Tualatin Hills Park & Recreation District Comprehensive Plan Update

July 2013

Connecting People, Parks & Nature

Acknowledgements

The Tualatin Hills Park & Recreation District gratefully acknowledges the contributions of the Board of Directors, staff, and individuals who offered their ideas, concerns, and creative ideas. This input has helped shape the Comprehensive Plan update and has made a lasting impact on future recreational opportunities in the District.

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I. Executive Summary – Into the Future

Purpose of this Plan - Project Vision

The previous Tualatin Hills Park & Recreation District (THPRD) Comprehensive Plan was a guiding document which included goals, visions, and level of service recommendations to meet the parks and recreation needs of the District for the next five years. The previous plan was approved in 2006.

This update builds upon that plan, helps further the mission of THPRD, and determines additional service needs that can be provided in harmony with other recreation providers. The 10-year plan focuses on immediate, short-term, and longer-term capital development and improvement strategies that correspond to the community's unmet needs and priority investments for critical parks and recreation services.

The "updated" Comprehensive Plan results in a **System-Wide Priorities Analysis – 10 Year Plan for Growth** in conjunction with, and including the results of, the cost recovery and service assessment – separate projects completed concurrently.

THPRD History

Created in 1955, THPRD functions as a Special Purpose Public Service District whose areas of responsibility have been determined through a legislative act. THPRD boasts one of the county's premier park and recreation systems, predominantly serving Washington County, along with a secondary service market of surrounding cities such as Beaverton, Hillsboro, and Portland. Organizationally, THPRD emphasizes appropriate cost recovery, community engagement, and best practices in parks and recreation. As the size of the park system has continued to grow with the purchase of additional land acquisitions, THPRD must determine additional service needs that can be provided in harmony with other recreation providers.

Planning Methodology & Process

The following represent the major elements considered in this project:

- Needs Assessment
- Community Interest and Opinion Survey
- Core Services Identification
- Inventory and Level of Service Analysis
- Demographic Implications
- Financial and Funding Analysis
- Operational, Maintenance, and Management Planning

The **Service and Financial Sustainability Analysis** (including a **Resource Allocation and Cost Recovery Model and Policy**), a separate, yet concurrently conducted project, established a rationale for resource allocation and cost recovery, and identified and recommended areas for fee increases or pursuit of alternative funding.

The project began in August 2012 and was completed in the summer of 2013.

Mission and Vision

A mission statement articulates why the agency exists and typically does not change over time. It should address who is served; what services are provided; how services are provided; and why they are provided. As a result of this planning process, the District refined its **Vision Statement** for parks and recreation services.

THPRD Mission

The mission of the Tualatin Hills Park & Recreation District is to provide high-quality park and recreation facilities, programs, services, and natural areas that meet the needs of the diverse communities it serves.

THPRD Vision

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

Needs & Gap Analysis

Community Engagement

Overwhelmingly, the feedback received was that THPRD does a good job with the facilities and resources they have. The general consensus is that the District is doing a lot of things right, and citizen satisfaction is high. People want to be kept informed and involved, and believe that taking care of the District's assets while providing a balance of passive and active recreation is important.

> *I feel that THPRD offers outstanding service/program/facilities to our community! We are so appreciative and grateful that we live in our community that we use daily! It is a beautiful community that cares about nature/environment. Thank you for protecting it!*
>
> *Survey write-in comment*

Survey

A total of 8,000 surveys were mailed to a random sample of THPRD residents in September 2012, with approximately 7,600 being delivered after subtracting undeliverable mail. The final sample size for this statistically valid survey was 428, resulting in a margin of error of approximately +/- 4.7 percentage points calculated for questions at 50 percent response[1]. Results from the open link survey generated an additional 909 responses.

High level analysis indicated that when asked to rank the top five community issues/problems, respondents feel parks and recreation services should **focus on positively impacting healthy, active lifestyles.** This clearly topped the list with 68 percent of households indicating it as being important.

Second tier of community issues/problems include:

- Positive activities for youth (55%)
- Maintaining what we have (51%)
- Implementing planned parks and trails projects (51%)

When asked about greatest facility needs over the next 5-10 years, respondents were informed of the following statement:

> *"Tualatin Hills Park & Recreation District funds parks, recreation, and trail operations and maintenance with user fees and property tax dollars. As you answer the following questions, please keep in mind that additional funds would be required to build, operate, and maintain new parks, recreation, natural areas, and trails."*

[1] For the total sample size of 428, margin of error is +/- 4.7 percent calculated for questions at 50% response (if the response for a particular question is "50%"—the standard way to generalize margin of error is to state the larger margin, which occurs for responses at 50%). Note that the margin of error is different for every single question response on the survey depending on the resultant sample sizes, proportion of responses, and number of answer categories for each question. Comparison of differences in the data between various segments, therefore, should take into consideration these factors. As a general comment, it is sometimes more appropriate to focus attention on the general trends and patterns in the data rather than on the individual percentages.

According to survey respondents, the most important future facilities, amenities, and services to develop over the next 5-10 years are:

- Pedestrian/bike paths and trails
- Playgrounds
- Open space/conservation land
- Community gardens
- Picnic areas/shelters
- Dog parks

Summary of Key Level of Service Recommendations

The following key level of service recommendations reflect short-term and longer-term capital development and improvement strategies that correspond to the community's unmet needs and priority investments for critical parks and recreation services.

A. Develop a Trails Functional Plan
B. Use Strategies for Addressing Low-Scoring/Functioning Components Within the System
C. Conduct Ongoing Review of GIS Data
D. Complete Inventory and Update Level of Service Analysis
E. Use Current Baseline GRASP® Analysis to Guide Future Park Development
F. Address Walkable Level of Service
G. Consider Design/Development Criteria
H. Conduct a Field Capacity Analysis
I. Explore Opportunities for Enterprise Facilities and Additional Amenities
J. General Improvement and Acquisition Recommendations

THPRD will develop their Capital Improvement Project list (CIP) from these key level of service recommendations.

II. THPRD Today – Perspective and Context

A. Purpose of this Plan

The Tualatin Hills Park & Recreation District (THPRD) functions as a Special Purpose Public Service District, created in 1955, whose areas of responsibility have been determined through a legislative act. THPRD boasts one of the county's premier park and recreation systems, predominantly serving unincorporated Washington County and the City of Beaverton, along with a secondary service market of surrounding cities such as Beaverton, Hillsboro, and Portland. Organizationally, THPRD emphasizes appropriate cost recovery, community engagement, and best practices in parks and recreation. As the size of the park system has continued to grow with the purchase of additional land acquisitions, THPRD must determine additional service needs that can be provided in harmony with other recreation providers.

The "updated" Comprehensive Plan results in a **System-Wide Priorities Analysis – 10 Year Plan for Growth** in conjunction with, and including the results of, the cost recovery and service assessment – separate projects completed concurrently.

The Comprehensive Plan identifies major opportunities for parks, trails, and open space improvements and acquisitions. These opportunities are based on demographics provided by Portland State University Population Research Center, a public input survey, the Findings and Visioning workshops, and the inventory and level of service analytical maps. In addition to identifying opportunities for new acquisition or facilities, improvements are prioritized for existing parks, trails, open space, and recreation facilities. Short-term (within five years) and longer-term (5-10 years) capital improvement priorities are identified, as well as recommendations for improving the effectiveness and efficiencies of THPRD operations.

B. Project Vision

The Comprehensive Plan Update – 2013 builds upon the previous Comprehensive Plan, helps further the mission of THPRD, and determines additional service needs that can be provided in harmony with other recreation providers. The 10-year plan focuses on immediate, short-term, and longer-term capital development and improvement strategies that correspond to the community's unmet needs and priority investments for critical parks and recreation services. This study articulates a clear vision (a "road map") for THPRD's future that was developed during the planning process:

> *We will enhance healthy and active lifestyles while connecting more people to nature, parks, and programs. We will do this through stewardship of public resources, and by providing programs/spaces to fulfill unmet needs.*

Critical Success Factors

To kick off the project, the team identified key "Critical Success Factors" (CSF) that ensured the project's success, and determined THPRD's desired level of involvement and outcomes. ***Table 1*** outlines the CSF and the related Performance Measures necessary to ensure their success.

Table 1: THPRD Critical Success Factors and Performance Factors

Critical Success Factors	Performance Measures
1. Ensure involvement of external key stakeholders and partners, including community groups, school district representatives, special interest groups, business community.	1. Determine list of invited stakeholders and partners and provide opportunities for participation and education.
2. Prioritize capital improvement projects (including repairs, replacement, renovation, and repurposing of existing assets) and provide potential funding sources.	2. Determine priorities based on the results of the needs assessment, gap analysis, fundability, and desired level of service scores using a strategic development/improvement methodology, not a cookie-cutter approach.
3. Encourage internal staff and THPRD officials' participation, support, and "buy-in" in the process.	3. Provide ample opportunities for staff education and participation within the project schedule. Inform District Board of methodology planned and ask for comment. Invite to workshops as appropriate.
4. Introduce industry best practices for assessing services and identifying alternative provision strategies.	4. Educate staff in the "Public Sector Services Assessment" process and matrix which evaluates the strength or weakness of each service's market position in relation to the target market and service area; its fit with community's values, and the department's vision and mission; and its financial capacity or economic vitality.
5. Reduce the District's dependence on the property tax base allocations, explore and identify efficiency measures and enhanced revenue opportunities as appropriate.	5. Provide methodology and strategies to explore and implement recommendations or next steps in a phased approach through the visioning process. Educate staff (and the public) on the resource allocation and cost recovery philosophy, accountability measures, outcomes orientation, and entrepreneurial thinking.
6. Ensure that services are available to all residents.	6. Recommend a process and management strategy to address this.

C. Methodology of this Planning Process

Utilizing the collective experience, knowledge, and best practices in parks and recreation planning, the consultant team assisted the Board of Directors in creating a plan that helps further the mission of THPRD:

> *The mission of the Tualatin Hills Park & Recreation District is to provide high-quality park and recreation facilities, programs, services, and natural areas that meet the needs of the diverse communities it serves.*

The consultant team integrated financial, environmental, and social sustainability concepts into all aspects of the planning to help create a management balance for the THPRD community.

Related Planning Efforts and Integration

This section provides a summary of related planning efforts that impact THPRD's Comprehensive Plan update. The four over-arching relevant planning documents that are currently active within the District and reviewed for this Comprehensive Plan update are listed in ***Table 2***.

Table 2: Related Planning Documents

Comprehensive Plan Update Related Planning Efforts:	Agency	Year
THPRD Comprehensive Plan	THPRD	2006
THPRD Demographic Portrait & Population Forecasts 2010-2030	THPRD	2012
National Recreation and Park Association (NRPA), Park and Open Space Standards and Guidelines	NRPA	1990
Oregon State Comprehensive Outdoor Recreation Plan (SCORP)	Oregon State Parks	2013

Existing Plans Review

The critical components of these four planning documents are described below along with relevant recommendations considered in this plan. In addition, the status of the plan or recommendation, and consultant analysis is included when warranted.

THPRD Comprehensive Plan

Year: 2006

Description: The strategic planning element outlines eight umbrella goals, supporting objectives, and actions to help meet park, recreation, and trails needs over the next 20 years, as identified to date in the District's Comprehensive Plan update process. The eight umbrella goals are:

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

Goal 2: Provide quality sports and recreation facilities and programs for Park District residents and workers of all ages, cultural backgrounds, abilities, and income levels.

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

Goal 4: Acquire, conserve, and enhance natural areas and open spaces with the District.

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

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

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

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

The Comprehensive Plan contains a provision to update the plan over time as conditions change, at least every 5-10 years. It is also recommended that the District maintain and update its inventory of fields and facilities.

THPRD Demographic Portrait & Population Forecasts 2010-2030

Year: 2012

Description: THPRD commissioned the Population Research Center at Portland State University (PSU) to prepare a customized demographic analysis and population forecast for long-term District planning. PSU used data from the 1990, 2000, and 2010 decennial U.S. Census, 2006-2010 American Community Survey, local and regional planning departments, Metro's Regional Land Information System, and other regional population and economic forecasts. Demographic analysis of THPRD provided a customized profile of the District's demographic, social, and economic status and trends. Population forecasts (***Table 3***) were prepared for 2010-2030 in 5-year intervals by age and sex using a medium growth (most likely) scenario, a low growth scenario, and a high growth scenario.

Table 3: THPRD: 20 Year Population Forecast

Growth Scenario	2010*	2030	2010-2030 Change		Average Annual Change	
			Number	Percent	Number	Percent
Medium	224,627	283,148	58,521	26.1%	2,926	1.2%
Low	224,627	271,267	46,640	20.8%	2,332	0.9%
High	224,627	295,476	70,849	31.5%	3,542	1.4%

Source: PSU PRC (2012)

*Figures represent July 1 population estimates based on Census 2010 population counts and are not the result of a population forecast.

D. Summary of Demographics and Population

In summary, key demographic trends and population forecasts to reference for future planning efforts for THPRD are:

- Generally, demographic trends in THPRD are similar to Washington County, the Portland metro area, and Oregon.
- The District's population grew from roughly 192,000 to 224,000 during 2000-2010.
- Areas with the highest levels of population growth during 2000-2010 include: the NW area (north of Highway 26 and east of 185th Ave.), the north-central section, including areas north of Cornell Road, and peripheral areas in the SW section (one due south of Farmington Road and the other area near the intersection of Murray Blvd. and Scholls Ferry Rd.).
- Between 2000 and 2010, the growth rate among younger residents (ages 0-4, 5-9, and 10-14) was approximately five percent lower than the District's overall growth rate.
- Average household size of 2.51 persons did not significantly change from 2000 to 2010.
- Fertility rates in Washington County and THPRD declined during the 2000s. In general, the underlying reasons for the decline in fertility include postponement of childbirth associated with higher educational attainment and economic uncertainty. Delayed fertility rates in the District remained constant through 2010.
- During 2001-2010, Washington County had just over 35,000 net migrants.
- Oregon's rapid population growth during the 1990s will not likely be replicated in the foreseeable future because of an aging population.

NRPA Recreation, Park, and Open Space Standards and Guidelines

Year: 1990

Description: Traditional Level of Service analysis, often called the "NRPA (National Recreation and Park Association) Standards method," was typically based on providing X number of facilities or acres per 1,000 population (or "capacity"). This methodology was developed in the 1970s and 80s. The methodology is not completely accurate for the majority of today's public agency usage and is neither transferable nor applicable as a benchmark across all systems. Even NRPA officials are now calling this standards methodology "obsolete."

Consultant Analysis: The parks and recreation industry has realized that the capacity standards (x/1,000) alone do not work for most communities and create challenges when trying to evaluate special assets such as open space, sensitive lands, trails, and indoor amenities, as well as historic and cultural assets.

GreenPlay and the GRASP® (Geo-Referenced Amenities Standards Process) planning team have been integral in transforming the use of standards for planning parks, trails, recreation, and open space for agencies throughout the United States. GreenPlay has worked with and presented to the NRPA, state associations, the American Society of Landscape Architects (ASLA), and other organizations to clarify accepted methods for standards analysis.

The team has created a way to standardize this variable information that is accurate, community-specific, and can be benchmarked and implemented based on the unique assets of THPRD. It is currently being utilized by more than 80 communities nationwide. This methodology is called composite-values methodology (CVM), and the branded version being used in this document is known as "GRASP®." This CVM also helps with setting standards and ordinances for equitable growth and development in the future. In addition, this analysis can help to measure aspects of THPRD's system that can influence public health, such as walkability and trail access.

Oregon Statewide Comprehensive Outdoor Recreation Plan

Year: 2013-17

Description: The purpose of the SCORP is to analyze the current status of outdoor recreation trends, demand, and supply in the state every five years and to meet the requirements of the Land and Water Conservation Fund Grant Manual.

Recommendations: The Oregon SCORP recommends addressing these top statewide issues:

- Provide adequate funds for routine and preventative maintenance and repair of facilities.
- Need for recreational trails (lack of trails and trail connectivity).
- Need for major rehabilitation of existing outdoor recreation facilities at the end of their useful life.
- Position parks and recreation to address increasing rates of physical inactivity.
- Need to provide outdoor recreation providers with sustainable park practices recommendations.

E. Timeline for Completing the Comprehensive Plan Update 2013

The Parks, Recreation, Open Space, and Trails Master Plan began in July 2012 and was completed in June 2013.

Tualatin Hills Park & Recreation District – Revised (12.16.12)
Inventory and Composite Values Methodology (CVM) Level of Service (LOS) GRASP® Analysis (primary contract/project)
Pyramid Methodology and Public Sector Service Assessment (secondary projects) – Survey added scope
Board meets monthly - 1st Monday (except for Aug/Sep – on 2nd Monday)

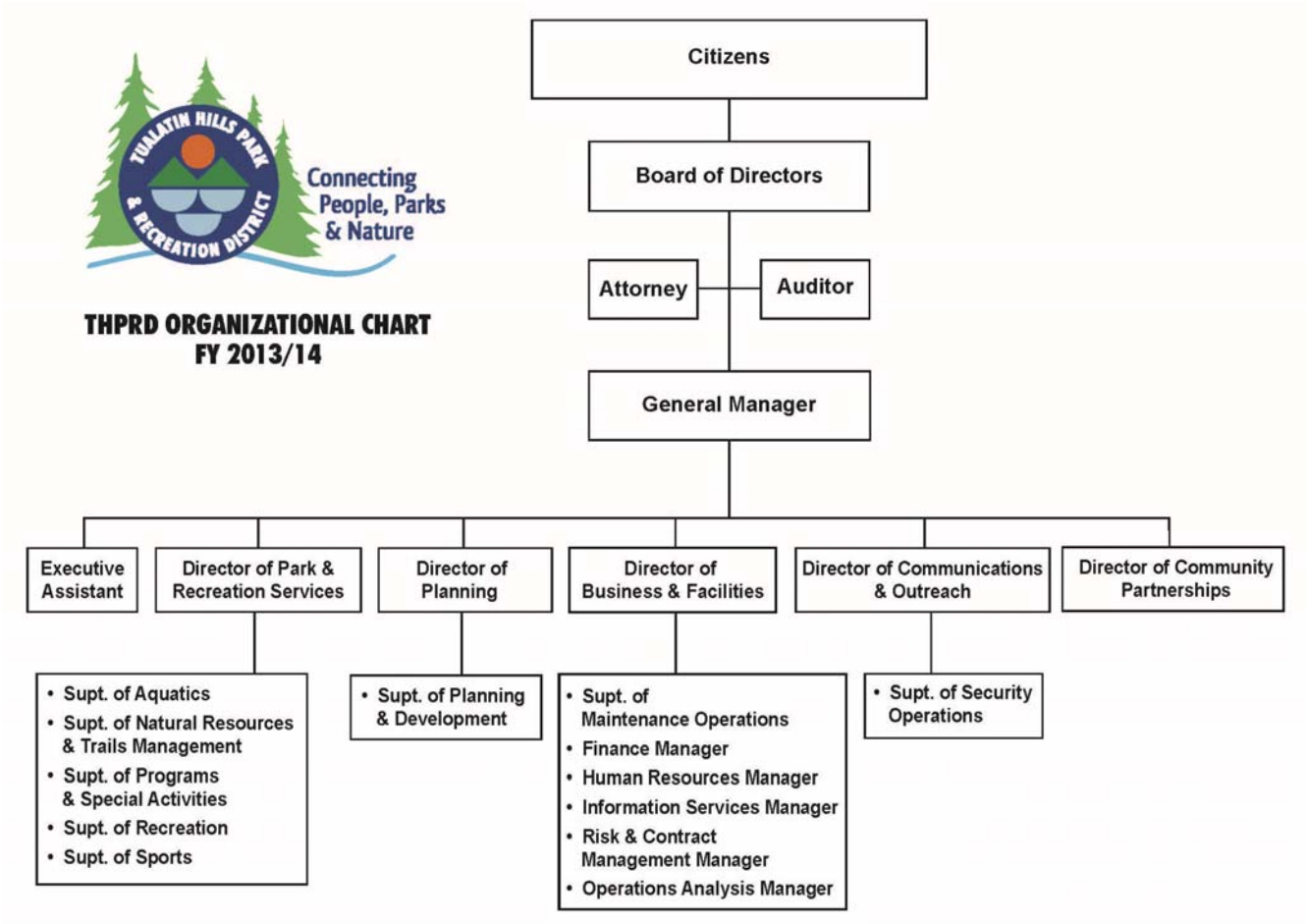
○ Stakeholder Meetings ◇ Formal Presentation **X** Project Elements ✦ Project Milestone

TASK/ TIMELINE	*June 2012*	*July – August 2012*	*August – September 2012*	*October 2012*	*November – December 2012*	*January – February 2013*	*March 2013*	*April – May 2013*	*June 2013*
Project Phases:	Contract Negotiations ✦	Strategic Kick-off (SKO) meetings ◆		◆	◆	● ◆	◆		● ◆ ✦
Tentative Dates	Notice of Award - June 8, 2012	MP Trip 1 – July 18, 2012	CR Trip 1 – Sep 19	MP Trip 2 – October 22-27, 2012	CR Trip 2 - Dec 12-17	MP Trip 3 – Jan 14-15	CR Trip 3 with SA Trip 1 -3/5-7/13	SA Trip 2 – 4/30-5/1/13	MP Trip 4 - TBD
Summary of GreenPlay Team Tasks	*Refine project scope, schedule & workplan; start up materials*	***Strategic Kick-Off (SKO)*** *Kristin and Karon* • *Project start up and preparation with senior management (includes one trip GreenPlay)* • *Review all other planning documents and available materials* • *Develop Critical Success Factor* ***Survey Development*** • *Develop survey instrument* • *Approve survey instrument* • *Print mail survey and program web surveys* • *Purchase sample* ***Cost Recovery – SKO phone conference***	***Community Needs Assessment and Prioritization Survey*** • *Distribute survey* ***Cost Recovery – Workshop 1*** *Introduction to the Pyramid Methodology, develop categories of service, determine direct and indirect costs*	***Invnetory Collection GRASP® LOS Analysis begins*** *Kristin and Design Concepts* • *Design Concepts (includes one multi-day trip)* • *GreenPlay (includes one multi-day trip)*	***GRASP® LOS Analysis*** • *Inventory review and approval* • *Begin analysis, develop perspectives* ***Cost Recovery – Workshop 2a/b*** *Kristin and Karon* *Sorting services and current cost recovery (staff will have a lot of zero-based budget prep for the February workshops)*	***Visioning and Recommendations*** *Kristin, Karon and Design Concepts* • *Integration, alignment and key issues identified* • *Visioning Strategies Workshop – (includes one trip GreenPlay – Kristin and Karon)* • *Develop recommendations and CIP – Design Concepts* • *Draft document preparation and formatting*	***Cost Recovery – Workshop 3 – 3/5 9am-3pm*** *Kristin and Karon* *Target cost recovery goals, pricing strategies* ***Service Assessment – SKO*** *(staff will have a lot of homework prep for March)* ***3/6 9-11:30am Intro, 4-6 two hr. homework mtgs 3/6 and 3/7.***	***Service Assessment – multi-day assessment workshops*** ***Report and Presentation development*** • *THPRD review and edit draft 10 year growth plan/report* • *GreenPlay edit and revise* **4/30 – 5/1 *same 4-6 groups 2-3 hr. SA Matrix mtgs***	***Final Report and Presentation*** *Kristin and Karon* *Final Report and Presentations to THPRD Board* • *Inventory/GRASP® LOS* • *10 year growth plan/report* • *Service Portfolio* • *Resource Allocation and Cost Recovery Philosophy and Policy*
Inventory Gathering		X							
Community Survey – add scope		X	X	X		X			X
LOS Analysis			X		X	X			X
Integration and Alignment with other Planning and Public Involvement Efforts			X		X	X			X
Key Issue Matrix			X		X	X	X	X	X
LOS Report Development						X	X	X	X
Pyramid Methodology *			X		X	X	X	X	X
Public Sector Service Assessment *							X	X	X
Service Portfolio and final Resource Allocation and Cost Recovery Philosophy and Policy *								X	X

F. District Structure and Overview

THPRD's operations are overseen by a five-member board that is elected by residents within the District boundaries. ***Figure 1*** shows the current organization chart.

Figure 1 : THPRD Organization Chart



III. Public Engagement and Identified Needs

A. Statistically Valid and Open Link Survey Results

The complete survey report is found in ***Appendix A.*** The survey was conducted using three methods: 1) a mail-back survey, 2) an online invitation only survey, and 3) an open link online survey for members of the public who did not receive a randomly selected survey in the mail. The analysis focuses primarily on surveys received via the first two methods. The underlying data for the random sample responses were weighted for age, ethnicity, and location of residence (zip code) to ensure appropriate demographic representation for THPRD.

A total of 8,000 surveys were mailed to a random sample of THPRD residents in September 2012, with approximately 7,600 being delivered after subtracting undeliverable mail. The final sample size for this statistically valid survey was 428, resulting in a margin of error of approximately +/- 4.7 percentage points calculated for questions at 50 percent response[2]. Results from the open link survey generated an additional 909 responses.

High level analysis indicated that when asked to rank the top five community issues/problems that respondents feel parks and recreation services should focus on positively impacting, healthy, active lifestyles clearly topped the list with 68 percent of households indicating this response.

Second tier of community issues/problems include:

- Positive activities for youth (55%)
- Maintaining what we have (51%)
- Implementing planned parks and trails projects (51%)

Respondents were given the opportunity to state/comment on improving current services and facilities. Though comments varied considerably, some major themes were present. Many respondents advocated for improvements in swimming pool hours and programming times, expanding trail connectivity, improving dog parks, and reducing taxes/becoming more transparent in use of tax money. General priorities for improvement are promotions and publicity of parks, trails, and natural areas; the variety of recreation programs offered; and price and user fees.

[2] For the total sample size of 428, margin of error is +/- 4.7 percent calculated for questions at 50% response (if the response for a particular question is "50%"— the standard way to generalize margin of error is to state the larger margin, which occurs for responses at 50%). Note that the margin of error is different for every single question response on the survey depending on the resultant sample sizes, proportion of responses, and number of answer categories for each question. Comparison of differences in the data between various segments, therefore, should take into consideration these factors. As a general comment, it is sometimes more appropriate to focus attention on the general trends and patterns in the data rather than on the individual percentages.

Of all facilities owned and/or operated by THPRD, residents have used parks and trails the most frequently over the past year (85% and 65% respectively), followed by natural areas (64%). The second tier frequencies of households that have used facilities are recreation and aquatics centers (46% and 45% respectively). When asked about the importance of the current facilities, those five facility types- parks, trails, natural areas, aquatic centers, and recreation centers were also the top five. Furthermore, when looking at the degree to which current facilities are meeting household needs, 4 of those 5 facilities – parks, natural areas, trails, and aquatics centers have the highest degree of needs being met, while recreation centers fall into the second tier of facilities that are meeting household needs.

