

3J CONSULTING, INC



# MILL PARK EXISTING UTILITIES



1 inch = 150 feet  
0 75 150

Exhibit Use

## SHEET 2

Date: 08/03/16

By: LEO



**DATE:** July 31, 2016

**TO:** Ben Johnson, GreenWorks

**FROM:** Morgan Holen, Consulting Arborist

**RE:** Mill & Midland Parks – General Tree Evaluation and Master Plan Recommendations

MHA16022

Morgan Holen & Associates was contracted by GreenWorks to generally assess the existing trees at Mill and Midland Parks in the City of Portland and provide recommendations to inform Master Plan design efforts. I visited both sites on July 15, 2016 along with Charlie Carroll (City of Portland Urban Forester), Maya Agarwal (Portland Parks & Recreation Project Manager), and Ben Johnson and Jennifer D'Avanzo (GreenWorks). During this meeting, we walked both sites and generally discussed the existing conditions and scope of work for a broad level assessment. I returned to the site by myself on July 27, 2016 in order to complete a reconnaissance level evaluation of the existing trees. This memorandum describes the evaluation, provides general recommendations to inform the Master Plan, and discusses Title 11 requirements for tree removal, mitigation, protection, and on-site tree density. Existing conditions base maps for each site are attached with comments pertaining to this report.

### Mill Park

Mill Park is a 5.7 acre site located east of Mill Park Elementary School west of SE 122<sup>nd</sup> Avenue between SE Mill Court to the north and SE Lincoln Street to the south. The site is primarily an open grassy area with an existing soft path trail and trees scattered individually and in small groups throughout the site and along property boundaries.

Mature Douglas-firs (*Pseudotsuga menziesii*) ranging in size from approximately 16 to 36 inches in diameter are the most common tree species at the site and the most prominent; these trees are generally in fair to good condition and the highest priority for preservation with site development. Some have a history of lateral branch failure and resin flow was seen on the lower trunk of two Douglas-firs that should be further investigated, but no widespread disease or insect infestations were observed.

There are also a variety of relatively smaller landscape trees that contribute to species diversity and aesthetic interest including a row of flowering purple leaf plums (*Prunus* spp.), a bigleaf maple (*Acer macrophyllum*), a linden (*Tilia* spp.), pin oaks (*Quercus palustris*), and ashes (*Fraxinus* spp.). These trees are a secondary priority for preservation since the lost function of removal can more easily be replaced; these trees are good options for removal if needed in order to accommodate site development, but mitigation will be required.

In addition, nuisance species including English hawthorn (*Crataegus monogyna*), European white birch (*Betula pendula*), and sweet cherry (*Prunus avium*), were observed and these trees are generally recommended for removal. One unidentified dead deciduous tree is also recommended for removal. Nuisance species and dead trees are exempt from the tree preservation standards and no mitigation is required for their removal. Dying and diseased trees are also exempt, but none were observed during the tree reconnaissance.

Trees planned for preservation would benefit from removing the existing grass beneath the dripline area and placing a two to three inch layer of bark mulch in this area. The mulch will help retain moisture in the root zone and prevent lawn mower damage to surface roots and tree trunks.



### **Midland Park**

Midland Park is a 1.87 acre site located west of the Midland Library and south of SE Morrison Street. The site is forested with existing soft surface trails, lamp posts and benches. The understory is relatively open with some grassy areas, herbaceous ground cover, and includes a butterfly garden, but there are no understory shrubs such as ferns, Oregon grape (*Mahonia aquifolium*), salal (*Gaultheria shallon*), snowberry (*Symphoricarpos albus*), or other plants commonly found in native forest stands.

Mature Douglas-firs (*Pseudotsuga menziesii*) ranging in size from approximately 18 to 40 inches in diameter are the most common tree species at the site and the most prominent; these trees are generally in good condition, although a few are likely to be exempt because of dangerous condition, but no widespread disease or insect infestations were observed. The dominant and codominant crown classes of Douglas-firs are the highest priority for preservation with site development. Site development near these trees will likely require alternative tree protection measures developed the design phase in collaboration with the project arborist.

There are also a number of over-mature bigleaf maples that are in generally fair and poor condition. Some of the maples are likely to be exempt because they are dead, dying, or dangerous and should be recommended for removal; no mitigation would be required. However, a few select bigleaf maples in relatively good condition are suitable secondary priorities for preservation.