Similar to the evaluation of facilities, respondents were asked to state the number of times they used current programs, activities, and special events. By far, the most frequently attended program in THPRD was swimming programs, followed by fitness and wellness and senior programs. All other programs had an average use of less than twice over the past 12 months. Also, special events were attended at least once in the past 12 months by 35 percent of households.

Respondents were asked why they do not use THPRD facilities and programs and where improvements can be made. No time/other personal issues was by far the most frequently reported reason for not using THPRD recreation programs and facilities. After time constraints, were price/user fees, times of program offering, and lack of awareness.

When asked about greatest facility needs over the next 5-10 years, respondents were informed of the following statement:

> *"Tualatin Hills Park & Recreation District funds parks, recreation, and trail operations and maintenance with user fees and property tax dollars. As you answer the following questions, please keep in mind that additional funds would be required to build, operate, and maintain new parks, recreation, natural areas, and trails."*

According to survey respondents, the most important future facilities, amenities, and services to develop over the next 5-10 years are pedestrian/bike paths and trails, playgrounds, open space/conservation land, community gardens, picnic areas/shelters, and dog parks.

Financial questions were asked to indicate respondents' opinions regarding current program and facility fees charged directly to them. About half of respondents felt that fees are acceptable for the value they received for both the facility and program charges, while less than five percent felt that the fees are too low, and 15 percent felt that they are too high.

Subsequently, respondents were asked what they could expect their level of participation would be if an increase in fees were issued due to increased costs to provide programs and services. Thirty-four percent (34%) of households indicated that moderate increases would not impact their current level of participation, 30 percent stated that increases would somewhat limit participation, 22 percent indicated that increases would significantly impact their participation, and 15 percent were not sure.

B. Summary of Key Findings from the Community

It is apparent from all the community input that THPRD parks, programs, and services are well loved and used. Parks, trails and open space, and recreation and aquatics centers and programs continue to be priorities for the THPRD community. In addition, there appears to be some need for pedestrian/bike paths and trails, playgrounds, open space/conservation land, community gardens, picnic areas/shelters, and dog parks in the future.

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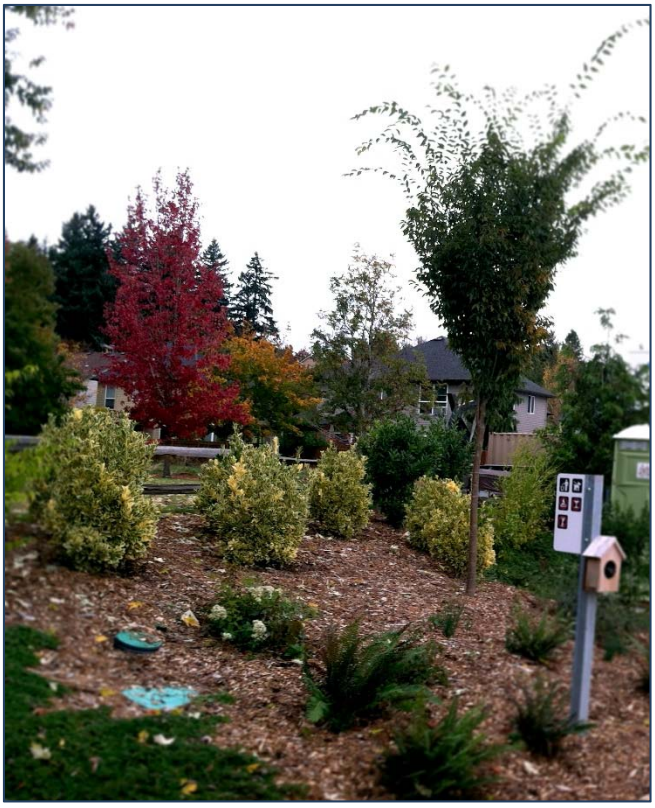
IV. District Overview

A. General Description

Tualatin Hills Park & Recreation District (THPRD) is comprised of more than 200 park sites, 60 miles of trails, and 1,300 acres of natural areas in addition to eight swim centers and six recreation centers. Situated a few miles southwest of downtown Portland, Oregon, the District's parks, green spaces, trails, and recreational opportunities all contribute to a high quality of living in the area. THPRD is a system of indoor and outdoor resources that serves the health and well-being of people within its boundaries. Its parts and pieces work together to serve District residents and visitors.



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V. Assets Analysis

The purpose of this analysis is to evaluate how level of service is provided to the residents and users by THPRD facilities and parks.

A. Background for Assets Analysis

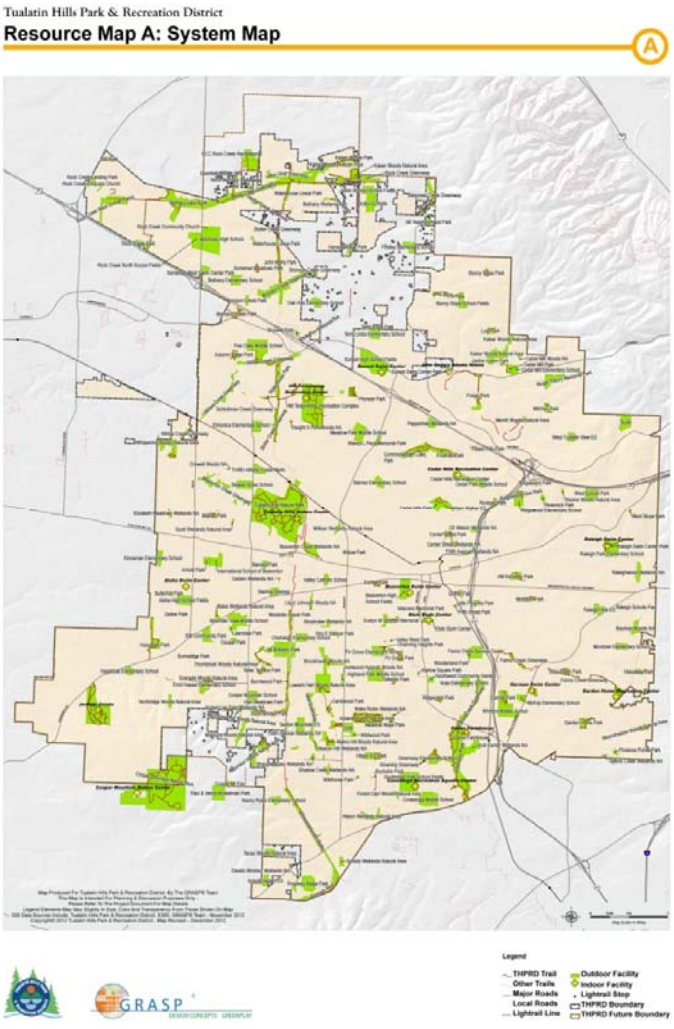
The process used for this analysis included assembly of recreation assets provided by the District for use by residents and visitors into an inventory. These are further defined below.

B. Creating the Assets Inventory

Site visits were conducted in October of 2012. This inventory involved evaluation of a selection of facilities that included 102 park lands and natural areas and 17 indoor recreation facilities. In addition to noting the presence and quantity of recreational elements included on a site or within a facility, this inventory also accounted for the functional quality of these elements. A more comprehensive explanation of this process is included in the following sections. Refer to the **Summary of Outdoor and Indoor Inventory** tables **and GRASP® Values** in ***Appendix B*** for a complete inventory of parks and facilities.

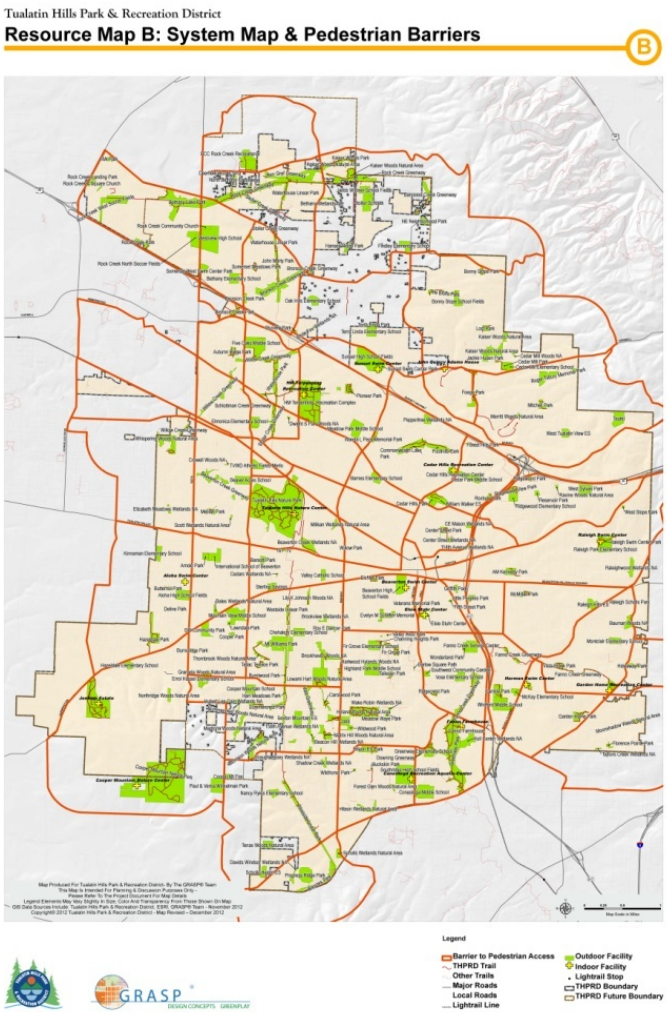
A complete inventory of the 102 visited sites and 17 indoor facilities is contained in an atlas with scoring that was produced as a stand-alone staff level document.

The inventory of assets created for this study will serve the District in a number of ways. It can be used for a wide variety of planning and operations tasks, such as asset management and future strategic and master plans.



(Please note that the maps shown here are intended to allow the reader to understand which map is being discussed, but not intended to be legible at this scale. Please refer to the larger maps found in Appendix C for greater legibility.)

Resource Map A: System Map shows the study area and key locations of properties. **Resource Map B: System Map & Pedestrian Barriers** also includes locations that are considered barriers to pedestrian access. Based on staff input and language in the Comprehensive Plan, virtually all arterials and major highways serve as barriers to walkable access in the THPRD service area. Walkable level of service is therefore truncated at these barriers. Larger maps are printed in ***Appendix C***.



C. Assets Context

Inventory of Existing Components

In planning for the delivery of parks and recreation services, it is useful to think of parks, trails, indoor facilities, and other public spaces as parts of an infrastructure system. This infrastructure allows people to exercise, socialize, and maintain a healthy physical, mental, and social wellbeing. The infrastructure is made up of components that support this goal. Components include such amenities as playgrounds, picnic shelters, courts, fields, indoor facilities, and other elements that allow the system to meet its intended purpose. A description of this ***Composite-Values Methodology (CVM)*** process is included in ***Appendix D.***

In the inventory of assets, the following information was collected:

- Component type and location
- Evaluation of component functionality
- Evaluation of comfort and convenience features
- Evaluation of park design and ambience
- Site photos
- General comments

The inventory team used the following three tier rating system to evaluate each component on such things as the condition of the component, its size or capacity relative to the need at that location, and its overall quality:

B = Below Expectations (1)
M = Meets Expectations (2)
E = Exceeds Expectations (3)

The setting for a component and the conditions around it affect how well it functions, so in addition to scoring the components, each park site or indoor facility was given a set of scores to rate its comfort, convenience, and ambient qualities. This includes traits such as the availability of restrooms, drinking water, shade, scenery, etc.

The decision to visit selected sites rather than complete a full inventory resulted in some limitations during its analysis. Limitations included assumed scoring.

Location Scoring and Assumed Scoring

Based on the inventory and scoring, a GRASP® value for both Neighborhood and Community level of service was calculated for each site visited in the inventory. In addition to site visits to the selected facilities, assumed scores were employed for an additional 134 outdoor sites based on groupings and feedback from staff for sites of similar size and with similar assets. These scored are presented in a series of tabular results shown in ***Appendix B***.

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VI. Indoor Facilities

THPRD residents have excellent access to indoor recreation, aquatics, and special use centers (senior center, nature parks, rental facilities, etc.) distributed throughout its boundaries. All facilities are extensively programmed and highly used by residents, and the District provides a family assistance program to reach out to residents who cannot afford the regular fees associated with services. Almost half of all District residents (46 and 45 percent, respectively) indicated that they use recreation and aquatics facilities. According to the survey, program expansion priorities are swimming, fitness, and wellness, which require indoor space. A common theme throughout all indoor facilities was that they are all very clean and well maintained. Many of the facilities are aging and are "well loved." Staff clearly takes pride in the facilities they are entrusted to operate, and that is reflected in the level of care provided for the buildings and grounds.

A. Recreation Centers

THPRD has two recreation centers: Cedar Hills Recreation Center and Garden Home Recreation Center. Both centers contribute to the high level of access residents have to recreation facilities; however, both are showing signs of age. The buildings have been retrofitted several times and have barrier-free access as mandated by the Americans with Disabilities Act (ADA); however, access is often inconvenient. There is also a mix of spaces leased to private entities along with spaces THRPD uses to run its own programs. The stand-alone recreation center model is not as efficient to operate as combined recreation and aquatics centers, and although they may not physically be past their useful life, their operational efficiency and ability to serve residents is declining. Future consideration should be given to combining recreation and aquatics onto one new site and repurposing these two centers.

Cedar Hills Recreation Center

Cedar Hills Recreation Center is in a repurposed elementary school building built in the 1940s. It is a very active facility with several types of programs taking place simultaneously. The site includes outdoor park space which enhances its service to the area, which features a playground, ballfield, and a covered basketball court. The building is very brightly lit with natural light, enhancing indoor aesthetics.

The front door access to the building leads users immediately upstairs, and when they arrive at the top, the desk is to the right. There is not a direct line of sight from the front desk to the entrance, which is a safety issue – especially during high use periods.

The facility is very clean and well maintained; however, it shows its age. Every former classroom which is used for programming has window air conditioning units, which are less efficient to operate than a centralized system. The District has partially mitigated that cost by installing window film to assist in the energy efficiency of the space. ADA access was retrofitted, and users needing ramped access have to go around the back of the facility to enter. There are multiple ways to access the building, which can be a security issue. Most of the program spaces are renovated to be appropriate for the services offered; investments include a new gym floor, wood stage, rubber fitness room floor, multipurpose floors in classrooms, and a bamboo floor in the yoga room. As a response to the expanding fitness program, staff has retrofitted a hallway to add a personal training office. Although this is a creative use of space, it further emphasizes the less than desirable functionality of the building in comparison with a modern recreation center.

Garden Home Recreation Center

Garden Home Recreation Center is located in the southeast area of the District on the jurisdictional boundary. Vehicular access to the site is awkward, because the building is located at a busy intersection with unusual traffic movements. If the building is to remain as a recreation center, a major renovation should be considered. The existing marquee sign is rusted and needs to be replaced.

There is a current painting and siding project funded to improve the exterior aesthetics of portions of the building. The facility has a nice outdoor space that enhances programing. Amenities include a playground used by the preschool, basketball courts, an open field, a ballfield, and mature trees along the perimeter. A sidewalk needs to be added from the building's preschool spaces to the playground. There is also a cell tower on site for which the District receives compensation from the use of that space. These users typically pay for some other type of project or amenity when they first place the tower.

The main entrance breezeway has benches and nice, new wood beams, enhancing the aesthetics. Access into the facility is easy and controlled by one entrance; however, ADA access is retrofitted and inconvenient. Access to the gym is provided by a lengthy ramp on the side of the building, and all other ADA access is through the main entrance.

The Garden Home Center is clean and well maintained on the interior. It is an active facility, both with District programming and spaces leased to private entities that provide services out of the building. There are several preschools that lease rooms with a separate entrance, as well as a public library located on site, and space allocated specifically to a private boxing club. The leased spaces are mixed with the District-programmed spaces, which can be confusing to the user trying to find a specific area in the building if not adequately identified.

The weight room and cardio equipment areas are in the same room which has a new rubber floor. The multi-use fitness room has a nice wood floor which serves yoga, and a variety of fitness classes well. There is only one locker room, and it does not provide convenient access to the fitness area. The gym has an outdated tile floor but does provide a stage. There is a fully equipped pottery room, and the program still appears to be successful for the center. There is a permanent gymnastics room with nice equipment that also has a climbing wall.

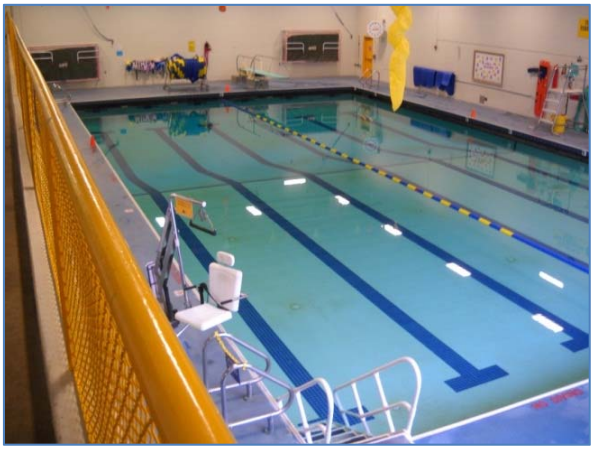
The Garden Home Recreation Center is located very close to the Harman Aquatic Center. A feasibility study is recommended to determine whether or not to combine the facilities on one site into a modern recreation and aquatics center. Garden Home's current geographic location serves many non-District residents.

B. Aquatics Centers

Swimming is an important program expansion area for THPRD, and the District is reaching residents well with six aquatics centers (including recreation/aquatics centers and the HMT 50-meter pool) and two outdoor pools well distributed across the District. Swimming programs are the most used programs in the District. Most pool facilities are well maintained, but are showing signs of age and do not meet expectations. Common issues for the facilities are cramped deck space, locker rooms/restrooms, and inadequate office and storage space. Most of the facilities do not have any other program offerings in the buildings except aquatics, which is less efficient than centers that serve both recreation and aquatics on the same site.

Aloha Swim Center

The Aloha Swim Center is on the western side of the District, on the same site as Aloha High School. There are no other recreation opportunities on site. The building completed seismic upgrades in Spring 2013. The facility is clean and well maintained, but does not have the overall amenities to meet user expectations. When a user enters the facility, the front desk is directly in front, providing secure, monitored access. Support and office spaces are inadequate. Locker rooms are small with only two toilets, and users have to walk through the showers to get to the pool deck. The pool area is brightly lit with natural light. The pool has six 25-yard lanes, with the water heated to 85 degrees. There is a deep end with a 1-meter spring board. The surrounding deck is small, but with elevated spectator seating, it is uncluttered and is adequate. The pool is used for lessons, but is also extensively used by the school for swim team and water polo.



Beaverton Swim Center

The Beaverton Swim Center was the first pool in the District. It is located on the same site with Beaverton High School, and is easily accessible via Beaverton-Hillsdale Highway. The building has a conference room and party room which support the pool operations. The pool is "L" shaped, 25-yards x less than 25-yards. The water is kept warm, between 86-87 degrees, to serve special populations. However, there is not a "family and special assistance" integrated shower and restroom to support special populations. The pool has a deep end with two 1-meter spring boards.

The building completed seismic upgrades in the Spring of 2013. The facility is clean and well maintained, but the lack of storage space has created clutter. The pool deck is used for storage and detracts from overall aesthetics and functionality. The spectator seating area is at deck level, so spectators look across the pool at the cluttered deck space. The District-wide problem of "add ons," and "creative use of space" is apparent at the Beaverton Swim Center.

Harman Swim Center

The Harman Swim Center is located in the southeast area of the District, not too far from the Garden Home Recreation Center. It is located on the same site as Harman Park, which adds nice outdoor amenities to the center including a community garden, new playground, basketball hoops, and picnic tables. The lobby is large compared to other District aquatics center, and includes vending with tables and chairs.

The facility includes a large locker room. The pool is a 25-yard 6-lane lap pool, with a deep end. The water temperature is kept at 89.5 degrees, and it is used for therapy and swim lessons. There is not a swim team at this site.

Sunset Swim Center

The Sunset Swim Center is centrally located in the District, adjacent to Sunset High School, easily accessed off of Sunset Highway. The ADA access could be more conveniently located; it is currently at the back of the building. There is a classroom at the facility; however, it has a separate entrance at the back of the building. Since the classroom does not have interior connections to other part of the building, users must go outside and upstairs to access vending, restrooms, and the pool. The location hinders the functionality of the classroom to support aquatics-related programming.

The locker rooms are clean and well maintained, but need renovation. The main pool is 25-yards with a deep end and a one-meter board. Large windows provide bright, natural light into the space. Elevated spectator seating helps to keep the deck uncluttered. There is a small, 9" deep, outdoor wading pool and patio that can be accessed in the warm months from the pool deck. The outdoor patio is enhanced aesthetically and functionally by new shade structures.

C. Recreation and Aquatics Centers

The Conestoga Recreation and Aquatic Center and the Howard M. Terpenning (HMT) Recreation Complex are the District's two facilities that offer both recreation and aquatics on the same site. Conestoga is located in the southeast area of the District, and HMT is located centrally. Both facilities meet expectations and needs more effectively compared with other recreation and aquatics centers in the District, because they offer multiple opportunities on one site.

Conestoga Recreation and Aquatic Center

The Conestoga Recreation and Aquatic Center is one of the newer indoor facilities in THPRD. Site access is adequate, and there is ample parking and convenient ADA access. It is adjacent to Southridge High School. Landscaping enhances the site, and amenities such as a blue, bicycle-shaped bike rack at the front entrance, add to the active recreation theme. The rear of the building offers a picnic area, an overlook onto the newly constructed water playground, and access to the high school. A bike rack could be added to the rear of the building.

The interior of the building gets plenty of natural light, enhancing the ambiance. When a user enters the facility, they are greeted by a large desk that is centrally located to control access to both the recreation and aquatic sides of the building, providing operational efficiency. However, there appears to be inadequate office space, and the staff work areas overlap each other in the back office. Staff and program participants provide seasonal décor to the building, contributing to a welcoming atmosphere. Vending is provided for the convenience of users. Amenities such as locker rooms, concessions, offices, program space, etc. are more efficient for both staff and users due to their proximity to activity areas and elimination of the necessity to provide multiple support spaces.

Components of the Conestoga Recreation and Aquatic Center include:

- Weight/cardio equipment, which is new, in a dedicated room with a rubber floor.

- A lap pool with diving board, a leisure pool with a slide, and raised spectator seating. In the warmer months, there is access from the indoor pool deck to a newly constructed outdoor water playground.

- Patio with outdoor seating
- Five multipurpose rooms
- Kitchen
- Gymnasium
- Fitness/dance room
- Outdoor playground with its own permanent restroom building

The split design of the building allows it to easily handle multiple programs simultaneously. Music, dance, preschool, gym, aquatics, and fitness programs, as well as a meeting set up were all observed during the inventory site visit. There are multiple locker rooms in the building to serve both recreation and aquatics, and one of the men's locker rooms is being renovated to double the space.

HMT Recreation Complex

HMT Recreation Complex is an approximately 90-acre site that serves as the hub of District activities. Many services are located throughout different buildings at HMT including: THPRD administrative operations, swimming in the Aquatic Center, tennis in the Tennis Center, court sports in the Athletic Center, recreation classroom space, as well as an outdoor regional park/sports complex (fields, playgrounds, basketball courts, skate parks and in-line hockey, paths, etc.). A dry land training facility is also located near the pool; however, it is privately controlled and the District has limited access to it.

The dry land training facility across from the 50 meter pool, has restrooms, a concession area, and a weight room downstairs. This building was part of the original construction of the pool. In the early 1990s, the Tualatin Hills Dive Club spearheaded fundraising for the expansion of the facility (classroom, dive training room, offices, and storage). The club raised the money for the expansion, and THPRD paid for the permitting. Once opened, THPRD maintained and still maintains the facility.

The scheduling priority for the classroom in this building goes to THPRD (for Board meetings, District meetings, training sessions, certification classes, etc.) and to the club (for their Board meetings and special events). THPRD has expanded the use of the classroom for birthday parties on weekends when it is available. Due to the level of usage of the classroom, THPRD has limited its use to District related business/meetings/trainings/classes and affiliates meetings/events/trainings. THPRD has not made it available for rental space for the public.

Pre-expansion of this building in the early 1990s, THPRD owned a universal gym in the weight room and ran some fitness classes there that were short-lived due to the level of participation. THPRD did not open the use of the weight room for general drop-in use because they did not provide supervision. Now, with the clubs investing in the expansion and updating the equipment (all of the equipment in the dive training room and weight room are owned and maintained by the Aquatic Clubs), the use of these two rooms is in high demand by the clubs. The rooms are busy from 3-8 pm daily. Usage will expand in the summer (when the kids are out of school) starting as early as 7 am.

The buildings that house the tennis complex, 50-meter pool, and administrative offices are outdated and showing signs of wear, although they are very well maintained. HMT is missing a fitness space. Although there are several alternative providers in the area, the complex overall could use a publicly accessible fitness room to round out the site's offerings and provide one-stop activities for users.

Tennis Center

HMT boasts a large tennis center that includes permanent indoor courts, as well as outdoor courts that are converted to indoor during the winter with the use of an air supported "bubble" structure. The roof of the tennis complex is leaking. This repair project is planned in the District's lifecycle repair/replacement program.

There is a tennis lounge and an elevated spectator viewing area providing support amenities to users of the complex. The complex is well utilized by District residents, and is large enough to accommodate tournaments and special events.

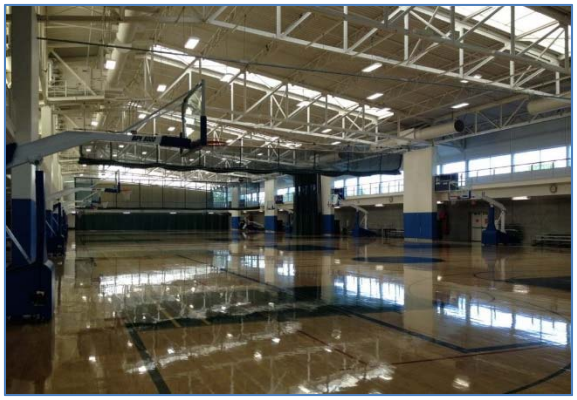
50-Meter Pool

The pool at HMT is an indoor 50-meter x 25-yard pool with a moveable bulkhead to allow flexibility for different activities. There is a diving well located at the end of the pool with both one- and three-meter springboards, as well as a platform diving tower. There is ample deck space, including spectator seating and a sound system that allows this pool to be used for meets and other aquatic activities. The locker rooms are large and include restrooms, changing areas, and showers.

The District programs the facility with a variety of activities including swim lessons, swim team, diving, water aerobics, open swim, etc. Leisure elements such as a water basketball goal have been incorporated to enhance the pool for use by recreational swimmers. The pool functions well for its intended purpose, and meets expectations for an indoor aquatic complex.

Athletic Center

The "AC" as it is referred to by the staff, is the sports hub for the District. The building includes very nice wood floor basketball courts, an elevated, indoor walking track, and a classroom. Staff at the AC programs sports throughout the HMT Complex as well as at PCC Rock Creek. The classroom is also highly programmed with sports and recreation. The indoor facilities are enhanced by the surrounding regional park's ballfields, multipurpose fields, playgrounds, skate parks, outdoor basketball, walking paths, in-line hockey, etc.



D. Special Use Facilities

THPRD has several special use facilities located throughout the District. These facilities include: Cooper Mountain Nature Park, Tualatin Hills Nature Park, the Elsie Stuhr Center, Jenkins Estate, Fanno Farmhouse, and John Quincy Adams Young House. Each of these facilities serves a special purpose that adds to the value of the District.

Nature Parks

THPRD is fortunate to have two large nature parks in its boundaries. The **Cooper Mountain Nature Park** is located on the south side of the District, at the top of Cooper Mountain, with a breathtaking view of the Tualatin River Valley. The park is 230 acres, and is partially funded through a partnership with Metro. As the elected regional government for the Portland metropolitan area, Metro works with communities, businesses, and residents to create a vibrant and sustainable region for all. Metro serves more than 1.5 million residents in Clackamas, Multnomah, and Washington counties, along with the 25 cities in the Portland region.

Interpretive signage is strategically placed to educate users about ecosystems, use of rainwater harvesting, bioswales, native plants, and other elements. The Nature House provides rental space and nature related programming, and is only open for scheduled events. The multipurpose space is functional with nature themed rugs, a sink, plenty of natural light, and great connection to outside with three large "garage" type doors that open to turn the space into an outdoor classroom.

The **Tualatin Hills Nature Park** is a 222-acre wildlife preserve centrally located in the District. The park is anchored by the Nature Park Interpretive Center. The building's aesthetics integrate well into its surroundings.

The Interpretive Center includes classrooms, multipurpose space, a nature store, library, a kitchen, and exhibits. Staff provides year-round programming including fitness, preschool, nature education, and special events. The exhibits need to be refreshed, and the facility could use more classroom space. Overall, the two nature centers are beautiful, valuable assets to the District and exceed expectations.

Elsie Stuhr Center

The Stuhr Center is a very active senior center, located in the southeast area of the District. It was named to honor Elsie Stuhr; in the 1950s, she had a vision to provide recreational opportunities for all residents of Eastern Washington County. Her vision led to the creation of the Tualatin Hills Park & Recreation District.

The outdoor facilities include a remembrance garden, nice landscaping, a basketball court, a playground, picnic areas/seating areas, and open space. Parking and vehicular circulation on the site are challenging and need to be improved.

The building renovation was well thought out to seamlessly integrate the original spaces with the new spaces. The interior spaces are bright and airy, and the building is very active with programs, providing all aspects of mental, social, and physical wellness to users.

There is a modern fitness room, classrooms, multipurpose rooms, including one with a stage, a coffee bar, lounge, computer room, billiard room, card rooms, therapy and trainer space, and a full commercial kitchen with an adjacent large multipurpose room that can house the congregate meals programs. The multitude of spaces provides ample areas for programming targeted to the 55-year-old and better population. In the evenings, therapeutic recreation programming is provided.

Rental Facilities

The **Jenkins Estate** is a beautiful, unique, historic asset of THPRD. The estate is located on 68 acres and is surrounded by gardens. The buildings have been well maintained, and the integrity of the period has been preserved. The log home was built in 1912 and is listed on the National Register of Historic Places. Currently, it serves as a rental facility for social events and corporate meetings. Period artifacts and décor add to the ambiance, including a fireplace, large area rugs, photos, original door handles, and trophies. The main house has a small warming kitchen that is utilized by caterers. Renovated stables on-site also serve as a unique rental venue. There is plenty of storage in the basement and attic; these areas are not accessible to the general public.

The District is currently exploring the possibility of leasing the house to a private entity to manage the operations. The gardens would remain open to the public during regular operating hours.

The **Fanno Farmhouse** is another historic facility that is available for rentals only. The house is in excellent condition on both the inside and outside. It is small and therefore can only accommodate small events. The backyard garden is nice and well maintained. Consideration should be given to adding interpretive signage on the outside of the facility telling the historical significance of the structure.

The **John Quincy Adams Young House** is currently fenced off and boarded up with “no trespassing” signs prominently posted. Fundraising activities are currently taking place for renovations. Temporary signage should be placed outside the fence giving basic historical information regarding the house. When renovations are complete, interpretive signage should be added.

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VII. GRASP® Perspectives

An analytical technique known as C*omposite-Values Methodology* (CVM) was used to analyze levels of service (LOS) provided by assets in THPRD based on the previously presented scoring tables. The proprietary version of CVM used in the Comprehensive Plan Update is known as GRASP®. The process used analytical maps known as *Perspectives* to study LOS across the District. Level of Service Perspectives show how well the District is served by any given set of components, by utilizing maps to graphically display values, along with quantified measurement spreadsheets. This quantification system provides a benchmark against which the District can determine how well it is doing providing services in relation to its goals, both presently and over time.

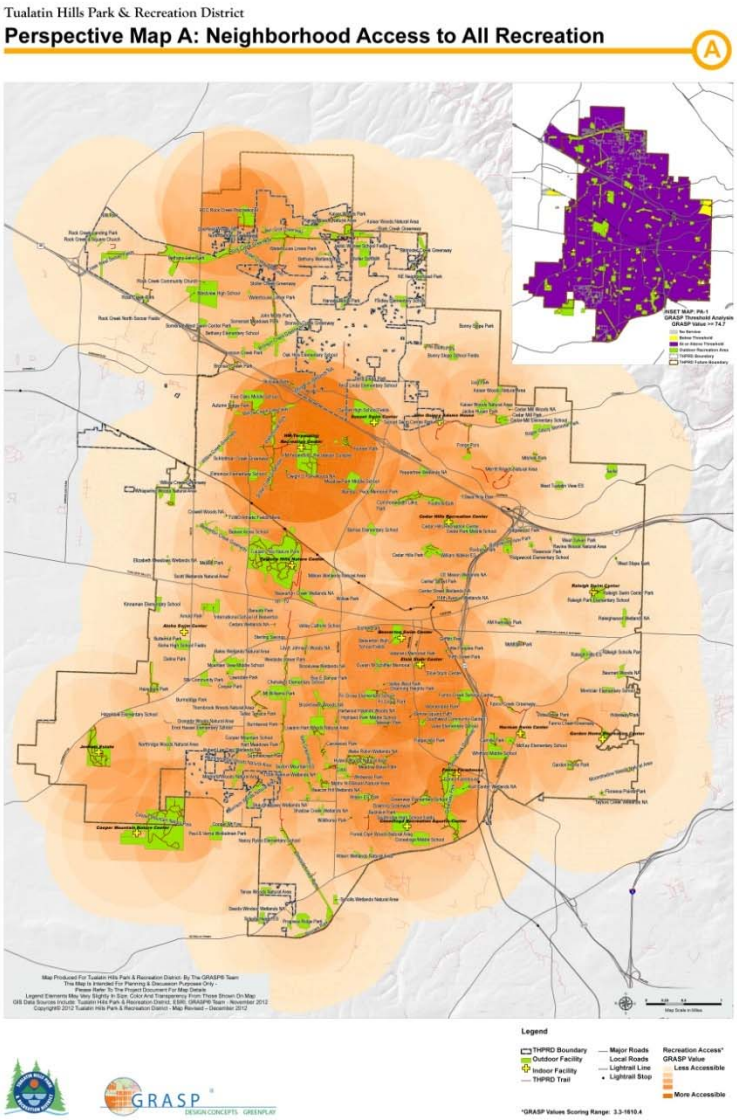
Because of the limited inventory process, additional assumptions had to be made in level of service scoring. In this case, level of service scoring was applied to an entire park or facility parcel boundary. The assumption indicates that access to a park implies access to all components within that park or facility.

Composite-Values Level of Service (LOS) Analysis – This is the process used to inventory and analyze the assets, including quantity, location, and various qualities of each. The process utilizes MS Excel, MS Access, and common GIS software. The composite-values based LOS analysis process used by GreenPlay and Design Concepts is proprietary, and is known as "GRASP®" (Geo-referenced Amenities Standards Process). It has been somewhat automated through creation of additional software code and template design for efficiency in data collection and analysis. See ***Appendix D*** for a detailed history and overview of the Composite-Values Based Method for Level of Service Analysis.

A. The Assets Perspectives

Perspectives were generated to evaluate the assets available to residents, along with charts provided to provide quantitative data. To produce them, each inventoried component was assigned a service value, or GRASP® score. Computer software was used to calculate two level of service values: neighborhood and community. Neighborhood level of service, in general, addresses access to recreation facilities. The calculated or assigned GRASP® score is primarily based on the number of unique components and quality of those components. While community level of service also addresses these two factors, it too used the quantity of each component in the final scoring. Next, a catchment area (or buffer) was applied to the parcel boundary. The catchment area is the distance from within which a majority of people using the facility might reasonably be expected to come. Scores for individual components within a park are cumulative in calculating an overall park value. Therefore, the more recreation opportunities and the better the quality of those components within a park directly impact its level of service.

When service areas, along with their overall level of service scores for each park or facility are plotted on a map, a picture emerges that represents the cumulative service provided by that facility upon the geographic area. Where service areas for multiple parks overlap, a darker shade results from the overlap. Darker shades indicate locations that are served by a combination of more parks and/or higher quality ones. The shades all have numeric values associated with them, which means that for any given location on a GRASP® Perspective, there is a numeric GRASP® Level of Service score for that location and that particular set of components. Larger format perspectives have been provided to the District as separate staff resources.



Each Perspective is a snapshot model of the service being provided across the study area. The model can be further analyzed to derive statistical information about service in a variety of ways. The results of these are described in the text that follows.

For purposes of this study, the District boundary was used as the extent of the study area. ***Table 4*** shows the population. Because population is used in some of the LOS analyses, an estimated population for the study was determined. This number was also used to calculate the *Population per Acre*, so that the population density of could be used in the LOS calculations as well.

(Please note that the maps shown here are intended to allow the reader to understand which map is being discussed, but not intended to be legible at this scale. Please refer to the larger maps found in Appendix C for greater legibility.)

Table 4: THPRD Population Statistics

Study Area	Total Acres	2010 Population	Population Per Acre
Tualatin Hills Park & Recreation District	29,097	224,627	7.7

Perspective A: Access to All Components

Perspective A models access to all recreation. One-mile catchment radii have been placed around each facility and shaded relative to the facility's Neighborhood GRASP® score. This represents a distance from which convenient access to the park can be achieved by normal means such as driving or bicycling. In addition, a one-half mile catchment area representing the distance that a resident can reasonably walk in 15 minutes has been added to each park. As a result, scores are doubled within the one-half mile catchment to reflect the added value of walkable proximity, since most healthy individuals can reach a location on their own by walking, even if they do not drive or ride a bicycle.

Table 5 shows the statistical information derived from ***Perspective A***.

Table 5: Statistics for Perspective A

	Percent with LOS	Average LOS per Acre Served	Average LOS Per Acre Per Population Density	GRASP® Index	Percent Total Area >0 AND <75	Percent Total Area >=75
Study Area	100%	489	*63*	30	1%	99%

**Note: Table analysis based on current District boundary. Level of service shown includes ultimate service boundary for reference only.*

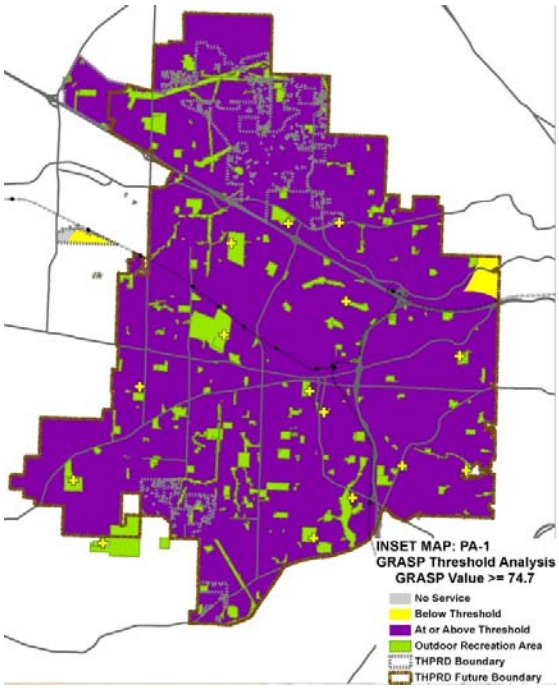
The first column in the table shows the percentage of study area that has at least some service (LOS >0).

The second column shows the average numerical value of LOS for the total area.

The third column shows the results of dividing the number from the previous column (Average LOS per Acre Served) by the population density of the area.

The GRASP® Index shown in the next column is from a simple numerical calculation that involves dividing the total numerical value of all of the parks in a given area by the population of that area in thousands. The difference between the GRASP® Index and the previous number is that the GRASP® Index reflects the total value of assets in the area in relation to the number of people the assets serve, while the previous number relates the *density* of service per acre to the *density* of people per acre. Average LOS analysis accounts for assets outside of the planning sub-area, while the GRASP® Index accounts for only assets that are physically located within the sub-area.

Figure 2: Inset Map PA-1



The last two columns show statistics from a threshold analysis of the values on the Perspective. The values on the Perspective were bracketed to show where LOS is above or below a threshold. The result is shown on map **PA-1** (***Figure 2*** – the inset map with purple and yellow). On this map, areas that have at least some service are shown in yellow. Areas that are shown in purple have LOS that exceeds the threshold score of **75.** This threshold used for analysis is based on the average value calculated for parks in the system classified as a neighborhood park and access to a typical trail. ***Table 6*** shows the list of parks used in this calculation with their neighborhood score. This method of mapping would indicate that locations falling within a purple shade have the equivalent access to a typical neighborhood park and a typical trail. Out of the total study area, **99%** has a score above **75**.

The threshold calculation is based on the *Average Neighborhood Park* score derived from ***Table 6*** (23.0), with premium for proximity (multiplied times 2), plus the *Trail Score* (assumed to be 14.4 and multiplied by 2 for proximity). Therefore, (22.97*2) + (14.4*2) = 74.7 the resulting threshold score; rounded to 75 and shown above in **PA-1**.

Table 6: Threshold Score Calculation

LOCATION	MAP_ID	CLASS	GRASP® Neighborhood Score
AM Kennedy Park	L267	Neighborhood Park	33.6
Arnold Park	L273	Neighborhood Park	16.8
Autumn Ridge Park	L276	Neighborhood Park	36
Barrows Park	L281	Neighborhood Park	61.2
Bethany Lake Park	L293	Neighborhood Park	36
Bonny Slope Park	L295	Neighborhood Park	33.6
Bronson Creek Park	L297	Neighborhood Park	14.4
Buckskin Park	L300	Neighborhood Park	14.4
Butternut Park	L304	Neighborhood Park	14.4
Carolwood Park	L307	Neighborhood Park	16.8
Cedar Mill Park	L312	Neighborhood Park	14.4
Center Street Park	L317	Neighborhood Park	30.8
Channing Heights Park	L319	Neighborhood Park	21.6
Cooper Park	L330	Neighborhood Park	16.8

LOCATION	MAP_ID	CLASS	GRASP® Neighborhood Score
Deline Park	L334	Neighborhood Park	15
Eichler Park	L337	Neighborhood Park	28.8
Evelyn M Schiffler Memorial	L342	Neighborhood Park	115.2
Fifth Street Park	L345	Neighborhood Park	9.6
Fir Grove Park	L348	Neighborhood Park	19.2
Florence Pointe Park	L351	Neighborhood Park	14.4
Foege Park	L352	Neighborhood Park	22
Foothills Park	L353	Neighborhood Park	26.4
Forest Hills Park	L355	Neighborhood Park	30.8
Garden Home Park	L356	Neighborhood Park	43.2
George W Otten Park	L358	Neighborhood Park	28.8
Griffith Park	L362	Neighborhood Park	28.8
Hansen Ridge Park	L364	Neighborhood Park	7.9
Hazeldale Park	L1000	Neighborhood Park	55.2
Hideaway Park	L371	Neighborhood Park	14.4
Holland Park	L377	Neighborhood Park	9.6
Jackie Husen Park	L380	Neighborhood Park	64.35
John Marty Park	L383	Neighborhood Park	19.2
Kaiser Woods Park	L534	Neighborhood Park	21.6
Kaiser Woods South Park	L535	Neighborhood Park	26.4
Lawndale Park	L389	Neighborhood Park	14.4
Little Peoples Park	L392	Neighborhood Park	19.2
Lost Park	L393	Neighborhood Park	19.8
McMillan Park	L399	Neighborhood Park	31.2
Meadow Waye Park	L402	Neighborhood Park	26.4
Melilah Park	L403	Neighborhood Park	33.6
Mitchell Park	L410	Neighborhood Park	30.8
Murrayhill Park	L418	Neighborhood Park	24
NE Neighborhood Park	L419	Neighborhood Park	4.4
NW Park	L420	Neighborhood Park	26.4
Pioneer Park	L428	Neighborhood Park	26.4
Progress Ridge Park	L429	Neighborhood Park	30.8
Raleigh Scholls Park	L433	Neighborhood Park	13.2
Reservoir Park	L437	Neighborhood Park	2.2
Ridgecrest Park	L438	Neighborhood Park	26.4
Ridgewood Park	L440	Neighborhood Park	26.4
Ridgewood View Park	L441	Neighborhood Park	36
Rock Creek Landing Park	L446	Neighborhood Park	19.8

LOCATION	MAP_ID	CLASS	GRASP® Neighborhood Score
Rock Creek North Soccer Fields	L447	Neighborhood Park	13.2
Rock Creek Park	L448	Neighborhood Park	21.6
Rock Creek West Soccer Fields	L449	Neighborhood Park	21.6
Roger Tilbury Memorial Park	L450	Neighborhood Park	7.9
Roxbury Park	L451	Neighborhood Park	30.8
Roy E Dancer Park	L453	Neighborhood Park	7.9
Satterberg Heights Park	L455	Neighborhood Park	9.6
Sexton Mountain Park	L461	Neighborhood Park	28.8
Skyview Park	L464	Neighborhood Park	14.4
Somerset Meadows Park	L465	Neighborhood Park	26.4
Summercrest Park	L474	Neighborhood Park	19.8
Taliesen Park	L481	Neighborhood Park	4.4
Tallac Terrace Park	L482	Neighborhood Park	18
Terra Linda Park	L486	Neighborhood Park	30.8
The Bluffs Park	L487	Neighborhood Park	21.6
Thornbrook Park	L488	Neighborhood Park	4.4
TVWD Athletic Fields Merlo	L478	Neighborhood Park	12.1
Valley Park	L494	Neighborhood Park	3.3
Valley West Park	L495	Neighborhood Park	3.3
Veterans Memorial Park	L496	Neighborhood Park	21.6
Vista Brook Park	L498	Neighborhood Park	45.6
Wanda L Peck Memorial Park	L503	Neighborhood Park	14.4
Waterhouse Park	L506	Neighborhood Park	22
West Slope Park	L507	Neighborhood Park	14.4
West Sylvan Park	L508	Neighborhood Park	13.2
Wildhorse Park	L517	Neighborhood Park	9.6
Wildwood Park	L518	Neighborhood Park	14.4
Willow Park	L522	Neighborhood Park	9.6
Average Score:			**23.0**

Note: The score of the parks and the average score of all the parks were rounded to the nearest tenth.

Perspective B: Walkable Access to All Components

Perspective B shows the LOS available across THPRD if walking is intended as the way used to get to assets. Only the one-half mile catchment radii were used, to reflect the distance that a resident can reasonably walk in 15 minutes. Scores are doubled within this catchment to reflect the added value of walkable proximity, allowing direct comparisons to be made between this Perspective and ***Perspective A***.

Table 7 shows the statistical information derived from ***Perspective B***.

As previously mentioned with ***Resource Map B***, virtually all arterials and major highways serve as barriers to walkable access in the THPRD service area. Walkable level of service is therefore truncated at these barriers.

(Please note that the maps shown here are intended to allow the reader to understand which map is being discussed, but not intended to be legible at this scale. Please refer to the larger maps found in Appendix C for greater legibility.)

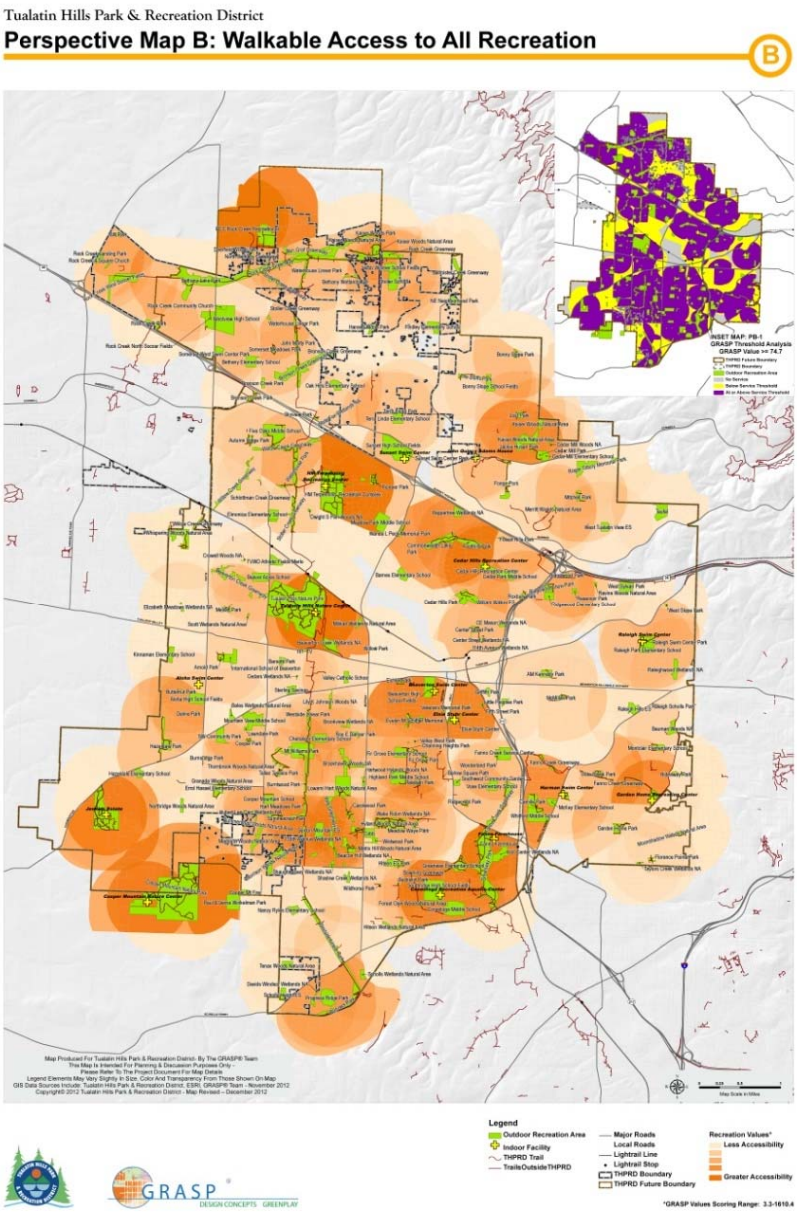
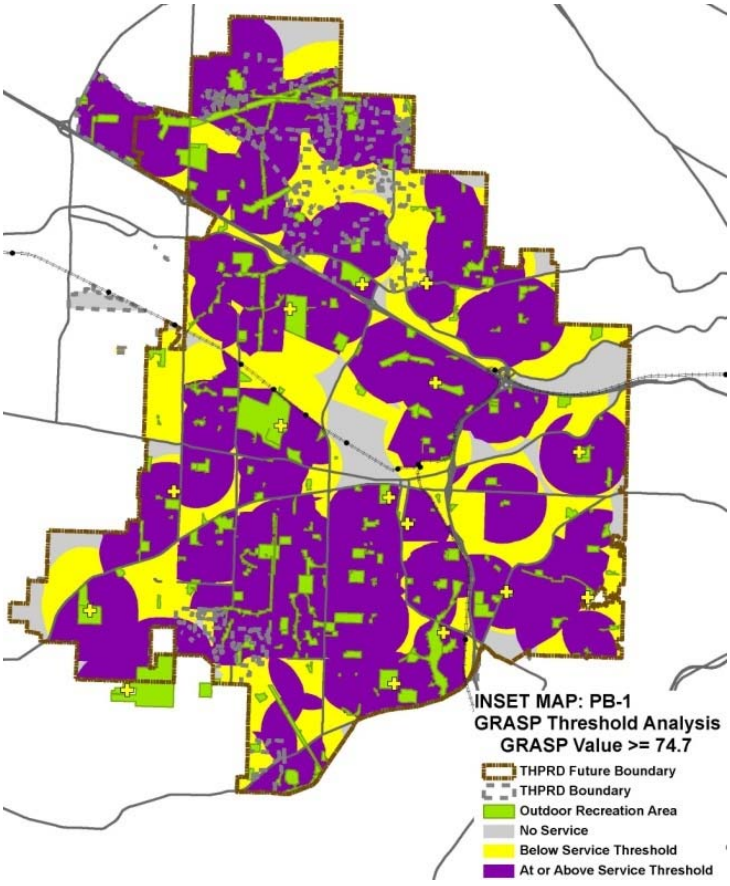


Table 7: Statistics for *Perspective B*

	Percent of Total with LOS	Average LOS per Acre Served	Average LOS Per Acre Per Population Density	GRASP® Index	Percent Total Area >0 AND <65.3	Percent Total Area >=65.3
Study Area	96%	163	21	30	26%	69%

The numbers in each column are derived as described in the explanation for ***Perspective A*** above. The most obvious difference between this Perspective and ***Perspective A*** is that the LOS for a person who must walk to get to assets is lower than the LOS enjoyed by someone who can drive.