A variety of relatively smaller trees that are suitable secondary priorities for preservation include a Turkish filbert (*Corylus colurna*), dogwoods (*Cornus* spp.), vine maples (*Acer circinatum*), young red oaks (*Quercus rubra*), deodar cedars (*Cedrus deodara*), and western redcedars (*Thuja plicata*). These trees contribute to species and canopy class diversity and are generally in good condition. Mitigation would be required for their removal if needed to accommodate site development.

In addition, there are a number of nuisance sweet cherry trees and some English hawthorns. There are two general areas where the cherry trees are located in groups and removal of these trees would provide good opportunities for site development. Because nuisance species are exempt from the tree preservation standards, no mitigation would be required for their removal.

A dead English walnut (*Juglans regia*) and dying red alders (*Alnus rubra*) and Scouler's willows (*Salix scouleriana*) are generally recommended for removal and would be exempt from mitigation because of their condition.

### **Title 11 Standards**

Chapter 11.50 provides the City's tree preservation standards. A tree plan is required with all development permits. The applicant may choose to delineate a development impact area for sites that are one acre or larger if work is not proposed across the entire site. If a development impact area is delineated, it must also include a 25-foot on-site or 15-foot off-site buffer where individual trees must be surveyed and inventoried for protection purposes.

Existing trees six inches and larger in diameter (or smaller if located in public rights of way) must be visually assessed by a qualified arborist and documented in the City's Urban Forestry Tree Inventory Worksheet. If tree removal is proposed, mitigation will be required based on a sliding scale of up to six trees planted for each tree removed depending on the diameter of the tree proposed for removal and at the Urban Forester's discretion. Trees planted as mitigation for tree removal will not provide on-site tree density credit.



The required tree area for on-site tree density is based on the size of the site and type of development. Mill and Midland Parks will each be required to have a minimum of 25% on-site tree density. This requirement can be satisfied by preserving existing non-exempt trees and by planting new landscape trees. Each six inch increment of non-exempt tree diameter preserved provides 500 square feet of density credit and landscape trees proposed for planting provide 300 to 1,000 square feet of density credit per tree based on their stature at maturity. Based on the total size of each site, Mill Park will need 124.15 inches of tree diameter and Midland Park will need 40.73 inches of tree diameter to satisfy the 25% minimum by preserving existing trees. No problems achieving the required tree density are anticipated at either site; Mill Park has potential to preserve large Douglas-firs and plenty of space for planting new trees if needed and Midland Park has an abundance of large trees suitable for preservation.

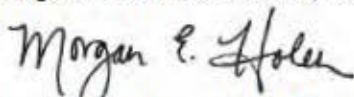
Trees planned for preservation must be protected in accordance with Section 11.60.030. A minimum of one foot of tree protection radius is required per inch of tree diameter under the City's standard prescriptive path for tree protection. Within the standard root protection zone, encroachments are allowed provided that the encroachment area is less than 25% of the total root protection zone area and no closer than half of the radius distance. If the prescriptive path or prescriptive path with allowable encroachment are not possible, the project arborist may develop performance path (alternative) tree protection measures or recommend removal of the tree if adequate protection is not practical. The project arborist should be consulted throughout site plan development to assess potential tree impacts and help to inform the tree plan.

#### **Process for Future Tree Plan Development**

The existing surveys for both sites are incomplete and a more thorough inventory of individual trees for the development of tree preservation plans for each site will be required for future development related permit applications. Once complete surveys are available, a qualified arborist will need to visually assess the individual trees and complete the City's standard Urban Forestry Tree Inventory Worksheet for each site, including species, diameter, crown radius, root protection zone, general condition, and exemptions. Following the individual tree inventory, the project arborist should coordinate with the design team to discuss potential tree impacts in terms of proposed site plans, develop preliminary treatment recommendations (retain or remove trees), and determine tree protection recommendations, and then arrange site visits with the City's Urban Forester and a representative from the design team to review the preliminary tree plan and discuss recommendations for tree protection, removal and mitigation at each site. The project arborist should review site plan iterations in terms of potential tree impacts and provide comments to the design team as needed. Ultimately, the Urban Forestry Tree Inventory Worksheet for each site should be finalized following review of 90% construction documents and include prescriptive and performance path tree protection specifications, a calculation of on-site tree density, and the quantity of mitigation trees required. The Worksheet will be used by the Urban Forester to generate the Urban Forestry Permit for each project.

Please contact us if you have questions or need any additional information or further assistance.

Thank you,  
Morgan Holen & Associates, LLC



Morgan E. Holen, Owner/Member  
ISA Board Certified Master Arborist, PN-6145B  
ISA Tree Risk Assessment Qualified  
Forest Biologist

Enclosure: Existing Conditions Base Map Mark-ups