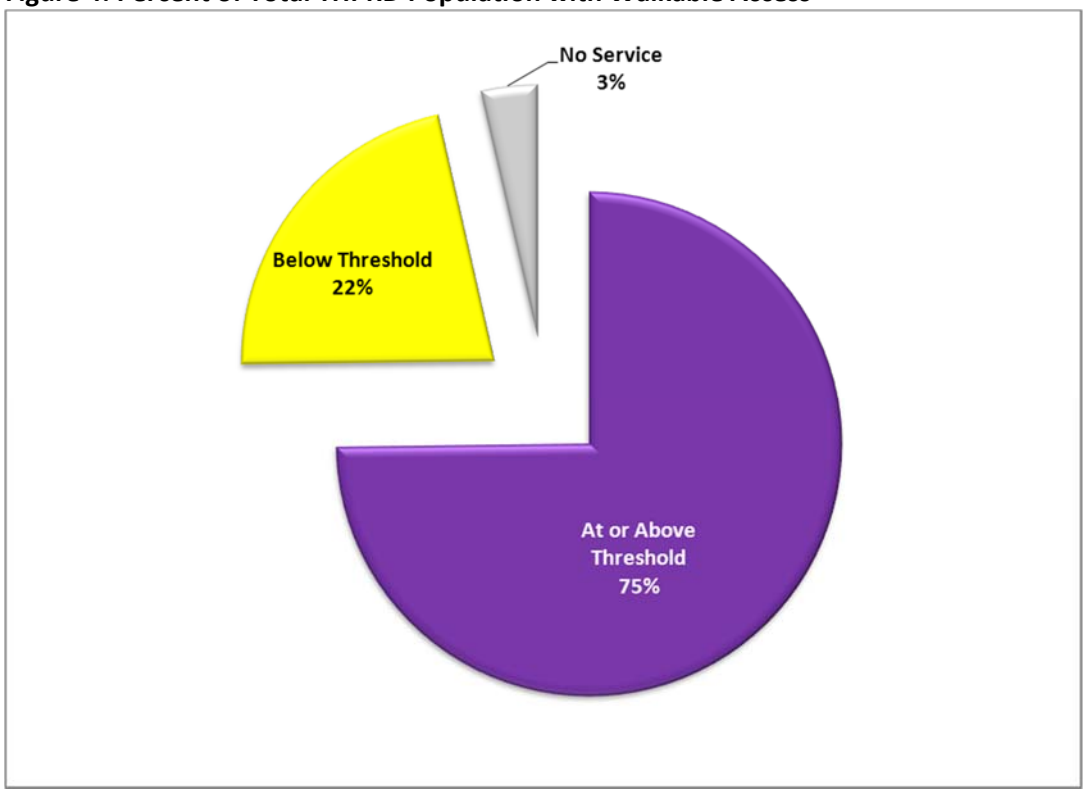
Figure 3: Inset Map PB-1 Threshold Score



The areas shown in yellow on the inset map **PB-1** ***(Figure 3)*** are areas of opportunity, because they are areas where land and assets that provide service are currently available, but the value of those does not add up to the threshold. It may be possible to improve the quantity and quality of those assets to raise the LOS without the need for acquiring new lands.

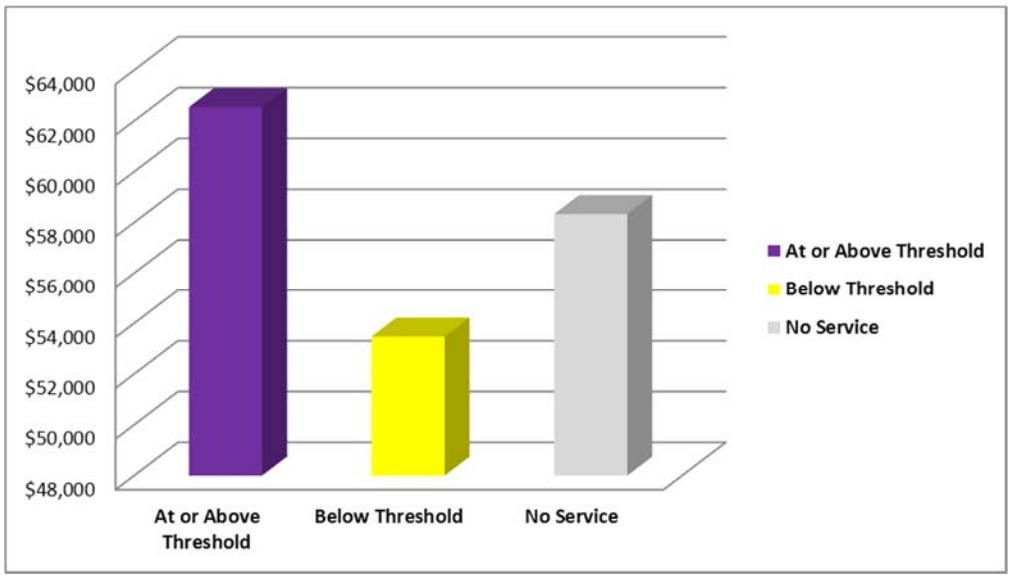
Initial impressions of the threshold analysis might warrant some concern of walkable access to existing facilities. For this reason, further demographic and population distribution analysis was pursued. ***Figures 4*** and ***5*** are based on ESRI Business Analyst calculations. ESRI is an international supplier of Geographic Information System software and geodatabase management applications. Business Analyst Online is a Web-based solution that applies GIS technology to extensive demographic, consumer spending, and business data to deliver on-demand analysis, presentation-ready reports, and maps. ***Figure 4*** shows the percent of the THPRD population that have walkable access to services.

Figure 4: Percent of Total THPRD Population with Walkable Access



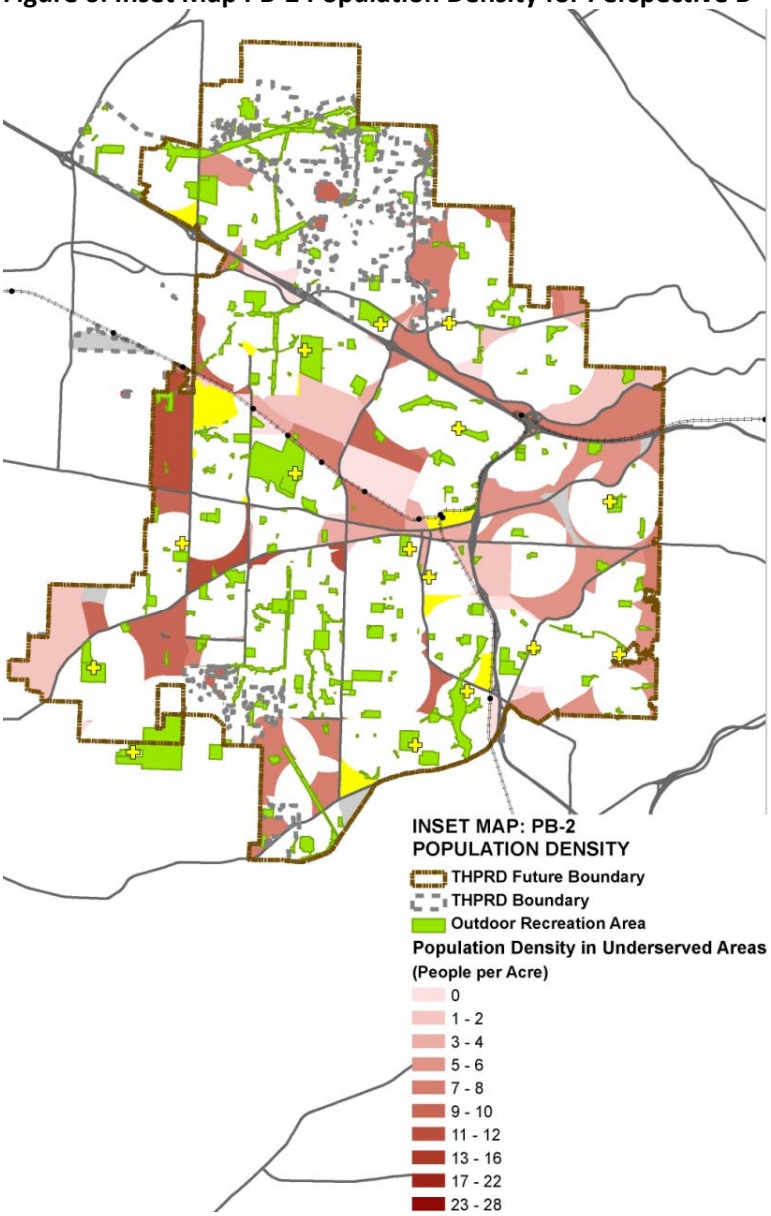
In addition to population, other relevant demographics of those served or underserved can also be determined. For example, ***Figure 5*** shows that the median income of those households with above threshold access tends to be higher than those in the yellow or below threshold areas. While not a true social equity analysis, this could indicate further investigation may be warranted.

Figure 5: Median Household Income and Walkable Access



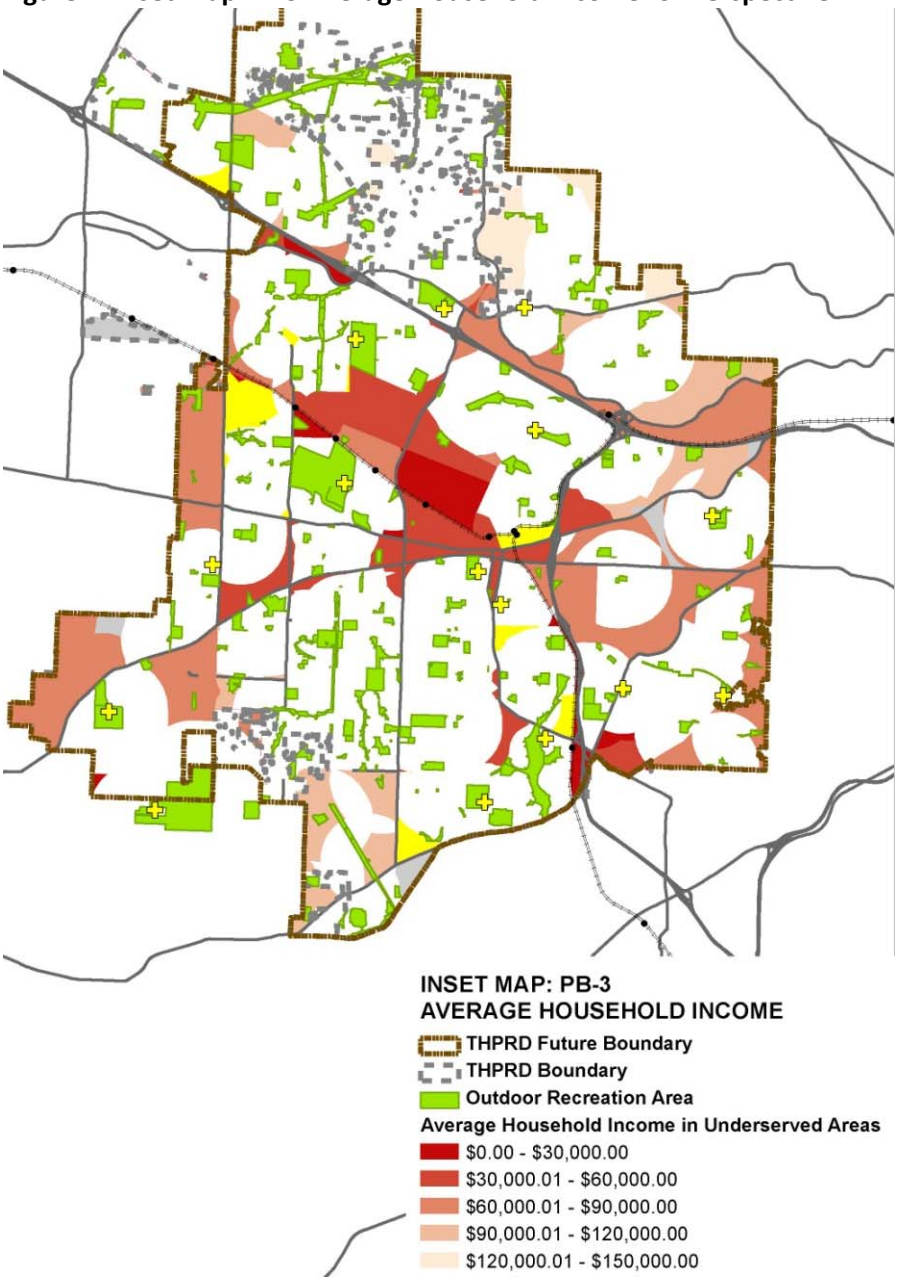
It is also important to note that not all areas that are underserved or lack service, warrant service. Further analysis revealed that many of these areas have very low populations. The map below (***Figure 6***) shows population density for areas identified in **PB-1** as below threshold or areas of no service. In this case, the areas of high population density appear darker.

Figure 6: Inset Map PB-2 Population Density for Perspective B



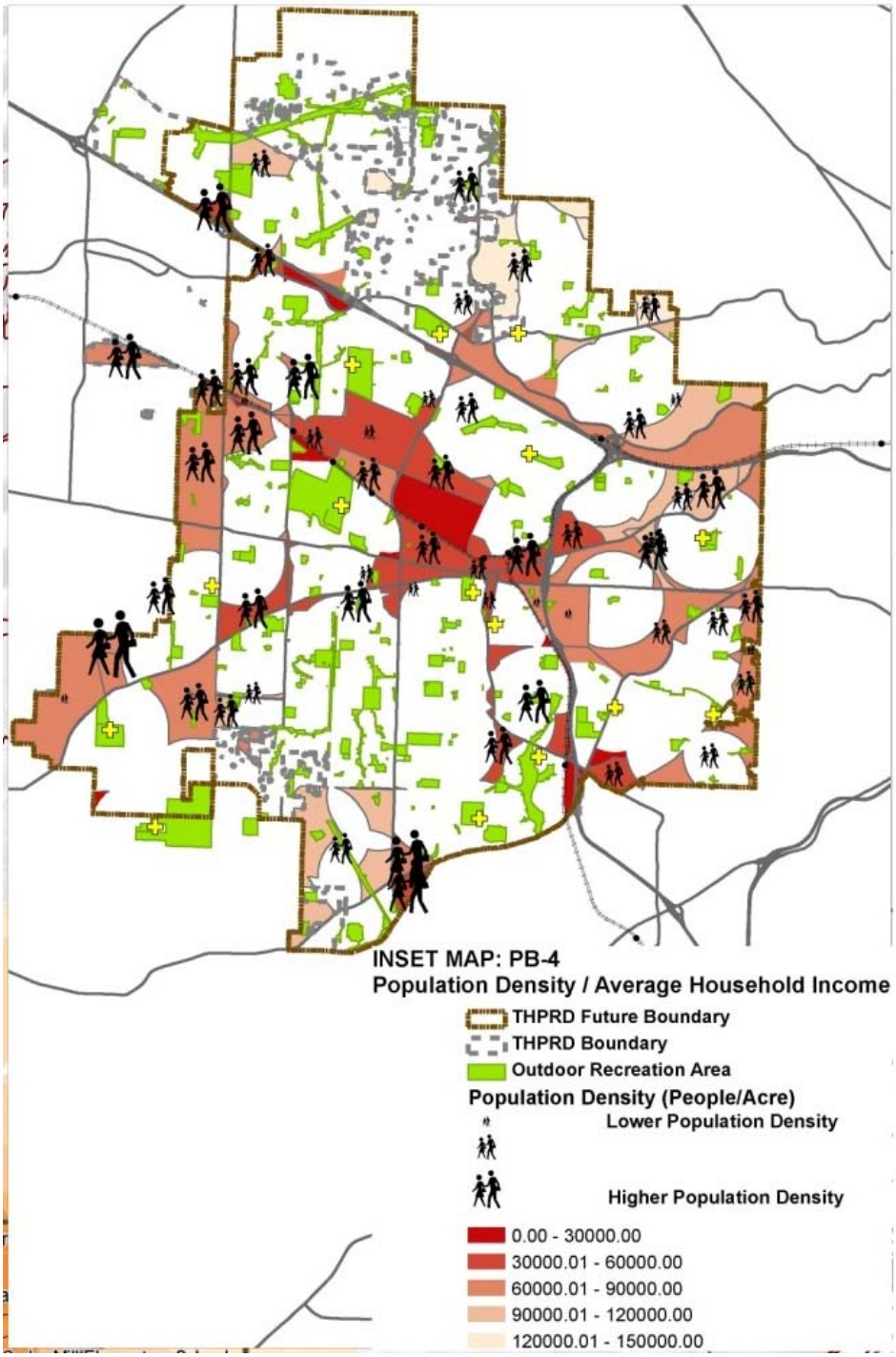
Average household income data was also gathered for these areas. Shown below in map **PB-3** (***Figure 7***), areas of lower average household income are shown in darker shades.

Figure 7: Inset Map PB-3 Average Household Income for Perspective B



Map **PB-4** (***Figure 8***) is a hybrid of the two maps. This illustration shows average household income in a gradient and population density in a symbol. The larger the symbol, the higher the population density, and the darker the shading, the lower the average household income. The suggestion would follow that for purposes of future planning and development, areas of higher density and lower average household income might be a priority for increased level of service.

Figure 8: Inset Map PB-4 Hybrid Household Income and Population Density for Perspective B



As discussed previously, increasing level of service does not necessarily require acquisition of new lands and development of new parks. Existing parks and associated component upgrades or new trail connections may in fact increase level of service to a value above the threshold. In some instances, because of the extensive pedestrian barriers, additional park land or trail corridors may be required. ***Figure 9*** shows the top six areas based on population density with level of service that does not meet the threshold. ***Figure 10*** shows the location of these six areas.

Figure 9: Densely Populated Areas below the Walkable Service Threshold Score

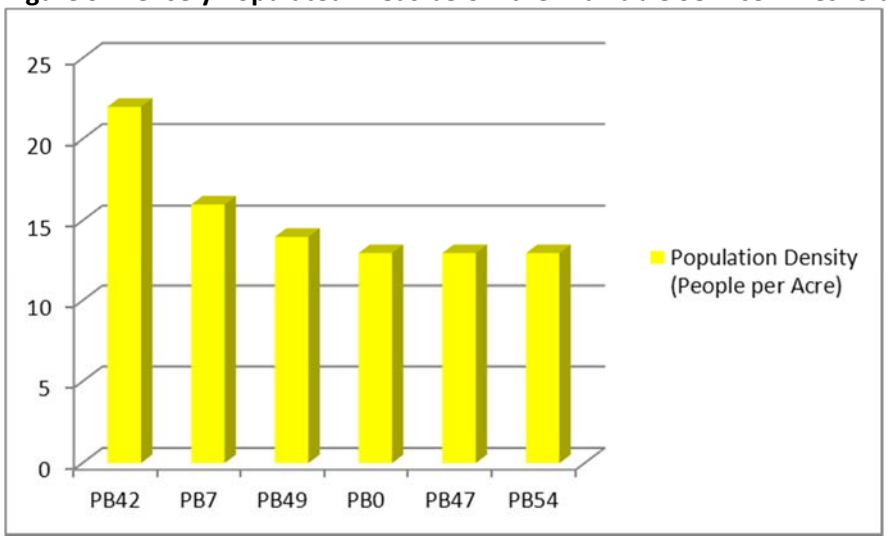
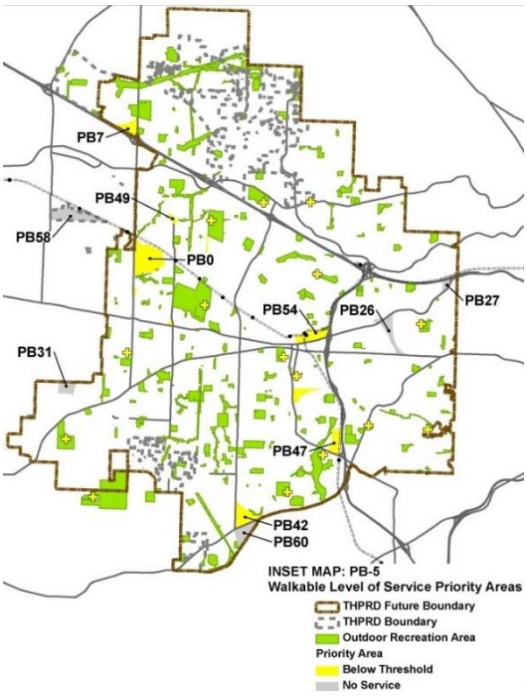


Figure 10: Inset Map PB-5 Walkable LOS below Threshold



Note on area PB58: *Subsequent to the inventory verification, this parcel was withdrawn from the THPRD boundaries.*

Figure 11 shows the average household income for these six areas.

Figure 11: Average Household Income: Six Densely Populated Areas below Walkable Service Threshold

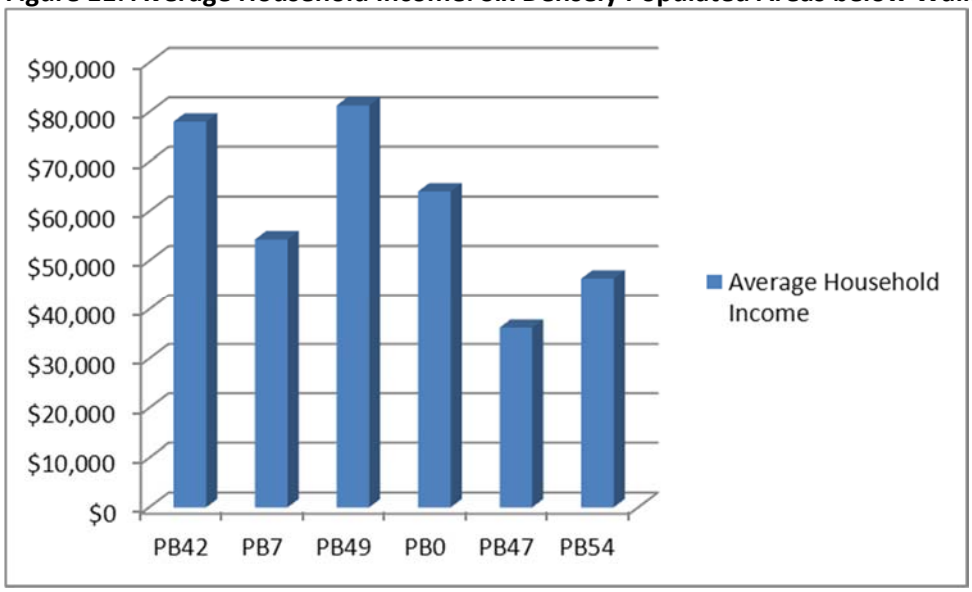


Figure 12 shows the top four areas based on population density with no current walkable level of service.

Figure 12: Densely Populated Areas without Walkable Service

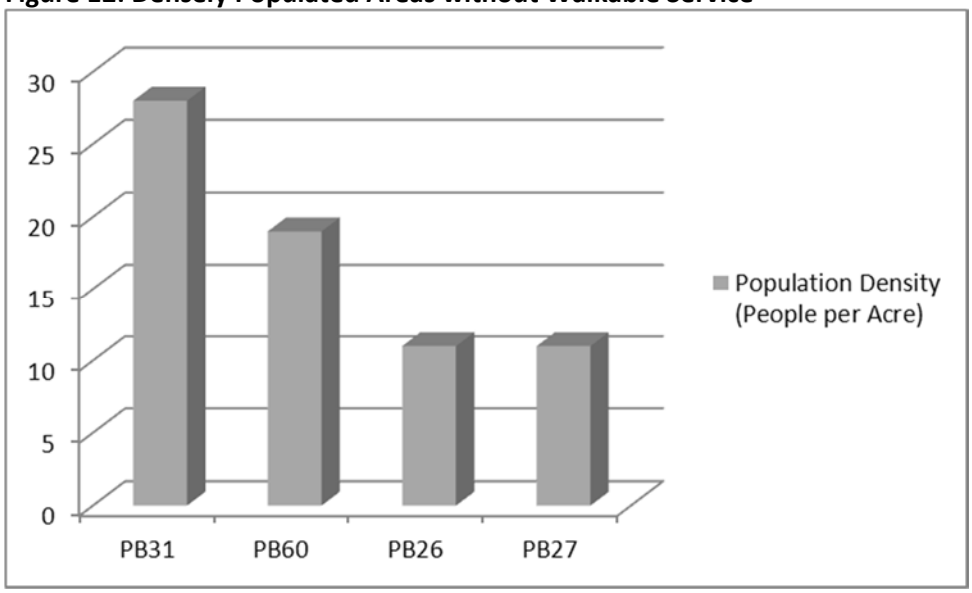
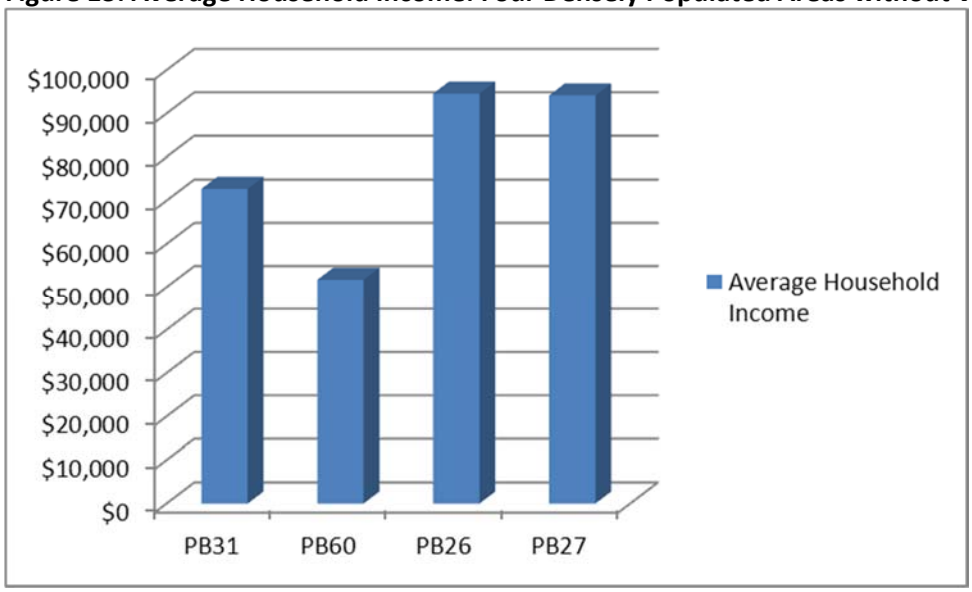


Figure 13 shows the average household income for these four areas.

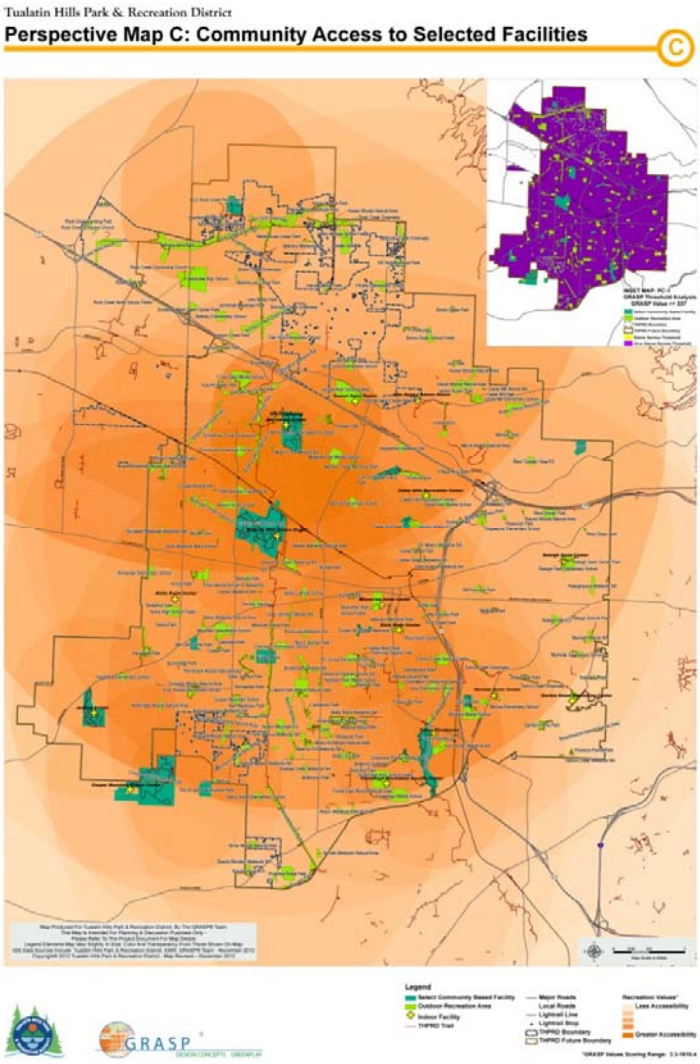
Figure 13: Average Household Income: Four Densely Populated Areas without Walkable Service



Assets: Key Conclusions

A key conclusion from the Asset Perspectives is that density and walkable access are factors in the provision of service. The per-capita provision of assets is reasonably equitable across THPRD. In the absence of walkable access, everyone must have equitable and adequate access to motorized transportation. Wherever the population is spread out, the net service received is lower than in more densely populated areas with the same ratio of assets. This situation is compounded if the opportunity to be driven to a destination is not available. This creates a paradox where the way to increase overall LOS is to add assets where there are fewer people. However, a more realistic approach is to increase service in areas where localized population density is high but service is low. Further analysis, along with a review of the information received from surveys and other sources, may be needed to identify these locations.

Perspective C: Access to Community Based Facilities



Perspective C is intended to show the level of service to larger community or regionally significant facilities. In this analysis, Community GRASP® Values were used. As previously described, the quantity of individual components is included in this scoring. For example, in a district concerned with providing a community or regional LOS, it is important not only to have access to a multi-purpose field, but having multiple fields at a single location contributes significantly to the overall value of community or regional LOS. In addition, it is likely that users are willing to travel further for these types of facilities. For the purpose of this analysis, a catchment of five miles was used to assume drive time of approximately 10 minutes.

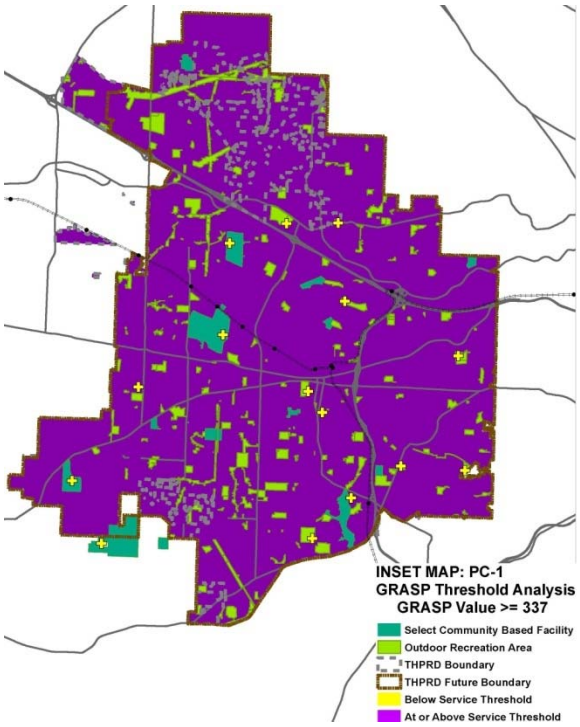
Table 8 lists the GRASP® scores that were used to determine the threshold score for the analysis. In this case, the average score for the two sports complexes (PCC Rock Creek and HMT), in addition to the community parks, were used. Again, scores were doubled to give a premium for proximity to an individual facility within one mile.

(Please note that the maps shown here are intended to allow the reader to understand which map is being discussed, but not intended to be legible at this scale. Please refer to the larger maps found in Appendix C for greater legibility.)

Table 8: GRASP® Scores for Community Facilities

Community Facility	GRASP® Score
PCC Rock Creek Rec	273
HMT Recreation Complex	450
Winkelman	115
Camille	104
Commonwealth	90
Cedar Hills Park	67
Evelyn M Schiffler Memorial	133
Greenway Park	115
Average GRASP® Score	168
Threshold Score	337

Figure 14: Inset Map PC-1 Threshold Score



With 100% of the District at or above threshold (shown in **PC-1** – ***Figure 14***), it can be concluded that service provided by community facilities is excellent based on current standards. Future consideration could look at raising the threshold. For example, it could be determined that residents should have the equivalent access to two or even three community facilities within a five mile radius thus elevating the threshold score to 674 GRASP® points or 1,010 GRASP® points.

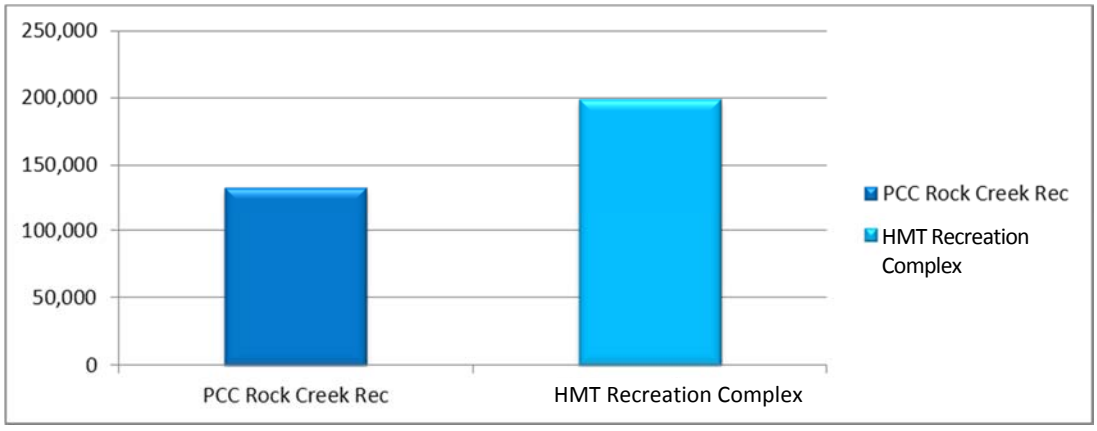
Table 9 shows the statistical information derived from ***Perspective C***.

Table 9: Statistics for *Perspective C*

Zone	Percent of Total with LOS	Percent Total Area >0 AND <139	Percent Total Area >=139
Study Area	100%	0%	100%

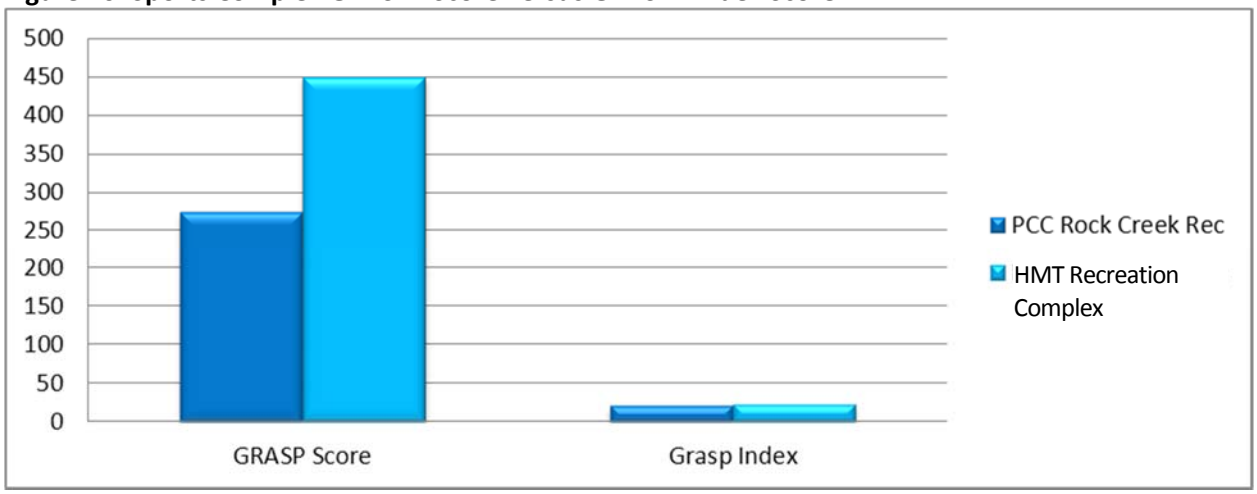
While the facilities used in ***Perspective C*** analysis are community facilities, they also can be analyzed and benchmarked against themselves to show similarities and differences within each type of facility. Comparison of the two sports complexes shows a few interesting trends and differences. ***Figure 15*** shows that within a 10-minute service area, HMT Recreation Complex serves close to 200,000 potential residents while PCC Rock Creek has a more limited service population of about 130,000 potential users.

Figure 15: Sports Complex Population within a 10-Minute Service Area



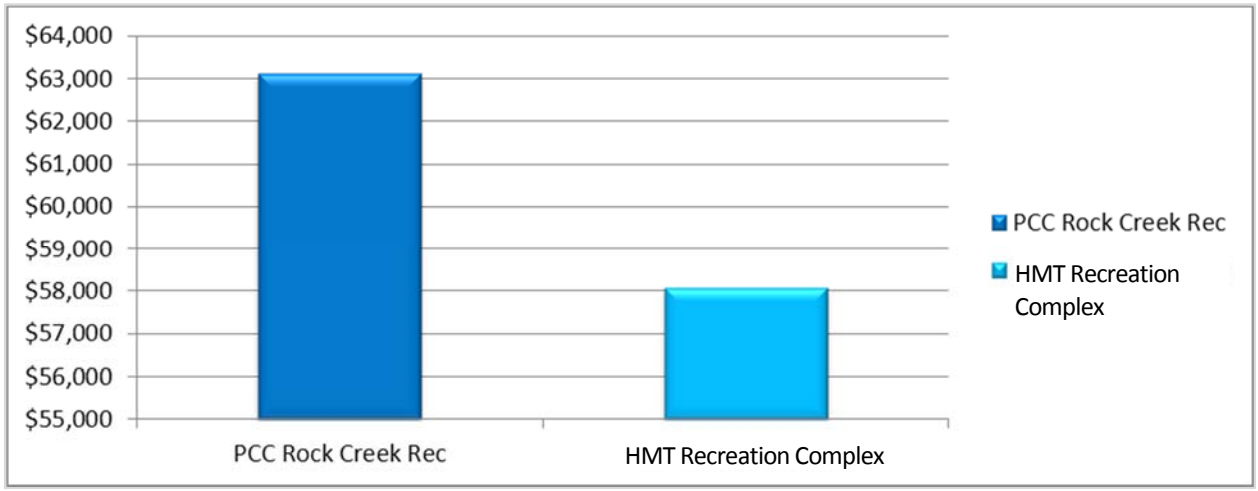
This would suggest that indeed HMT should offer more recreation opportunities with a higher capacity. ***Figure 16*** shows that this indeed is the current status with HMT scoring at 450 on the GRASP® scale versus 273 for PCC Rock Creek. In fact, when comparing the GRASP® index or per capita ratio for these two facilities, they are very similar, with PCC Rock Creek index of 21 versus 23 for HMT.

Figure 16: Sports Complex GRASP® Score versus GRASP® Index Score



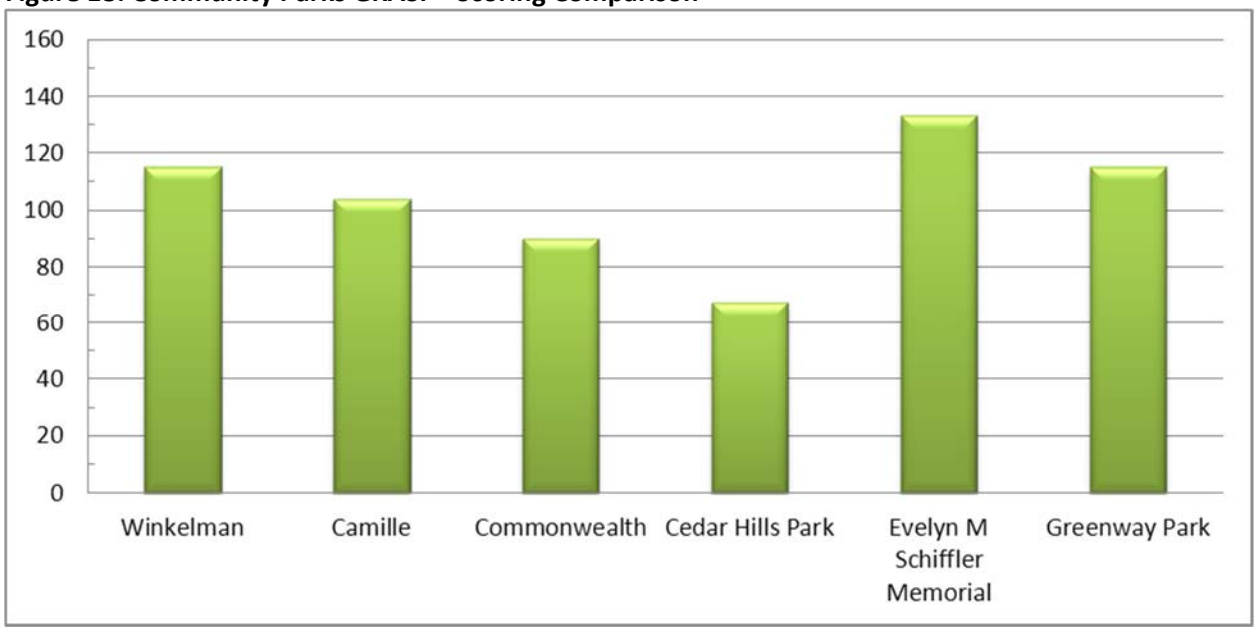
The final analysis looks at median income for the service area populations for these two facilities. ***Figure 17*** shows that PCC Rock Creek service area has a median income of just over $63,000 versus HMT at about $58,000.

Figure 17: Sports Complex Service Area Median Income



Community Parks were also analyzed similarly in **Perspective C**. ***Figure 18*** compares the GRASP® Scoring for the six community parks.

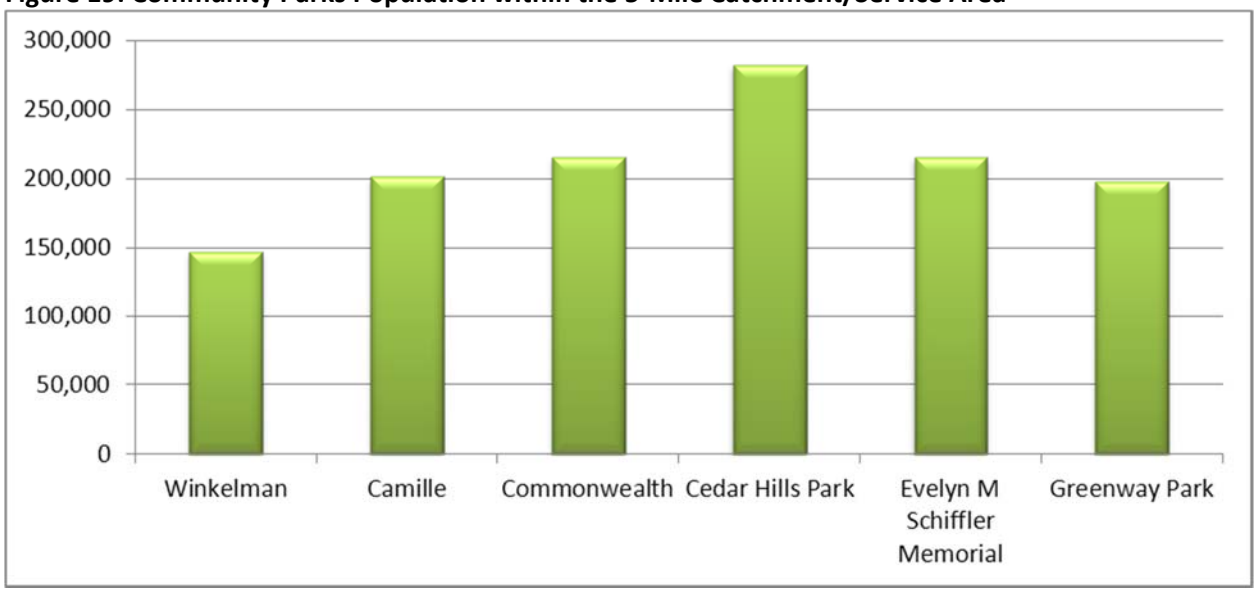
Figure 18: Community Parks GRASP® Scoring Comparison



As shown in ***Figure 18***, the range of GRASP® scores for Community Parks in the system fell between 67.2 and 133 on the GRASP® scale. It should also be noted that Cedar Hills Park is scheduled for updates in the near future but is not currently funded and was therefore scored in its current condition.

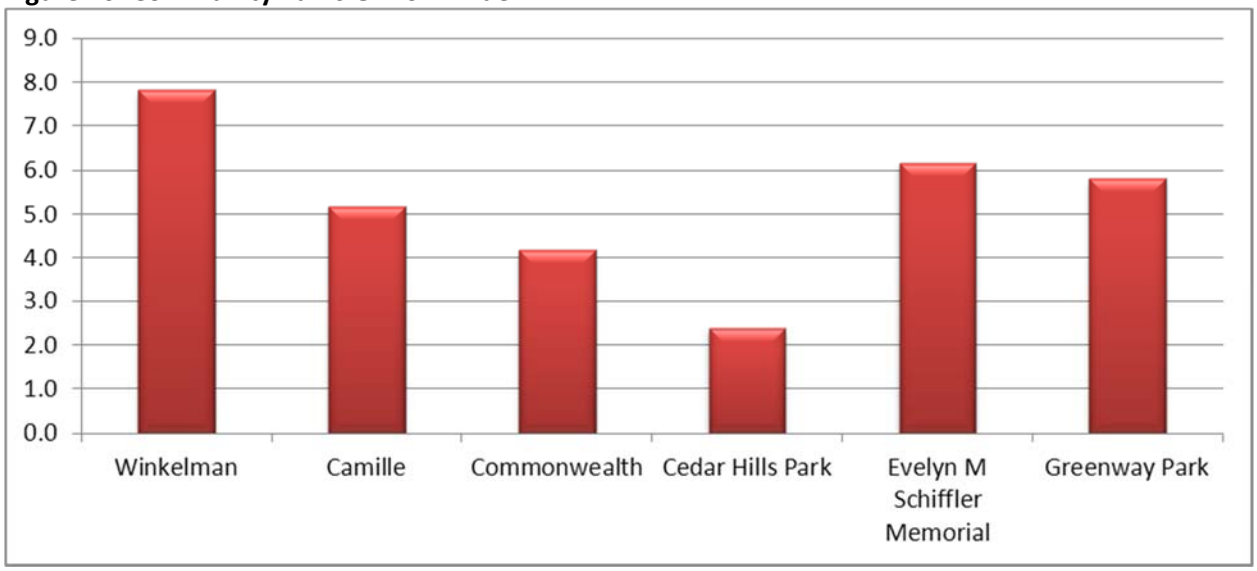
Cedar Hills Park has the highest catchment area population, while the new park at Winkelman serves the lowest number of residents within a three mile service area. ***Figure 19*** compares the population within the five-mile catchment.

Figure 19: Community Parks Population within the 5-Mile Catchment/Service Area



The Community Parks GRASP® Indices (***Figure 20***) compare each of the Community Parks based on a ratio of overall GRASP® Community Score per population. In this case, the new park at Winkelman scored fairly high and has a relatively low catchment area population, resulting in the highest index number at 7.8. The reverse is true for Cedar Hills Park, which serves a much greater population with a park that scored the lowest of all the community parks at 2.4. The average score of all the Community Park GRASP® Indices is 4.5. THPRD could use these numbers for future park planning.

Figure 20: Community Parks GRASP® Index

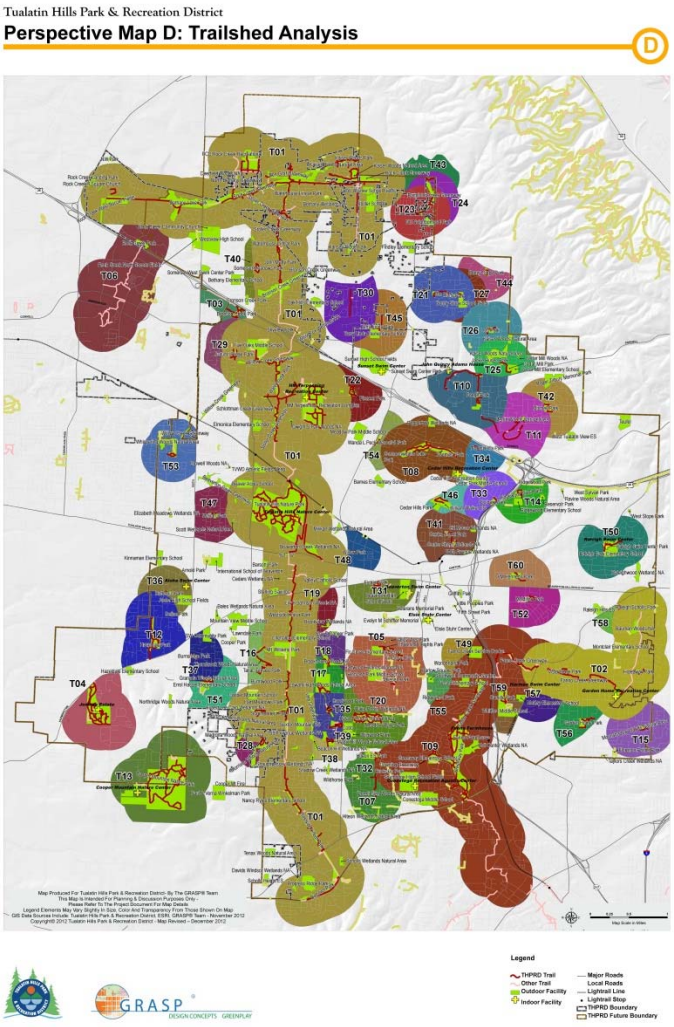


Perspective D: Trailshed Analysis

Perspective D, a trailshed analysis, is another way of looking at a trail system and its connectivity to other recreational opportunities within a system. Access to a trail is defined as 1/3-mile proximity to any portion of a trail*; therefore, a trailshed includes a 1/3-mile distance from the centerline of a trail. Based on this definition, any facility or site located within that 1/3-mile catchment area is afforded connection or access via that trail. Based on this map, one can see that THPRD has a wide variety of trailsheds. Each trailshed is shown in a different color.

The District has a strong, well-connected central spine that provides access to 81 different outdoor sites and three indoor facilities. The District has taken advantage of a number of powerline corridors to provide lengthy stretches of multi-use trails which are used for recreation and bicycle commuting.

(Please note that the maps shown here are intended to allow the reader to understand which map is being discussed, but not intended to be legible at this scale. Please refer to the larger maps found in Appendix C for greater legibility.)



* The consultant team feels that it is appropriate to use a 1/3-mile corridor on trailshed analysis for the following reasons:

- First, we know that trails and trail connectivity are a one of the top concerns of users in THPRD.
- Second, the nature of the trailshed analysis makes several assumptions. The most important being that we are assuming that a 1/3-mile catchment to a trail includes access to the trail and then an additional 1/3 of a mile to any facility accessible from the trail.
    - For example, it is entirely possible that from where a resident lives, they could travel 1/3 of a mile to a trail, then 1 or 2 miles along a trail, and then 1/3-mile from a trail to a facility. In the ideal scenario, the trail network would truly connect to all facilities, but we appreciate the fact that this really is not feasible in most situations. Another important assumption is that a resident can access a trail from any point along a trail. Again, ideally, we would have all actual access points mapped in GIS to provide a much more realistic analysis. In this case, however, a resident may live within the 1/3-mile corridor of a trail but may actually need to travel further to find an access point.

Table 10 summarizes the number of facilities within the existing system that are serviced by each trailshed. A full analysis providing a detailed look at facilities and components within each trailshed has been provided as a staff level document. Connecting two or more trailsheds increases this connectivity and the number of facilities or components accessible to users.

Column two of ***Table 10*** shows other trailsheds that currently have a close proximity to each summarized trailshed. Survey results indicate a great desire by residents to have a well-connected system of trails. Over time, efforts to connect trailsheds will reduce the overall complexity of this map by reducing the number of individual trailsheds and thus the number of different colors required to display the trailshed system. Because connectivity may require efforts and utilization of many different providers and partners, all trails within the District were used in this analysis. The list of alternative providers/owners for each trailshed is located in the last column of the table.

Table 10: Trailshed Details

Please refer to ***Perspective Map D*** in ***Appendix C***.

TRAILSHED *	Trialsheds within 1/3 mile	THPRD Outdoor Sites	Total Outdoor Components	Acres of THPRD lands accessible from Trailshed	THPRD Indoor Facilities	Total Indoor Components	Other Trailshed Ownership **
T01	T1 T3 T6 T16 T17 T18 T19 T22 T23 T28 T29 T3 T35 T38 T39 T4 T43 T47 T48 T62	81	395	825	3	81	Beaverton School District City of Beaverton City of Tigard Parks Hillsboro Parks and Recreation Home Owner Association Portland Community College Tri-County Metropolitan Transportation District of Oregon (TriMet)
T02	T9 T15 T56 T57 T58 T59	8	33	26	1	22	Beaverton School District Portland Bureau of Environmental Services Washington County Facilities and Parks Service Division
T03	T 1 T 29 T 4	1	4	5.3	No Indoor Facilities	0	None
T04	-	1	25	67	1	20	None
T05	T17 T18 T20 T55	9	35	25	No Indoor Facilities	0	Beaverton School District City of Beaverton
T06	T01	1	9	7	No Indoor Facilities	0	Hillsboro Parks and Recreation
T07	T09 T032 T38	6	16	13	No Indoor Facilities	0	Beaverton School District City of Beaverton
T08	T11 T34 T46 T54	4	28	43	1	24	None

TRAILSHED *	Trialsheds within 1/3 mile	THPRD Outdoor Sites	Total Outdoor Components	Acres of THPRD lands accessible from Trailshed	THPRD Indoor Facilities	Total Indoor Components	Other Trailshed Ownership **
T09	T02 T07 T20 T32 T49 T50 T51 T52 T55 T57 T59	22	132	197	3	29.0	Beaverton School District City of Beaverton City of Tigard Parks
T10	T11 T25 T26 T34	2	9	9.5	1	3	None
T11	T08 T10 T14 T25 T34 T42	3	15	16	No Indoor Facilities	0	Tri-County Metropolitan Transportation District of Oregon (TriMet)
T12	T36 T37	1	21	17	No Indoor Facilities	0	None
T13		1	10	214	1	5	None
T14	T11 T33	4	14	11	No Indoor Facilities	0	Oregon Department of Transportation Tri-County Metropolitan Transportation District of Oregon (TriMet)
T15	T02 T56	2	7	6	No Indoor Facilities	0	None
T16	T01 T17 T18 T62	6	13	79	No Indoor Facilities	0	None
T17	T01 T05 T16 T17 T18 T20 T35 T38 T39	3	9	44	No Indoor Facilities	0	None
T18	T01 T05 T16 T17 T35	5	15	49	No Indoor Facilities	0	None
T19	T01	5	8	45	No Indoor Facilities	0	None
T20	T05 T09 T17 T32 T35 T38 39	5	22	39	No Indoor Facilities	0	City of Beaverton
T21	T26 T27 T44	2	6	9	No Indoor Facilities	0	None

TRAILSHED *	Trialsheds within 1/3 mile	THPRD Outdoor Sites	Total Outdoor Components	Acres of THPRD lands accessible from Trailshed	THPRD Indoor Facilities	Total Indoor Components	Other Trailshed Ownership **
T22	T01 T054	2	70	98	No Indoor Facilities	0	None
T23	T01 T24 T43	2	7	21	No Indoor Facilities	0	None
T24	T23 T43	3	11	109	No Indoor Facilities	0	None
T25	T10 T11 T26 T42	5	22	40	No Indoor Facilities	0	None
T26	T10 T21 T25 T27	3	18	36	No Indoor Facilities	0	None
T27	T21 T26 T44	2	6	9	No Indoor Facilities	0	None
T28	T01	7	19	78	No Indoor Facilities	0	None
T29	T01 T03	3	16	51	No Indoor Facilities	0	Beaverton School District
T30	T01 T45	3	16	8	No Indoor Facilities	0	None
T31	T48	2	8	5	1	3	Beaverton School District
T32	T07 T09 T20 T38 T39	4	11	6	No Indoor Facilities	0	Beaverton School District City of Beaverton
T33	T14 T34 T41 T46	2	19	11	No Indoor Facilities	0	None
T34	T08 T10 T11 T33	1	8	2	No Indoor Facilities	0	None
T35	T01 T17 T18 T20 T38 T39	6	23	38	No Indoor Facilities	0	None
T36	T12	4	27	24	1	3	None
T37	T12 T51	3	4	16	No Indoor Facilities	0	Beaverton School District
T38	T01 T07 T17 T20 T32 T35 T39	9	27	43	No Indoor Facilities	0	None

TRAILSHED *	Trialsheds within 1/3 mile	THPRD Outdoor Sites	Total Outdoor Components	Acres of THPRD lands accessible from Trailshed	THPRD Indoor Facilities	Total Indoor Components	Other Trailshed Ownership **
T39	T01 T17 T20 T32 T35 T38	8	25	41	No Indoor Facilities	0	None
T40	T03 T04	3	31	80	No Indoor Facilities	0	None
T41	T33 T46	4	16	12	No Indoor Facilities	0	None
T42	T11 T25	4	17	24	No Indoor Facilities	0	None
T43	T01 T23 T24	2	9	101	No Indoor Facilities	0	None
T44	T21 T27	1	6	3	No Indoor Facilities	0	None
T45	T30	3	16	8	No Indoor Facilities	0	None
T46	T08 T33 T41	2	19	11	No Indoor Facilities	0	None
T47	T01	3	11	20	No Indoor Facilities	0	None
T48	T01 T31	1	4	0.5	No Indoor Facilities	0	Tri-County Metropolitan Transportation District of Oregon (TriMet)
T49	T09 T55 T59	4	15	51	No Indoor Facilities	0	None
T50	-	3	22	27	1	2	None
T51	T01 T16 T37	3	10	8	No Indoor Facilities	0	Beaverton School District
T52	T60	1	8	4	No Indoor Facilities	0	None
T53	-	2	7	52	No Indoor Facilities	0	Hillsboro Parks and Recreation
T54	T08 T22	3	19	24	No Indoor Facilities	0	None

TRAILSHED *	Trialsheds within 1/3 mile	THPRD Outdoor Sites	Total Outdoor Components	Acres of THPRD lands accessible from Trailshed	THPRD Indoor Facilities	Total Indoor Components	Other Trailshed Ownership **
T55	T05 T09 T49	5	20	9	No Indoor Facilities	0	None
T56	T02 T15 T57	1	11	9	No Indoor Facilities	0	None
T57	T02 T09 T56 T59	1	6	4	1	3	Beaverton School District
T58	T02	2	5	8	No Indoor Facilities	0	Portland Bureau of Environmental Services Washington County Facilities and Parks Service Division
T59	T02 T09 T49 T57	3	29	16	1	3	Beaverton School District
T60	T52	1	10	8	No Indoor Facilities	0	None

** This table lists THPRD trailsheds and adjacent outdoor sites and indoor facilities within 1/3-mile proximity. It is assumed that regional trails would have appropriate pedestrian crossings at major barriers or intersections; therefore, all trailsheds not identified as Regional Trails have been truncated as if pedestrian barriers were present. Facility and component totals are also included for comparison of trailshed access. This analysis assumes that access to a THPRD facility equates to access to all available components associated with that facility.*

*** All trailsheds in this analysis include at least one trail segment owned by THPRD. Ownership of other segments within the trailshed is indicated, if available.*

B. Summary Tables

Table 11 summarizes the statistics from all Perspectives in one place for comparison.

Table 11: Summarized GRASP® Statistics

Service Coverage Summary – Percent With Service	P-A: All	P-B: Walkability
Study Area Percent	**100%**	96%
LOS. Summary – Avg. LOS Per Acre Served	P-A: All	P-B: Walkability
Study Area Score	489	163
LOS. Summary – Avg. LOS Per Acre / Population Per Acre	P-A: All	P-B: Walkability
Study Area Score	63	21
LOS. Summary – GRASP® Indices	P-A: All	P-B: Walkability
Study Area Score	30	30

C. Capacities Analysis

One of the traditional tools for evaluating service for parks and recreation is the capacity analysis. This analysis compares the quantity of assets to population. ***Table 12*** shows the current capacities for selected components in THPRD. This table can be used by THPRD in conjunction with other information, such as input from staff and the general public, to determine if the current capacities are adequate or not for specific components.

Table 12: THPRD Capacity Chart

Capacities LOS for Community Components

THPRD	Draft: December 2012	Acres	Aqua Feat, Pool	Aqua Feat, Spray	Backstop, Practice	Ballfield	Basketball	BMX Course	Bocce Ball	Complex, Ballfield	Complex, Tennis	Concessions	Concessions with Restroom	Disk Golf	Dog Park	Educational Experience	Event Space	Fishing	Fitness Course	Garden, Community	Garden, Display	Hockey, Inline	Horseshoes	Loop Walk	MP Field, Large	MP Field, Medium
			Outdoor Components																							
INVENTORY																										
THPRD Total		2180.352	2	1	6	105	50	1	3	3	2	4	1	1	1	7	1	2	1	9	5	1	11	13	28	46
CURRENT RATIO PER POPULATION																										
CURRENT POPULATION 2010	224,627																									
Current Ratio per 1000 Population		9.71	0.01	0.00	0.03	0.47	0.22	0.00	0.01	0.01	0.01	0.02	0.00	0.00	0.00	0.03	0.00	0.01	0.00	0.04	0.02	0.00	0.05	0.06	0.12	0.20
Recommended Oregon LOS Facility Guidelines From 2013-2017 SCORP			0.05			0.2	0.2							0.02	0.04		0.03								2/.1	
Population per component		103	112,314	224,627	37,438	2,139	4,493	224,627	74,876	74,876	112,314	56,157	224,627	224,627	224,627	32,090	224,627	112,314	224,627	24,959	44,925	224,627	20,421	17,279	8,022	4,883
*PROJECTED POPULATION - 2020**	253,964																									
Total # needed to maintain current ratio of all existing facilities at projected population		2465	2	1	7	119	57	1	3	3	2	5	1	1	1	8	1	2	1	10	6	1	12	15	32	52
Number that should be added to achieve current ratio at projected population		*285*	*0*	*0*	*1*	*14*	*7*	*0*	*0*	*0*	*0*	*1*	*0*	*0*	*0*	*1*	*0*	*0*	*0*	*1*	*1*	*0*	*1*	*2*	*4*	*6*
*PROJECTED POPULATION - 2030**	283,148																									
Total # needed to maintain current ratio of all existing facilities at projected population		2748	3	1	8	132	63	1	4	4	3	5	1	1	1	9	1	3	1	11	6	1	14	16	35	58
Number that should be added to achieve current ratio at projected population		*568*	*1*	*0*	*2*	*27*	*13*	*0*	*1*	*1*	*1*	*1*	*0*	*0*	*0*	*2*	*0*	*1*	*0*	*2*	*1*	*0*	*3*	*3*	*7*	*12*

THPRD	MP Field, Small	MP Field, Multiple	MP Field, Complex	Natural Area	Open Turf	Open Water	Other -Active	Passive Node	Picnic Grounds	Playground, Destination	Playground, Local	Restroom	Shelter	Shelter, Group	Shelter, Group with Restroom	Shelter with Restroom	Skate Park	Structure	Tennis	Trailhead	Volleyball	Water Access, Developed (fishing or beach)	Water Access, General (can get down to the water)	Water Feature
INVENTORY																								
THPRD Total	81	13	3	126	158	99	9	89	13	21	69	26	2	6	6	2	2	13	107	5	5	8	21	1
CURRENT RATIO PER POPULATION																								
CURRENT POPULATION 2010																								
Current Ratio per 1000 Population	0.36	0.06	0.01	0.56	0.70	0.44	0.04	0.40	0.06	0.09	0.31	0.12	0.01	0.03	0.03	0.01	0.01	0.06	0.48	0.02	0.02	0.04	0.09	0.00
Recommended Oregon LOS Facility Guidelines From 2013-2017 SCORP														0.3			0.04		0.35		0.2			
Population per component	2,773	17,279	74,876	1,783	1,422	2,269	24,959	2,524	17,279	10,697	3,255	8,640	112,314	37,438	37,438	112,314	112,314	17,279	2,099	44,925	44,925	28,078	10,697	224,627
*PROJECTED POPULATION - 2020**																								
Total # needed to maintain current ratio of all existing facilities at projected population	92	15	3	142	179	112	10	101	15	24	78	29	2	7	7	2	2	15	121	6	6	9	24	1
Number that should be added to achieve current ratio at projected population	*11*	*2*	*0*	*16*	*21*	*13*	*1*	*12*	*2*	*3*	*9*	*3*	*0*	*1*	*1*	*0*	*0*	*2*	*14*	*1*	*1*	*1*	*3*	*0*
*PROJECTED POPULATION - 2030**																								
Total # needed to maintain current ratio of all existing facilities at projected population	102	16	4	159	199	125	11	112	16	26	87	33	3	8	8	3	3	16	135	6	6	10	26	1
Number that should be added to achieve current ratio at projected population	*21*	*3*	*1*	*33*	*41*	*26*	*2*	*23*	*3*	*5*	*18*	*7*	*1*	*2*	*2*	*1*	*1*	*3*	*28*	*1*	*1*	*2*	*5*	*0*

THPRD	Arts and Crafts	Auditorium/Theater	Childcare/Preschool	Climbing Wall	Fitness/Dance	Food-Café/Concessions	Food - Vending	Gallery	Gymnasium	Tennis, Indoor	Track - Indoor	Kitchen - Kitchenette	Kitchen - Commercial	Lobby/Entryway	Multi-purpose	Patio/outdoor seating	Pool, Lap	Pool, Leisure	Pool, Therapy	Retail/Pro-shop	Weight/Cardio Equipment	Indoor Basketball courts	Boxing Practice ring
	Indoor Components																						
INVENTORY																							
THPRD Total	3	3	9	1	9	1	12	2	3	6	1	15	1	15	58	6	5	2	1	1	5	5	1
CURRENT RATIO PER POPULATION																							
CURRENT POPULATION 2010																							
Current Ratio per 1000 Population	0.01	0.01	0.04	0.00	0.04	0.00	0.05	0.01	0.01	0.03	0.00	0.07	0.00	0.07	0.26	0.03	0.02	0.01	0.00	0.00	0.02	0.02	0.00
Recommended Oregon LOS Facility Guidelines From 2013-2017 SCORP																							
Population per component	74,876	74,876	24,959	224,627	24,959	224,627	18,719	112,314	74,876	37,438	224,627	14,975	224,627	14,975	3,873	37,438	44,925	112,314	224,627	224,627	44,925	44,925	224,627
*PROJECTED POPULATION - 2020**																							
Total # needed to maintain current ratio of all existing facilities at projected population	3	3	10	1	10	1	14	2	3	7	1	17	1	17	66	7	6	2	1	1	6	6	1
Number that should be added to achieve current ratio at projected population	*0*	*0*	*1*	*0*	*1*	*0*	*2*	*0*	*0*	*1*	*0*	*2*	*0*	*2*	*8*	*1*	*1*	*0*	*0*	*0*	*1*	*1*	*0*
*PROJECTED POPULATION - 2030**																							
Total # needed to maintain current ratio of all existing facilities at projected population	4	4	11	1	11	1	15	3	4	8	1	19	1	19	73	8	6	3	1	1	6	6	1
Number that should be added to achieve current ratio at projected population	*1*	*1*	*2*	*0*	*2*	*0*	*3*	*1*	*1*	*2*	*0*	*4*	*0*	*4*	*15*	*2*	*1*	*1*	*0*	*0*	*1*	*1*	*0*

**This data includes outdoor and indoor components and was self-reported by THPRD in "THPRD Inventory for GreenPlay v.20".

From: Tualatin Hills Parks & Recreation District:

Demographic Portrait and Population Forecasts 2010-2030 Table 2.2 for THPRD: Population Forecasts and Annual Change

D. Comparative Data

Table 13 provides comparative data from other communities or districts sorted by ascending population figures. It is intended to show the range of results for some of the analyses that have been used in this study and where THPRD falls within those. The values in the table are intended to provide a context and comparison for the analysis, not to imply a set of standards. Results of the analyses will vary from community to community due to a number of reasons, including underlying geography, local expectations, and variations on the set of assumptions on which the analyses are based**.**

For example, data for some of the communities may include alternative providers, while others do not. Some may include undeveloped parks and other sites, while others do not.

The GRASP® Index may be the most useful comparison to look at in this table. The table shows that THPRD has a GRASP® Index that, while not the highest, is higher than many agencies. This suggests that the combined overall quantity and quality that its system offers to residents on a per-capita basis compares favorably to other agencies especially with those with comparable overall populations.

The Average Score/Site number is determined by dividing the Total GRASP® Value of the entire system by the number of sites. THPRD has a mid-range ranking, but one would need to recall that many low scoring natural areas factor into the overall THPRD scoring average. In general, it could be said that the developed parks in THRPD scored high, but the overall number of properties lower the average. This shows up in the analyses as high LOS coverage and values for the overall composite (***Perspective A***), but lower coverage and average LOS values for walkability (***Perspective B***).

Table 13: Comparative Agency Data

STATE	CITY	YEAR	POPULATION	STUDY AREA SIZE (Acres)	# OF SITES (Parks, Facilities, etc.)	TOTAL # OF COMPONENTS	AVG. # COMPONENTS per SITE	TOTAL GRASP® VALUE (Entire System)	GRASP® INDEX	AVG. SCORE/ SITE	% of TOTAL AREA w/LOS >0	AVG. LOS PER ACRE SERVED	NUMBER OF COMPONENTS PER POPULATION	AVERAGE LOS/POP DEN PER ACRE	pop den (per acre)	COMMENTS
CO	Louisville	2011	19,656	5,089	145	453	3.1	3,229	164	22	100	903	23	234	3.9	Detailed Open Space Components Included
CO	Evergreen PRD	2011	22,736	48,154	28	170	6.1	902	40	32	100	540	7	1143	0.5	1/3, 1 and 10 mile buffers
NH	Keene	2011	23,409	23,868	42	193	4.6	1,000	43	24	89	125	8	127	1.0	1/2 mile, 1 mile catchment areas
CO	Lafayette	2012	24,453	5979	74	201	3	1,300	53	18	83	175	8	43	4.1	1/2 mile, 1 mile catchment areas
ID	Post Falls	2011	29,062	24,928	35	271	7.7	1,005	35	29	71	169	9	145	1.2	1/2 mile, 1 mile catchment areas
UT	South Jordan	2006	44,276	14,081	48	172	3.6	1,578	36	33	44	30	4	9	3.1	
CA	Palm Springs	2010	50,663	60,442	16	123	7.7	1,030	20	64	62	86	2	102	0.8	
OR	**Corvallis**	2011	54,462	18,006	54	309	5.7	2,217	80	41	93	289	6	96	3.0	
IN	Bloomington	2008	72,032	15,001	45	258	5.7	2,125	30	47	99	197	4	41	4.8	
NC	Asheville	2007	75,948	27,027	58	378	6.5	1,043	14	18	77	323	5	115	2.8	
OR	**North Clackamas**	2012	115,924	23,040	93	295	3.2	2,207	19	24	97	183	3	36	5.0	
NC	Cary	2011	139,382	35,578	43	562	13.1	2,843	20	66	97	221	4	56	3.9	1/2 mile, 1 mile catchment areas
IN	South Bend	2011	164,396	65,387	64	339	5.3	2,417	15	38	72	130	2	52	2.5	1/2 mile, 1 mile catchment areas
FL	Ft Lauderdale		181,095	23,230	91	483	5.3	2,662	15	29	98	221	3	28.4	7.8	
VA	Arlington		190,000	NA	225	494	2.2	NA	NA	NA	NA	NA	3	NA	NA	
WA	Tacoma		203,984	34,133	104	488	4.7	NA	NA	NA	NA	NA	2	NA	6.0	
OR	**THPRD**	2012	224,627	29,097	253	1,211	5	6,843	30	27	100	489	5	63	7.7	
OK	Tulsa	2009	384,037	356,383	186	1,588	8.5	5,536	14	30	87	111	4	103	1.1	

From: Tualatin Hills Park & Recreation District

Demographic Portrait and Population Forecasts 2010-2030 *(Source: PSU PRC - 2012)* Table 3 for THPRD: Medium Growth Scenario

Indicates agencies within the State of Oregon.

E. More on Reading and Utilizing the GRASP® Perspectives

Different Perspectives can be used to determine levels of service throughout the District from a variety of views. These Perspectives can show a specific set of components, depict estimated travel time to services, highlight a particular geographic area, or display facilities that accommodate specific programming. It is not necessarily beneficial for all parts of the District to score equally in the analyses. The desired level of service for any particular location will depend on the type of service being analyzed and the characteristics of the particular location. Commercial, institutional, and industrial areas might reasonably be expected to have lower levels of service for parks and recreation opportunities than residential areas. Similarly, levels of service for retail services in high density residential areas should probably be different than those for lower density areas.

Used in conjunction with other needs assessment tools (such as a community needs survey and a public process), Perspectives can be used to determine if current levels of service are appropriate in a given location. If so, plans can then be developed that provide similar levels of service to new neighborhoods. Conversely, if it is determined that different levels of service are desired, new planning can differ from the existing District patterns to provide the desired LOS.

Each Perspective shows the cumulative levels of service across the study area when the catchment areas for a particular set of components are plotted together. As previously stated, darker shades represent areas in which the level of service is higher for that particular Perspective. It is important to note that the shade overlaying any given point on the Perspective represents the cumulative value offered by the surrounding park and recreation system to an individual situated in that specific location, rather than the service being provided by components at that location to the areas around it.

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VIII. Findings

While 102 parks, natural areas, and outdoor sites were inventoried, along with 17 indoor facilities, some specific, and perhaps valuable, analysis was limited based on the restricted inventory. Assumed scores were used for 134 additional outdoor sites based on staff input, but some discrepancy is expected between consultant inventory techniques and staff inventory. Overall, the system is well maintained but is showing some signs of aging. However, newly developed or renovated facilities demonstrate a positive trend in regard to facility design, ambience, site amenities, component types, and detailing. This trend results in a higher level of service for the District. THPRD offers a wide range of components and facilities.

Population projections for 2020 and 2030 suggest moderate increases in a number of components to maintain current service level in the future. Due to a consistently high level of service in THPRD, a GRASP® Score of 74.7 was used as the service threshold for analysis. This threshold is the equivalent of access to the average THRPD neighborhood park and a multi-use trail within 1/3-mile proximity.

Areas currently identified as having exceptional service are associated with HMT Recreation Complex, PCC Rock Creek, and facilities in the south-central area of THPRD. In addition, Tualatin Hills and Cooper Mountain nature parks add substantially to service level in their respective service areas.

Overall level of service meets or exceeds the service threshold in 99 percent of the District. A gap in service exists only in the northeast corner of THPRD, but opportunity exists to fill this service gap by developing the Teufel property.

When analyzed for walkability, areas do exist with limited or no service. For the purposes of this study, proximity within a 15-minute walk or half-mile radius to facilities was used. In addition, this analysis accounts for impact of arterial roadways as barriers. Potential target areas were identified where connectivity and walkable level of service should be enhanced. Some areas identified in this study as being below threshold or without service are as a result of land-use patterns and restricted-use private facilities (e.g. Nike World Headquarters). Further examination based on actual population shows that 75 percent of the population has walkable access at or above the service threshold; however, median household income differs in areas served versus underserved or non-service areas by nearly $10,000 annually.

THPRD offers a variety of larger, community-oriented, or regional facilities which are most likely accessed by car. These facilities have unique offerings, extensive resources, or specialized components. For the purposes of this analysis, a five-mile radius from select facilities or an approximate 10-minute drive time was used. Added value for access within one-mile was also given. Community access to highly-developed or specialized facilities meets or exceeds level of service standard throughout THPRD. When level of service comparisons were done based on potential users for the two large facilities at HMT and PCC Rock Creek, the level of service was found to be very comparable on a per capita basis.

Similar analysis of community park facilities, however, indicates a wider range of level of service. Much of this is based on recent upgrades to some facilities at higher scoring parks and planned improvements that are not yet funded or implemented at lower scoring parks.

Finally, while THPRD has a variety of trail opportunities and a great central spine trail, the system lacks great connectivity both with trails connecting to trails and trails connecting to recreation facilities. The detailed analysis shows many opportunities for improvements and the development of a well-connected system in the future.

IX. Comprehensive Plan Recommendations

The previous Comprehensive Plan outlined eight umbrella goals, supporting objectives, and actions to help meet park, recreation, and trails needs over the next 20 years:

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

Goal 2: Provide quality sports and recreation facilities and programs for Park District residents and workers of all ages, cultural backgrounds, abilities, and income levels.

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

Goal 4: Acquire, conserve, and enhance natural areas and open spaces with the District.

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

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

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

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

The following key level of service recommendations reflect short-term and longer-term capital development and improvement strategies that correspond to the community's unmet needs and priority investments for critical parks and recreation services. Each recommendation area corresponds to one or more of the referenced goals.

A. Update the Functional Trails Plan

Contributes to the fulfillment of Goal 5.

THPRD should update its functional trails plan. The plan should address connectivity of trailsheds to each other and to recreational opportunities while keeping in mind the ever expanding need for bike commuter connectivity as well. Trail connectivity also should address connecting people to trails through wayfinding, well placed trailheads, and digital and hard copy mapping. With a broad user base and multiple ownership and management entities, trails standards and development guidelines should be implemented.

Walkability can be greatly improved by connecting trailsheds and spur connections to the main regional trails through appropriate crossing at major pedestrian barriers, by increasing the number of trails, and by improving connectivity to recreational opportunities.

B. Use Strategies for Addressing Low-Scoring/Functioning Components

Contributes to the fulfillment of Goal 1.

The inventory process for the master plan included rating components throughout the system on their functionality. Components whose functionality is below expectations were identified and scored with a "1." A list of these can easily be extracted from the inventory dataset. However, in the case of a limited inventory, it is perhaps better to look at recurring themes or trends that seemed apparent in the facilities most recently visited as part of this study.

1. Component is underdeveloped for the site or seems lacking
    - Playground with swings only
    - Trailhead with no amenities—benches, water, shelter
    - Historic site with limited interpretation

2. Shared resources
    - Multi-use fields overlap with ballfields

3. Inconvenient placement
    - Horseshoe pits placed away from picnic area

4. Insufficient parking and poor parking lot conditions

5. Aging or outdated components or a need for replacement/maintenance
    - Cracks in a concrete hitting wall
    - Wall partitions on basketball courts
    - Tennis court in need of resurfacing
    - Volleyball posts missing a net

6. Erosional issues
    - Engineered Wood Fiber (EWF) washing out of playgrounds without curb walls

By raising the score of a component, you are also raising the Level of Service in your community. But deciding how to do this may seem daunting. A strategy for addressing the repair, refurbishment, replacement, or re-purposing of low-functioning components should begin with the following steps. This should be done for each individual component in the inventory that is not functioning up to expectations.

1. Determine why the component is functioning below expectations. Was it poorly conceived in the first place? Is it something that was not needed to begin with? Is it the wrong size, type, or configuration? Is it poorly placed, or located in a way that conflicts with other uses or detracts from its use? Have the needs changed in a way that the component is now outdated, obsolete, or no longer needed? Has it been damaged, or has the maintenance of the component simply been deferred or neglected to the point where it no longer functions as intended?

2. Another possibility is that the component scored low because it is not available to the public in a way that meets expectations. For example, a facility might be rated low because it is leased to a private group and access by the general public is limited. This may be a perfectly acceptable situation and appropriately scored; however, the service is at a lower value because of the limitations on access.

3. Another example would be when a component is old, outdated, or otherwise dysfunctional, but has historic or sentimental value. An example would be an old structure in a park such as a stone barbecue grill, or other artifact that cannot be restored to its original purpose, but which has historic value.

Depending on the answers from the first step, a strategy can be selected for addressing the low-functioning component:

1. If the need for that type of component in its current location still exists, then the component should be repaired or replaced to match its original condition as much as possible. Examples of this would be playgrounds with old, damaged, or outdated equipment, courts with poor surfacing, or missing nets.

2. If the need for that type of component has changed to the point where the original one is no longer suitable, then it should be replaced with a new one that fits the current needs. For example, if a picnic shelter is too small for the amount of use currently demanded, it may be replaced with a new, larger one.

3. If a component is poorly located, or was poorly designed to start with, consideration should be given to relocating, redesigning, or otherwise modifying it. An example would be an amphitheater next to a street that was once small and quiet but is now loud and busy. The noise from the street makes it undesirable to use the amphitheater for its intended purpose. If there is still a need for this type of facility at this park, then consideration should be given to relocating it or redesigning it to provide screening from traffic and other noise.

4. If a component is no longer needed because of changing demands, then it should be removed unless it can be maintained in good condition without excessive expense, or unless it has historic or sentimental value. Some inline hockey rinks may fall into this category. If a rink has been allowed to deteriorate because the community has no desire for inline hockey, then it could be repurposed for another use such as a basketball or tennis court, multi-use play-pad, or perhaps a skate park. It could even become something unusual, like a trike-track course. Or it could become the surface for a large group picnic shelter. Another possibility might be to install outdoor fitness stations and make it an "outdoor gym."

   The choice of what to put in the rink's place should be made with input from the community. This could be done with a simple intercept survey, door-hung questionnaire, or by contacting a neighborhood organization. It makes no sense to replace something that the neighborhood no longer needs with something else it does not need.

   If no appropriate alternative use for the rink or the space it occupies is identified, it should be removed to avoid a blighted appearance, and the space should be integrated into the rest of the park with landscaping.

It is possible that through ongoing public input, and as needs and trends evolve, new needs will be identified for existing parks. If there is no room in an existing park for new needs, the decision may be made to remove or re-purpose an existing component, even if it is quite functional. An example of this could be found in many communities over the past couple of decades. As the popularity of tennis declined and demand for courts dropped off, perfectly good courts were sometimes converted into skate parks or inline rinks. In most cases this was an interim use, intended to satisfy a short-term need until a decision could be made to either construct a permanent facility or let the passing fad fade. The need for inline rinks now seems to have diminished, while temporary skate parks on tennis courts have been moved to permanent locations of their own and have become more elaborate facilities as skateboarding and other wheel sports have grown in popularity and permanence.

Another example of this can be found in the re-purposing by one community of a ball diamond into a dog park. The ball diamond is well-suited for use as a dog park because it is already fenced, and the combination of skinned infield where the dogs enter and natural grass in the outfield where traffic is spread out is ideal.

It is likely that in time this facility will either become a permanent facility designed specifically to meet the needs of people recreating with their dogs, or such a facility will be constructed elsewhere to suit that purpose. It could turn out that dog parks fade in popularity like inline hockey rinks, or are replaced with some other facility that dog owners prefer even more than the current dog park model. Meanwhile, the use of the ball diamond for this purpose is a good interim solution.

Trends to keep an eye on while deciding what to do with low-functioning facilities, or determining how to make existing parks serve the needs of residents as highly as possible, include things like:

1. Dog parks continue to grow in popularity. This may have something to do with an aging demographic in America, with more "empty-nesters" transferring the attention they once gave to their children, who are now grown, to their pets. It is also an important form of socializing for people who may have once socialized with other parents in their child's soccer league, and now that the kids are grown, they are enjoying the company of other dog owners at the dog park. For singles, a dog park can be a good place to meet people.

2. Skateboarding and other wheel sports continue to grow in popularity. Making neighborhood parks skateable and distributing skating features throughout the community provides greater access to this activity for younger people who cannot drive to a larger, centralized skate park.

3. A desire for locally-grown food and concerns about health, sustainability, and other issues is leading to the development of community food gardens in parks and other public spaces.

4. Events in parks, from a neighborhood "movie in the park" to large festivals in regional parks, are growing in popularity as a way to build a sense of community and generate revenues.

5. Spray parks are growing rapidly in popularity, even in cooler climates. A wide and growing selection of products for these is raising the bar on expectations and offering new possibilities for creative facilities.

6. New types of playgrounds are emerging, including discovery play, nature play, adventure play, and even inter-generational play. Some of these rely upon movable parts, supervised play areas, and other variations that are different from the standard fixed "post and platform" playgrounds found in the typical park across America.

7. Integrating nature into parks by celebrating and featuring natural areas is a trend for a number of reasons. These include a desire to make parks more sustainable and introduce people of all ages to the natural environment. An educational aspect is an important part of these areas.

C. Conduct Ongoing Review of GIS Data

Contributes to the fulfillment of Goal 3.

While the District maintains an excellent GIS database, inconsistencies were found during this study. THPRD should continue to maintain, add, and review all GIS data. GIS data specific to component locations has been developed during this study. That data should be incorporated into the overall database. Additional component data for sites and facilities not included in this plan should be collected and added to the database.

1. GIS boundaries for individual sites and facilities should be reviewed and updated.

D. Complete Inventory and Updated LOS Analysis

Contributes to the fulfillment of Goal 3.

A great deal of effort and resources were committed to the current process. Plans should be made to complete the full inventory of all assets and update all mapping.

E. Use Current Baseline GRASP® Analysis to Guide Future Park Development

Contributes to the fulfillment of Goal 1.

Current park scoring and service area population can be used as a baseline for future park development. From ***Figure 21*** (Future GRASP® Index), it is known that current level of service for community parks ranges from 2.4 to 7.8 with the average being 4.5. Using the current population within three miles of these currently undeveloped sites, projected level of service can be calculated that would be consistent with the existing baseline ratios. ***Figure 21*** shows ranges of development goals for future community parks at Teufel, SW Community Park, and Mt. Williams. These overall GRASP® scores in the range of 66 to 84 would be consistent with the current level of development at Cedar Hills Park and Commonwealth Park. ***Table 14*** shows the number and types of components at those two parks for reference.

1. Based on comparison to the existing parks in this category, this would mean all three of these new parks would fall somewhere in the range of development of Cedar Hills Park and Commonwealth Park. ***Table 14*** shows the actual components would range somewhere between 12 and 14 components.

Figure 21: Future GRASP® Index

Table 14: New Park Development Component Range

LOCATION	Total Components	Acres	Ballfield	Bocce Ball	Educational Experience	Fishing	Garden, Community	Loop Walk	MP Field, Large	Natural Area	Open Turf	Open Water	Picnic Grounds	Playground, Local	Restroom	Tennis	Volleyball	Water Access, Developed
Cedar Hills Park	14	10	1	3			1		1		1		1	1	1	2	2	
Commonwealth Lake Park	12	21			1	1		1	1	1	1	1		1	1			3

2. As with all park development, this analysis is not meant to replace localized planning efforts or the community input process, instead to give general guidelines.

F. Address Walkable Level of Service

Contributes to the fulfillment of Goal 1.

Address Walkable Level of Service in areas where service is currently below the threshold and areas that are currently not served. **Map PB-5** (***Figure 10***) shows these areas. Examples of components to consider include:

1. Community gardens, typically provided in neighborhood parks or dense urban areas – redevelopment projects are opportunities for these.

2. Dog parks or dog off leash areas (DOLA) in neighborhoods or urban parks.

3. Spray features or spray grounds in neighborhood parks.

4. More picnic areas/shelters in neighborhood parks.

G. Consider Design/Development Criteria

Contributes to the fulfillment of Goal 1.

1. Put appropriate amenities in the right sized park – such as destination playgrounds in regional or community parks, and include adequate parking and comfort facilities.

Contributes to the fulfillment of Goals 3 and 8.

2. New development should follow US Green Building Coalition LEED® standards (or other applicable sustainability program), Universal Design (ADA), and Crime Prevention through Environmental Design (CPTED) principles.

Contributes to the fulfillment of Goals 2 and 6.

3. Co-locate aquatics and recreation centers for operational efficiency.

4. Re-purpose areas/create flexible spaces.

Contributes to the fulfillment of Goal 3.

5. Develop a set of criteria for when a park has permanent restrooms versus using port-a-lets.

H. Conduct a Field Capacity Analysis

Contributes to the fulfillment of Goal 2.

Conduct a field hour capacity analysis for peak times. Compare what is scheduled to what is actually used. Also analyze percent of players who are District versus non-District residents. Prioritize usage and convert high-use, District-owned fields into synthetic turf and/or lighted fields where an opportunity or demand exists.

I. Explore Opportunities for Enterprise Facilities or Additional Amenities

Contributes to the fulfillment of Goal 2.

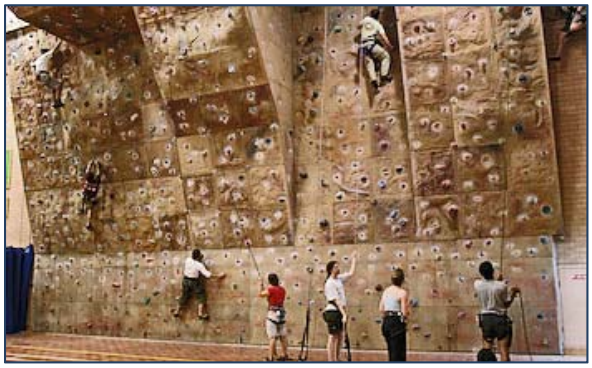
Consider the following enterprise ventures which can become enterprise funded and/or contribute to the overall operating fund as revenue positive services.

http://img.archiexpo.com/images_ae/photo-g/indoor-skatepark-63496-1574531.jpg

1. Indoor Adventure: skate park, batting house, field house, climbing wall, Parkour course at a leased space; location TBD.

http://images.gadmin.st.s3.amazonaws.com/n35166/images/detail/pds-parcours-enfant_2-1.jpg

http://anumc.mnu.edu.au/files/climbing_wall_0.jpg



http://images.gadmin.st.s3.amazonaws.com/n15022/images/buehne/orig-6.jpg

2. Tree to Tree Zip line at HMT campus

www.locogringo.com

3. Water Park (indoor/outdoor combo); at a location TBD

http://www.pickensprogressonline.com/images/2013/FRONT-waterpark.jpg

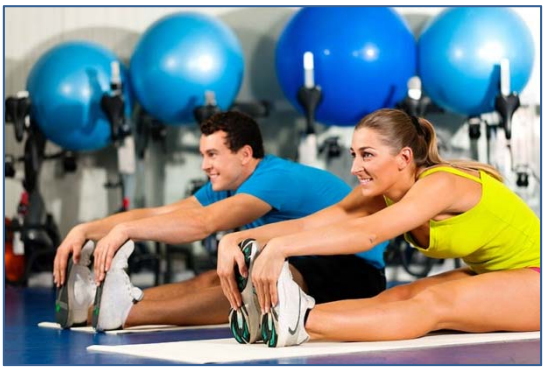
4. Slide and waterplay features like a water bucket and sprays at Somerset West Swim Center (outdoor pool)

   Consider adding a “red light – green light” for each waterslide to elliminate the need for a lifeguard at the top of the slides. Many agencies have successfully argued the merits of this operational and staff change with the health department because the lifeguard still has a line of sight from the bottom of the slide, and can discipline violators when the participant reaches the bottom.

5. Public fitness space at HMT

http://www.rit.edu/studentaffairs/criw/images/Indoor-Fitness-Center-Big.jpg

http://www.treadmillreview.com/wordpress/wp-content/uploads/2012/09/treadmill-indoor-exercise.jpg



http://blog.fitnesstown.ca/wp-content/uploads/2011/11/indoor-fitness.jpg

J. General Improvement and Acquisition Recommendations

Contributes to the fulfillment of Goal 2.

1. Update/freshen up well loved, aging infrastructure of existing facilities.

2. Continue to conduct aging facility study on each indoor space to include useful life remaining in the physical building, and also improving functionality for its intended purpose.

Contributes to the fulfillment of Goals 1 and 2.

3. Continue to improve ADA access.

Contributes to the fulfillment of Goal 3.

4. Consider enclosing port-o-lets in areas without them (See page 82).

Contributes to the fulfillment of Goal 4.

5. Continue to look for opportunities to acquire natural resources and open space, as this is a high value on the survey and is a goal from the 2006 Strategic Plan.

Contributes to the fulfillment of Goal 6.

6. In accordance with the District's Eight Goals outlined in the 2006 Strategic Plan of the Comprehensive Plan – Develop Future Functional Plans to include:
    - THPRD to develop their template from GreenPlay-provided examples.
    - Create 1-2 year action steps as a result of the 2013 Comprehensive Plan Update level of service recommendations (for example: gaps in service, LOS score improvements, re-purposing suggestions, etc.), the Service Portfolio and Cost Recovery recommendations from the Service and Financial Sustainability Analysis – separate project (divestments, collaborations, cost recovery disconnects, etc.), and any outstanding items fulfilling the goals of the Strategic Plan.
    - Develop maintenance standards, development and design criteria, service standards, management and mitigation procedures, performance metrics, etc.
    - Develop operational and target marketing procedures and processes.
    - Coincide the planning with budget requests for annual operating and capital projects.

Appendix A – Survey Results

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Tualatin Hills Park & Recreation District Survey 2012

November 2012

Prepared for:

Tualatin Hills Park & Recreation District

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An STR Company

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METHODOLOGY

The purpose of this study was to gather public feedback on Tualatin Hills Park & Recreation District (THPRD) parks, natural areas, programs, facilities, services and other community investments. This feedback and subsequent analysis was designed to assist THPRD in the update of the *2006 Comprehensive Plan and Cost Recovery Model*.

The survey was conducted using three methods: 1) a mail-back survey, 2) an online invitation only survey, and 3) an open link online survey for members of the public who did not receive a randomly selected survey in the mail. Unless stated otherwise, the analysis herein focuses primarily on surveys received via the first two methods.

The primary list source used for the mailing was a third party list purchased from Melissa Data Corp., a leading provider of data quality solutions with emphasis on U.S., Canadian, and international address, phone verification and postal software. Use of the Melissa Data list also includes renters in the sample who are frequently missed in other list sources such as utility billing lists.

A total of 8,000 surveys were mailed to a random sample of THPRD residents in September 2012, with approximately 7,600 being delivered after subtracting undeliverable mail. The final sample size for this statistically valid survey was 428, resulting in a margin of error of approximately +/-4.7 percentage points calculated for questions at 50% response[1]. Results from the open link survey generated an additional 909 responses.

As responses to the open-link version of the questionnaire are "self-selected" and not part of the randomly selected sample of residents, results from the open-link questionnaire are kept separate from the mail and invitation web versions of the survey for the overall analysis. The majority of the discussion that follows focuses primarily on results from the randomly selected sample of residents.

The underlying data for the random sample responses were weighted by age, ethnicity, and by location of residence (ZIP Code) to ensure appropriate representation of THPRD residents across different demographic cohorts in the sample.

[1] For the total sample size of 428, margin of error is +/- 4.7 percent calculated for questions at 50% response (if the response for a particular question is "50%"—the standard way to generalize margin of error is to state the larger margin, which occurs for responses at 50%). Note that the margin of error is different for every single question response on the survey depending on the resultant sample sizes, proportion of responses, and number of answer categories for each question. Comparison of differences in the data between various segments, therefore, should take into consideration these factors. As a general comment, it is sometimes more appropriate to focus attention on the general trends and patterns in the data rather than on the individual percentages.

RESPONDENT PROFILE

Household Characteristics

- The average household size within THPRD was 3.0 persons, with an average of 1.2 persons under 18 years old and 0.9 over 55 years old.

- Over half are households with children (52%), with another 24% as empty nesters (children grown and no longer at home). Nineteen percent were couples with no children and 7% were singles with no children.

- Household income levels were fairly evenly distributed. While only 10% earned less than $25,000 per year, 21% earned between $25,000 and $49,999; 14% earned between $50,000 and $74,999 annually; 22% earned between $75,000 and $99,999; and another 22% earned between $100,000 and $149,999. The remaining 12% earned more than $150,000.

Figure 1
Household Characteristics (Part 1)

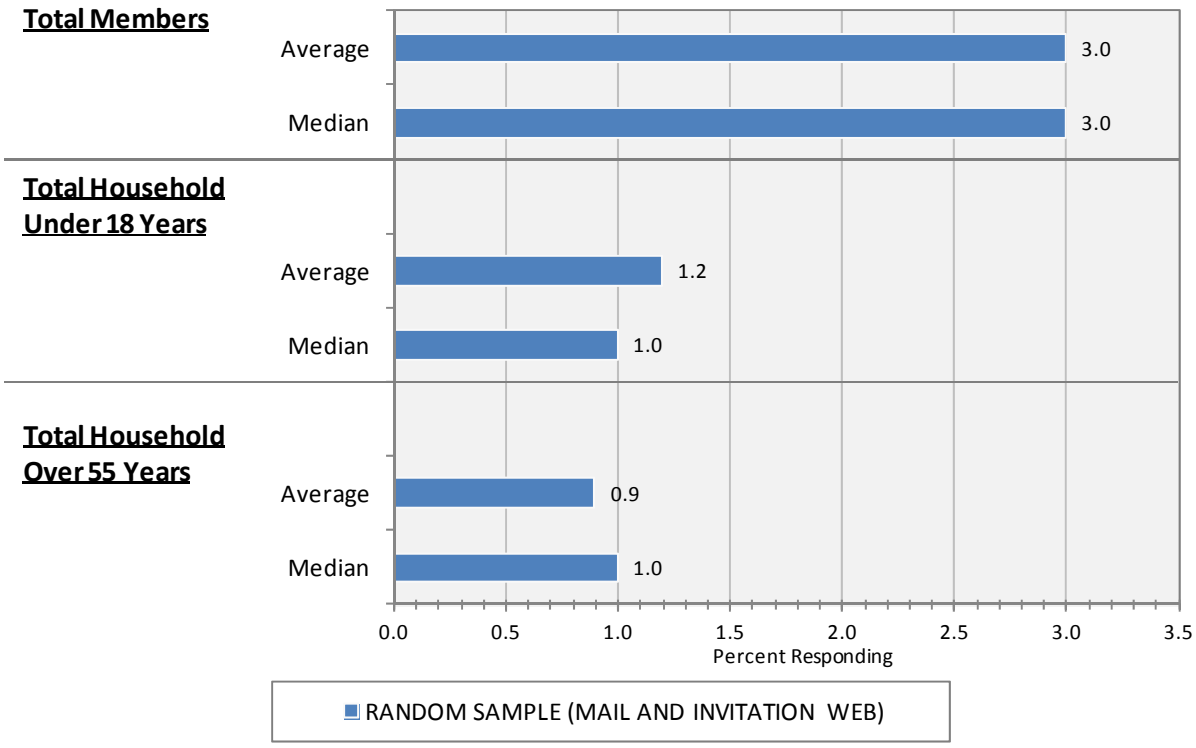
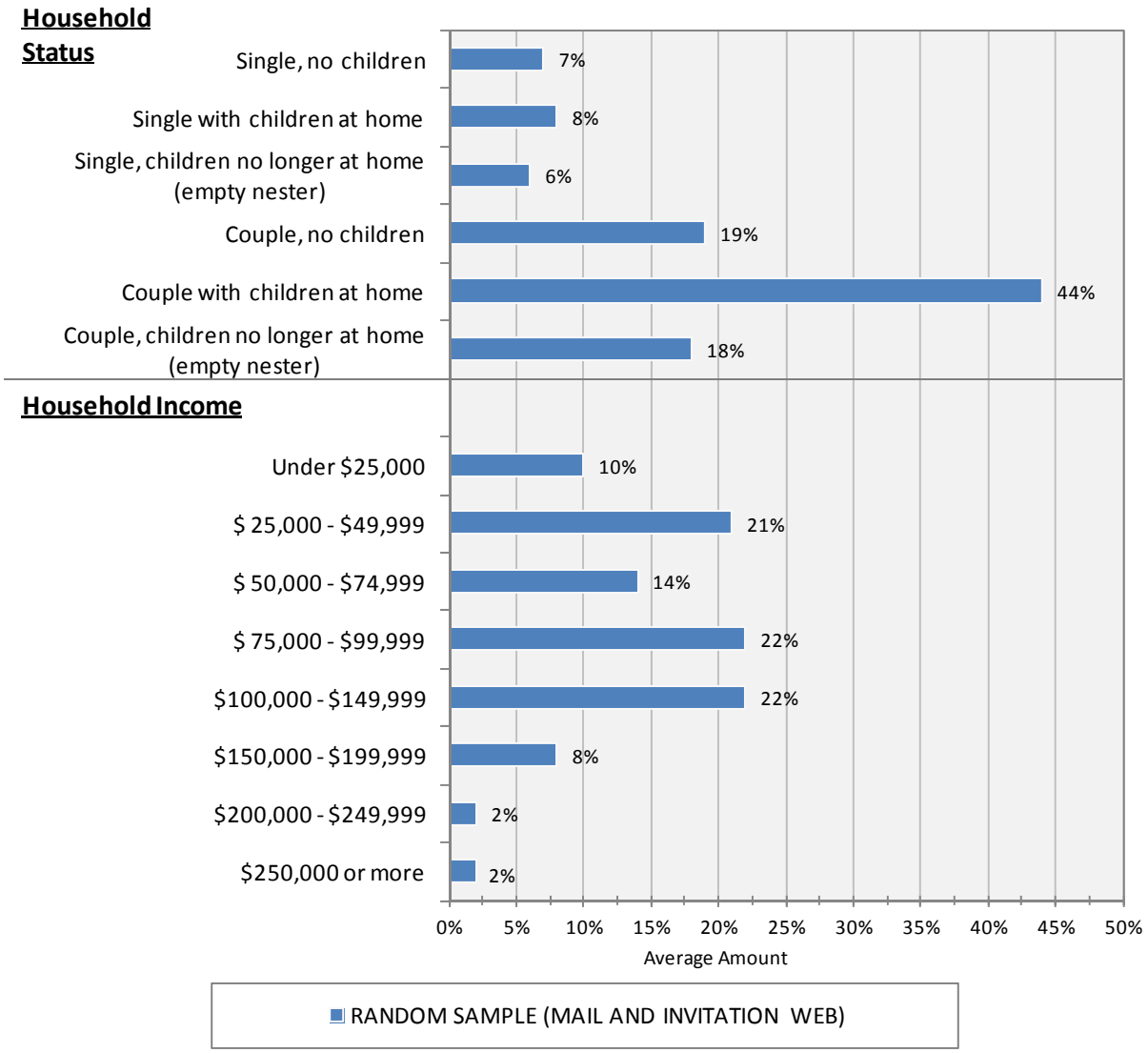


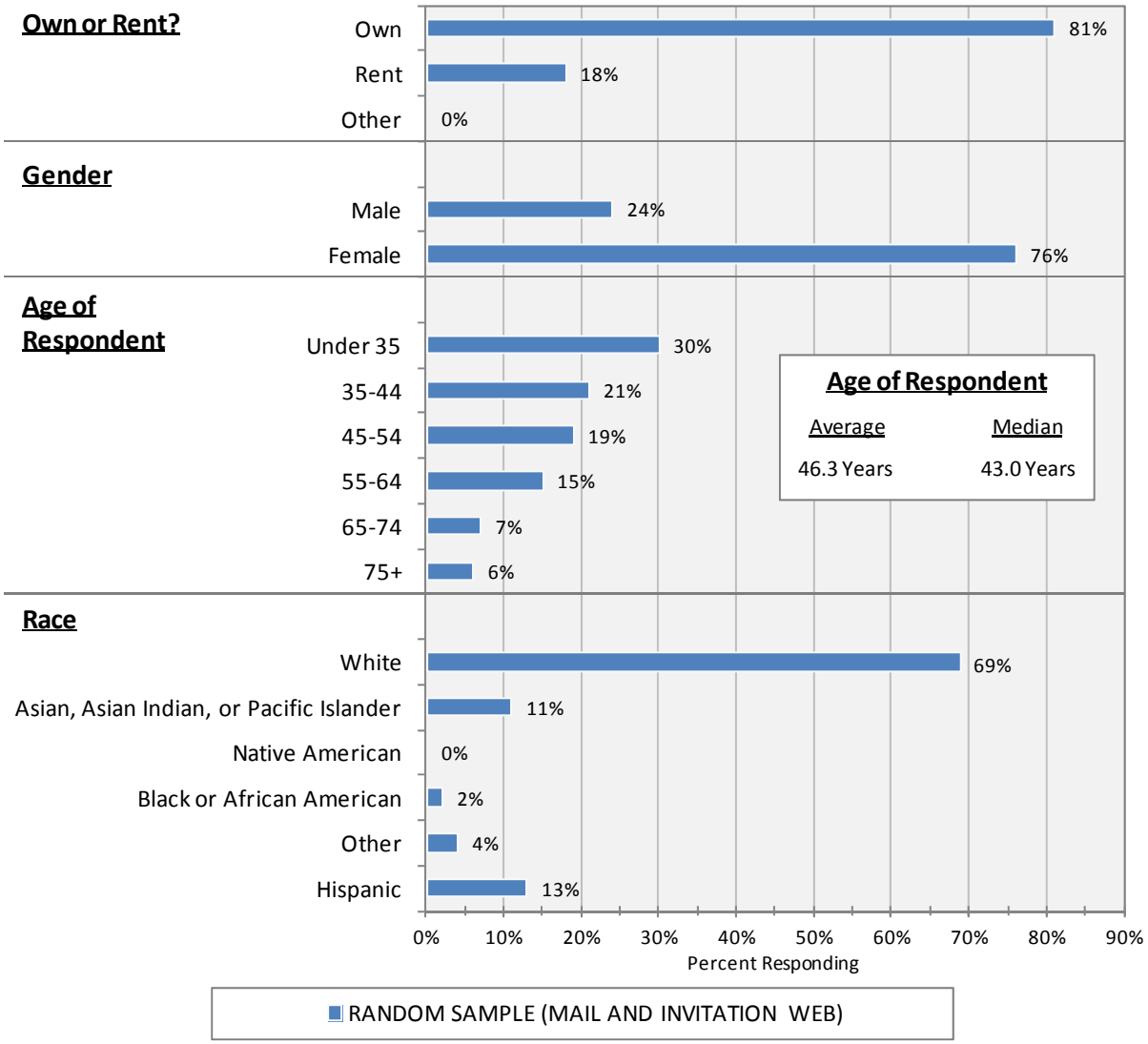
Figure 2
Household Characteristics (Part 2)



Respondent Characteristics

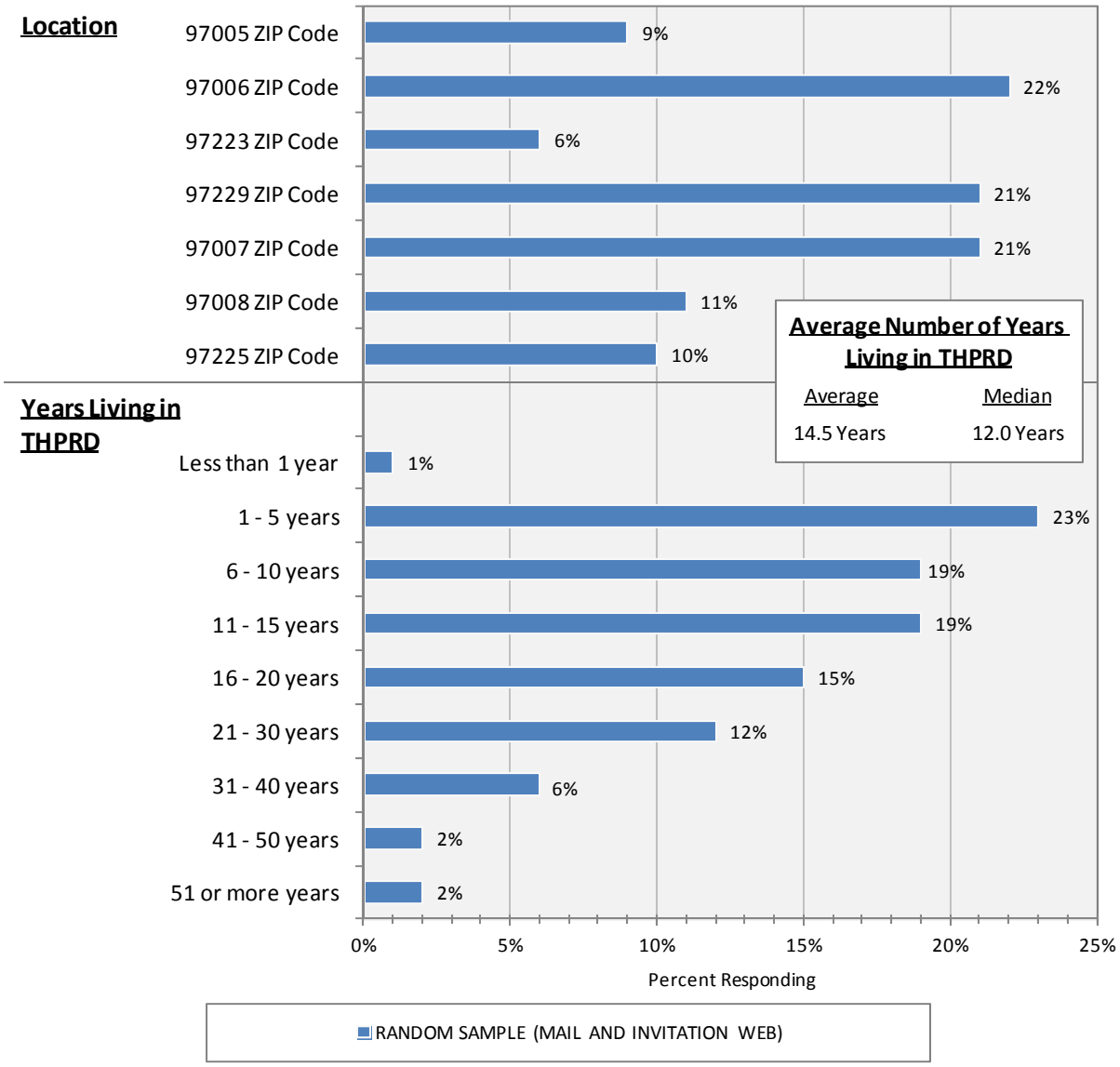
- 81% of respondents indicated they own their home while 18% rent.
- 76% of respondents were female; 24% were male.
- Average age of respondents was 46.3 years.
- With a 69% majority, white was the most frequently reported race.
- Asian, Asian Indian, or Pacific Islander accounted for 11% of the population.
- Hispanic, Latino or Spanish origin ethnicity made up 13% of the total population.

Figure 3
Respondent Characteristics (Part 1)



- The average number of years respondents have been living in THPRD is 14.5.
- A large proportion of the THPRD population are new residents (24%), having lived in the area for five years or less.
- Nearly two-thirds of residents live in either ZIP code 97006, 97229, or 97007. About 10 percent each live in either ZIP code 97005, 97008, or 97225. The remaining 6% live in ZIP code 97223.

Figure 4
Respondent Characteristics (Part 2)



VALUES AND VISION

Top Five Community Issues / Problems

When asked to rank the top five community issues/problems that respondents feel parks & recreation services should focus on positively impacting, healthy active lifestyles clearly topped the list with 68% of households.

Second tier of community issues/problems:

- Positive activities for youth (55% of households indicated this issue as one of the top five issues to address)
- Maintaining what we have (51%)
- Implementing planned parks and trails projects (51%)

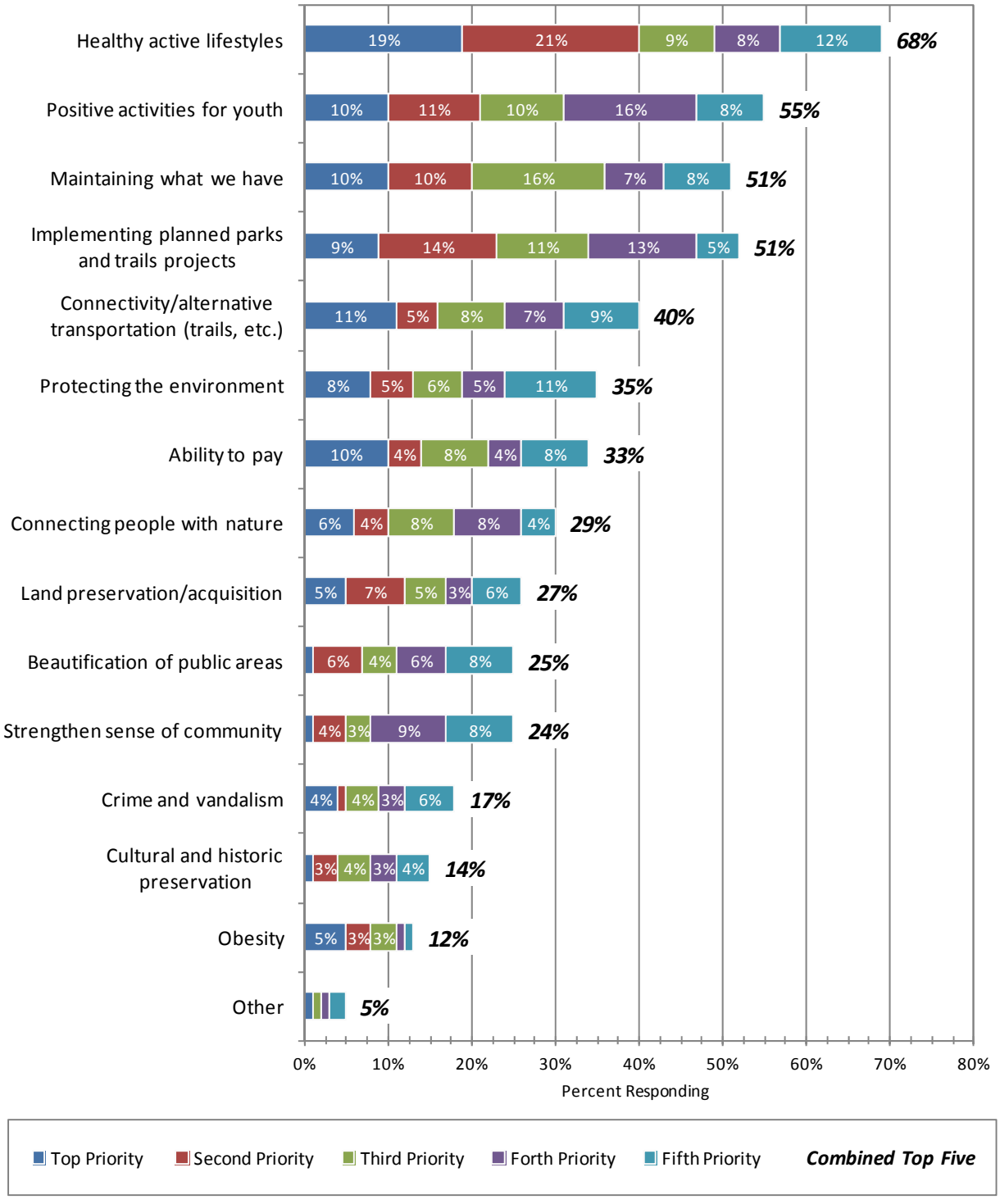
Third tier of community issues/problems:

- Connectivity/alternative transportation (trails, etc.) (40%)
- Protecting the environment (35%)
- Ability to pay (33%)
- Connecting people with nature (29%)

Although the fourth tier of issues/problems are lower on the list of priorities than the previous tiers, roughly 1 out of 4 respondents indicated the following as one of the top five most important to address:

- Land preservation/acquisition (27%)
- Beautification of public areas (25%
- Strengthen sense of community (24%)

Figure 5
Most Important Community Issues THPRD Should Address



CURRENT SERVICE AND FACILITIES

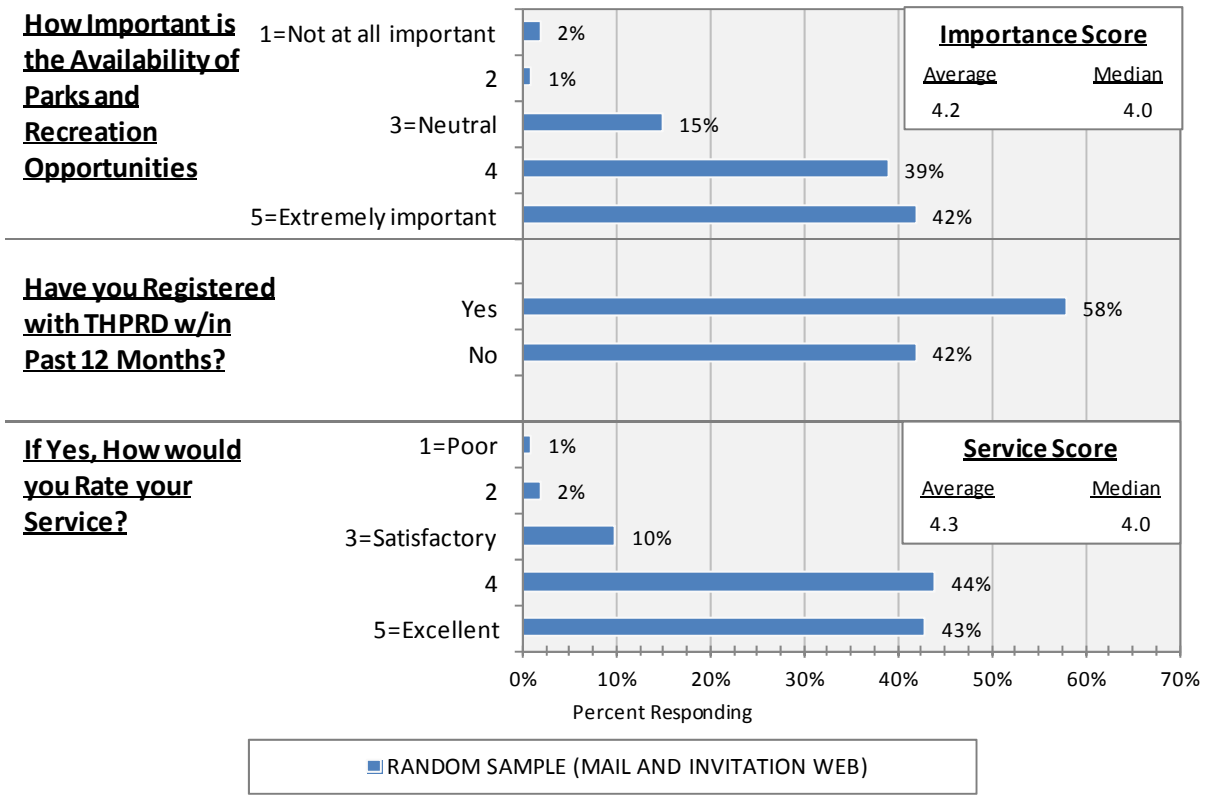
Importance of Park and Recreation Opportunities

Respondents were asked to rank the importance of the availability of local parks & recreation opportunities in THPRD. The majority of households (81%) indicated a 4 or a 5 on a 5 point scale, where, 1=Not at All Important, and 5=Extremely Important. Correspondingly, the average rating was 4.2.

Registration with THPRD and Ratings of Service

Respondents were also asked if they had registered with THPRD in the past year (58 percent had). Those that had done so, were asked to rate the service they received. Ratings were very favorable with an average rating of 4.3 on a 5 point scale where 5 means "excellent" and 87 percent gave service ratings of either 4 or 5.

Figure 6
Current Service and Facilities – Parks & Recreation Opportunities & Quality of Service Importance



Satisfaction with THPRD Facilities and Services

Respondents rated the following services and facilities with the highest satisfaction:

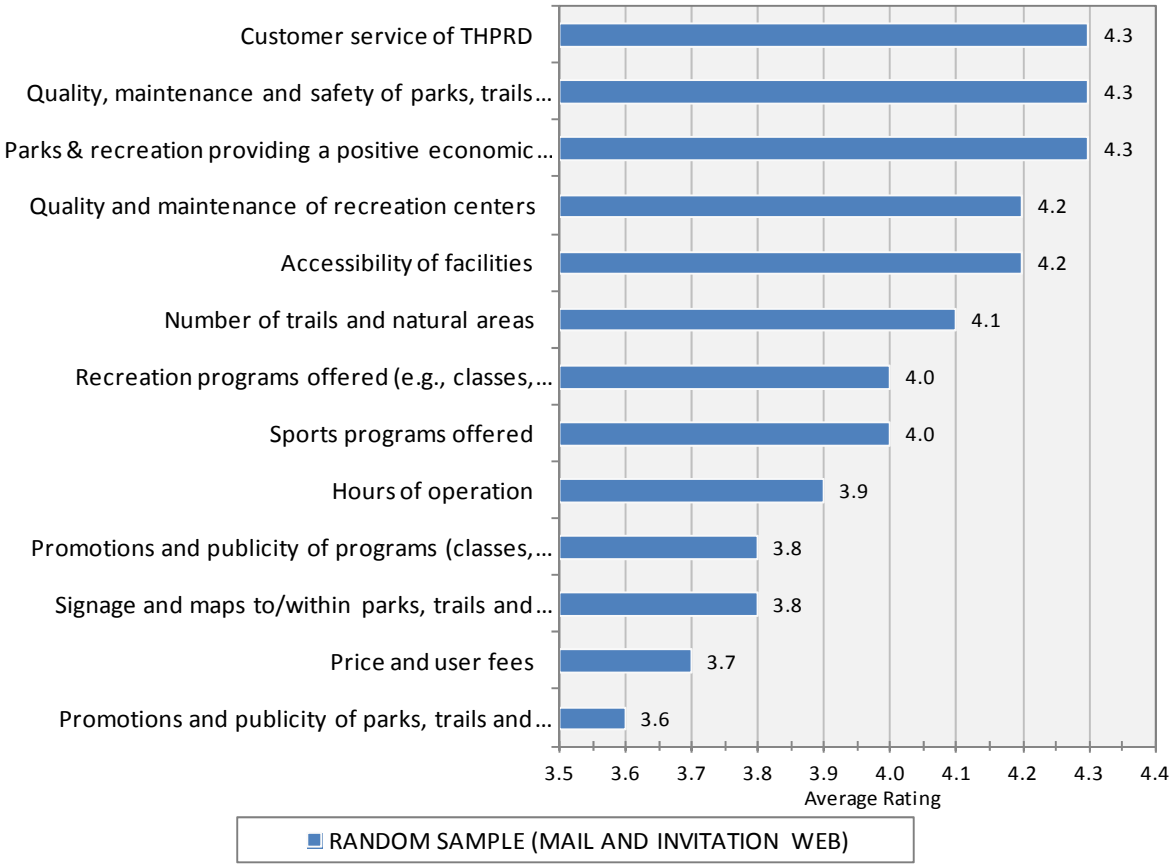
- Customer service (4.3 average rating on a 5 point scale where 1="Poor" and 5="Excellent")
- Quality, maintenance and safety of parks, trails and natural areas (4.3 rating)
- Parks & recreation providing a positive economic benefit to the community (4.3 rating)
- Quality and maintenance of recreation centers (4.2 rating)
- Accessibility of facilities (4.2 rating)
- Number of trails and natural areas (4.1 rating)

Second tier of services and facilities:

- Recreation programs offered (4.0 rating)
- Sports programs offered (4.0 rating)
- Hours of operation (3.9 rating)
- Promotions and publicity of programs (3.8 rating)
- Signage and maps to/within parks, trails and natural areas (3.8 rating)

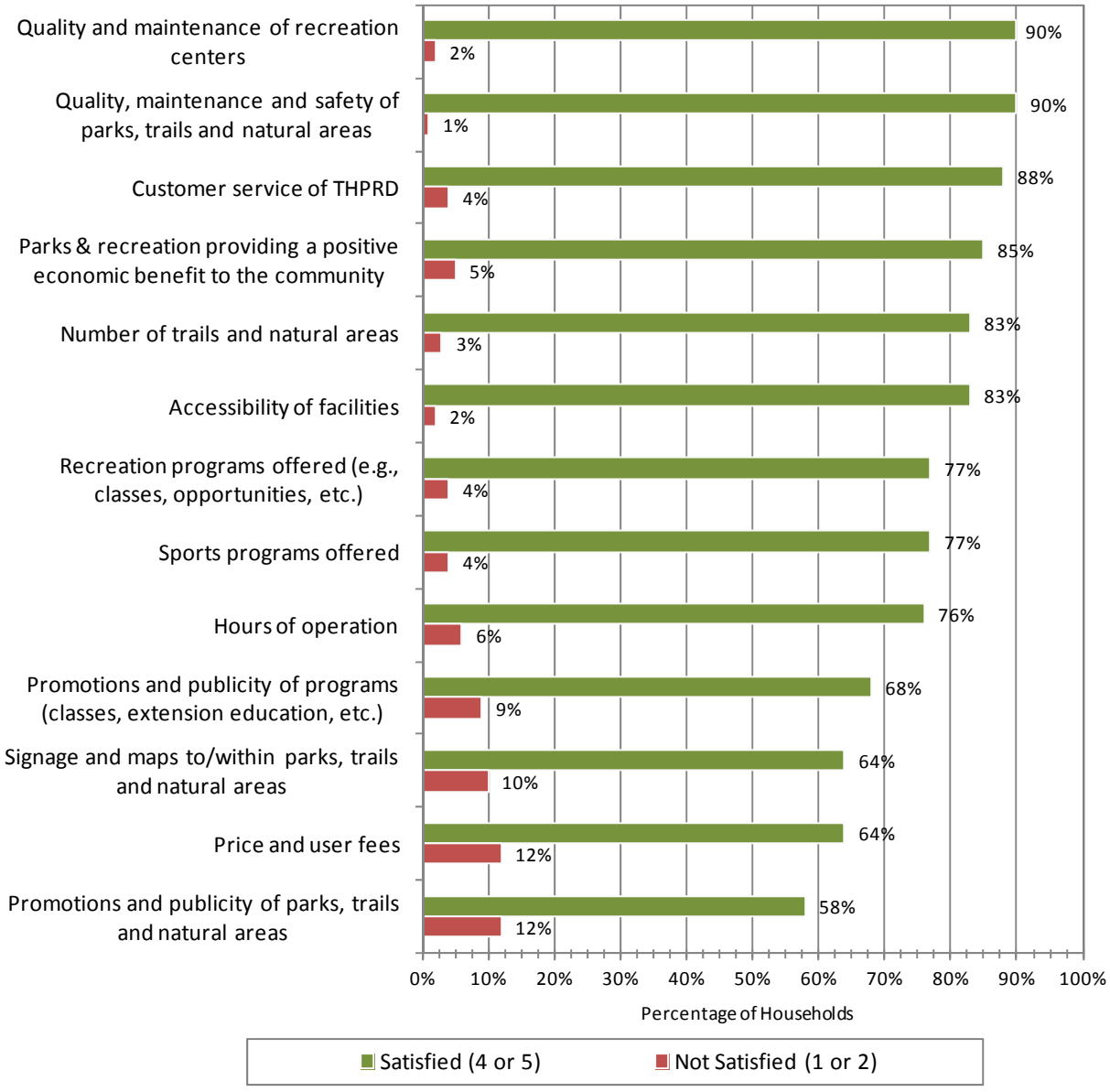
Though all of the facilities and services listed averaged above a 3.0, or satisfactory, the lowest rated services included price and user fees (3.7 rating) and promotions and publicity of parks, trails, and natural areas (3.6 rating).

Figure 7
Current Service and Facilities – Satisfaction of Current Facilities and Services – Average Rating



Encouragingly, every listed service and facility was ranked as a 4 or 5 on a 5 point scale by a majority of respondents. At the same time, the "lowest" ranked facilities and services included promotions and publicity of parks, trails and natural areas; price and user fees; signage and maps to/within parks, trails and natural areas; and promotions and publicity of programs (all with about 10 percent ratings of 1 or 2).

Figure 8
Current Service and Facilities – Satisfaction of Current Facilities and Services – Percent Satisfied vs. Not Satisfied

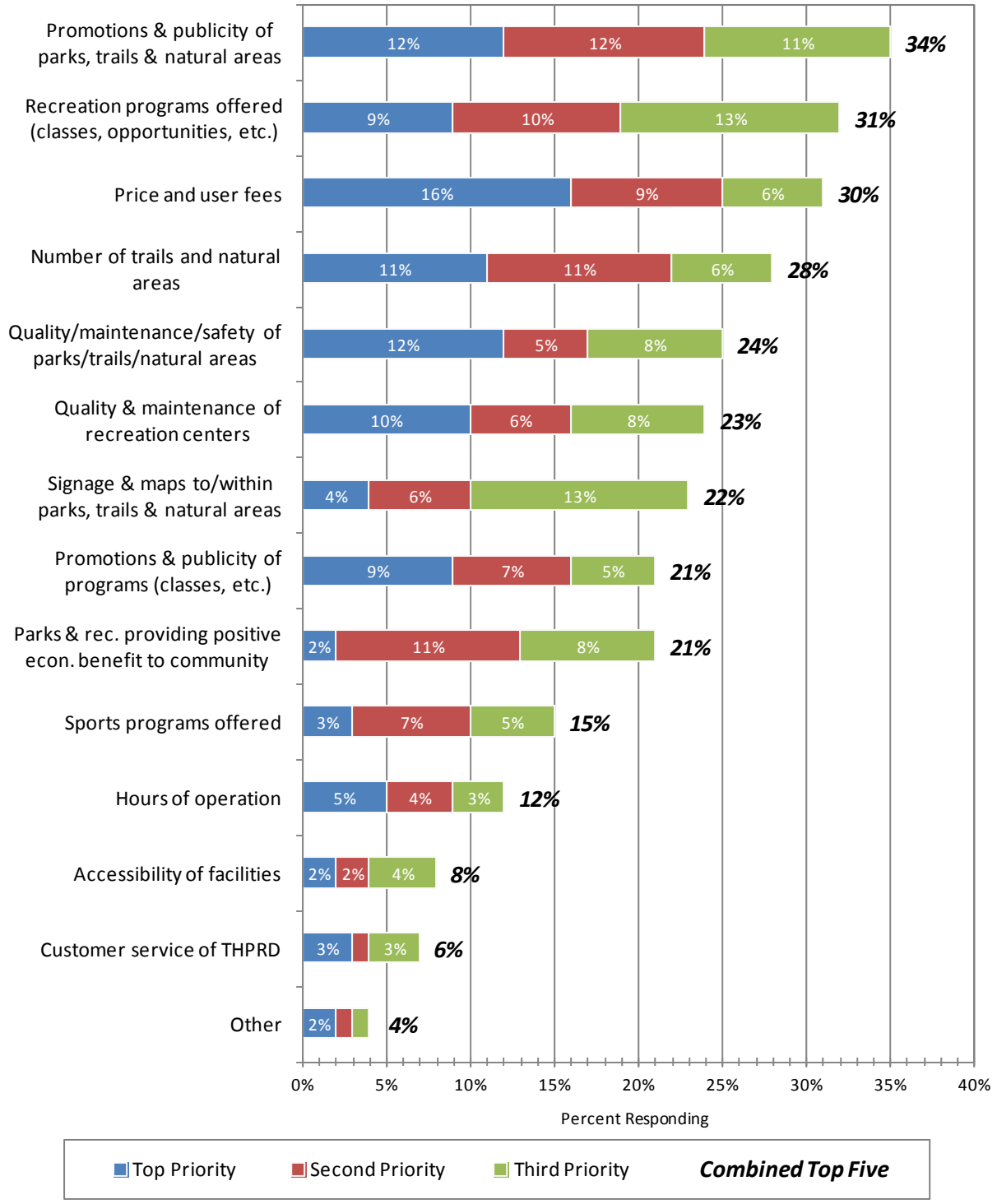


To further evaluate the priorities for improving satisfaction of THPRD facilities and services, respondents were asked to rank the top three facilities and services that need improvement. Promotions & publicity of parks, trails and natural areas topped the list of priorities at 34% of households. Thirty one percent of households indicated variety of recreation programs offered as one of the top three services that need improvement. Price and user fees followed at 30% of households.

Second tier of priorities for improvement:

- Number of trails and natural areas (28%)
- Quality, maintenance and safety of parks, trails and natural areas (24%)
- Quality and maintenance of recreation centers (23%)
- Signage and maps to/within parks, trails and natural areas (22%)
- Promotions & publicity of programs (21%)
- Parks & Recreation providing a positive economic benefit to the community (21%)

Figure 9
Current Service and Facilities – Most Important Aspects of Services and Facilities to Improve



Usage Frequency

Of all facilities owned and/or operated by THPRD, residents have used parks and trails most frequently over the past year (approximately 2 to 3 times per month over the past 12 months). Natural areas, recreation centers and aquatic centers follow with at least once per month.

The following facilities were used at least once in the past year by the majority of households:

- Parks (85% of households used parks at least once over the past 12 months)
- Trails (65% of households)
- Natural areas (64% of households)

Second tier of percent of households that used facilities at least once within the past 12 months:

- Recreation Centers (46% of households)
- Aquatic Centers (45% of households)

Third tier of households that used facilities:

- Nature park interpretive centers (29% of households)
- Sports fields (27% of households)
- Dog off-leash areas (22% of households)

The following facilities were used by less than 1 out of every 5 households over the past 12 months:

- Tennis courts (18% of households)
- Jenkins Estate (16% of households)
- Elsie Stuhr Senior Center (13% of households)
- Park shelter (13% of households)
- Skate park (9% of households)

Figure 10
Current Service and Facilities - Frequency of Use in the Past 12 Months

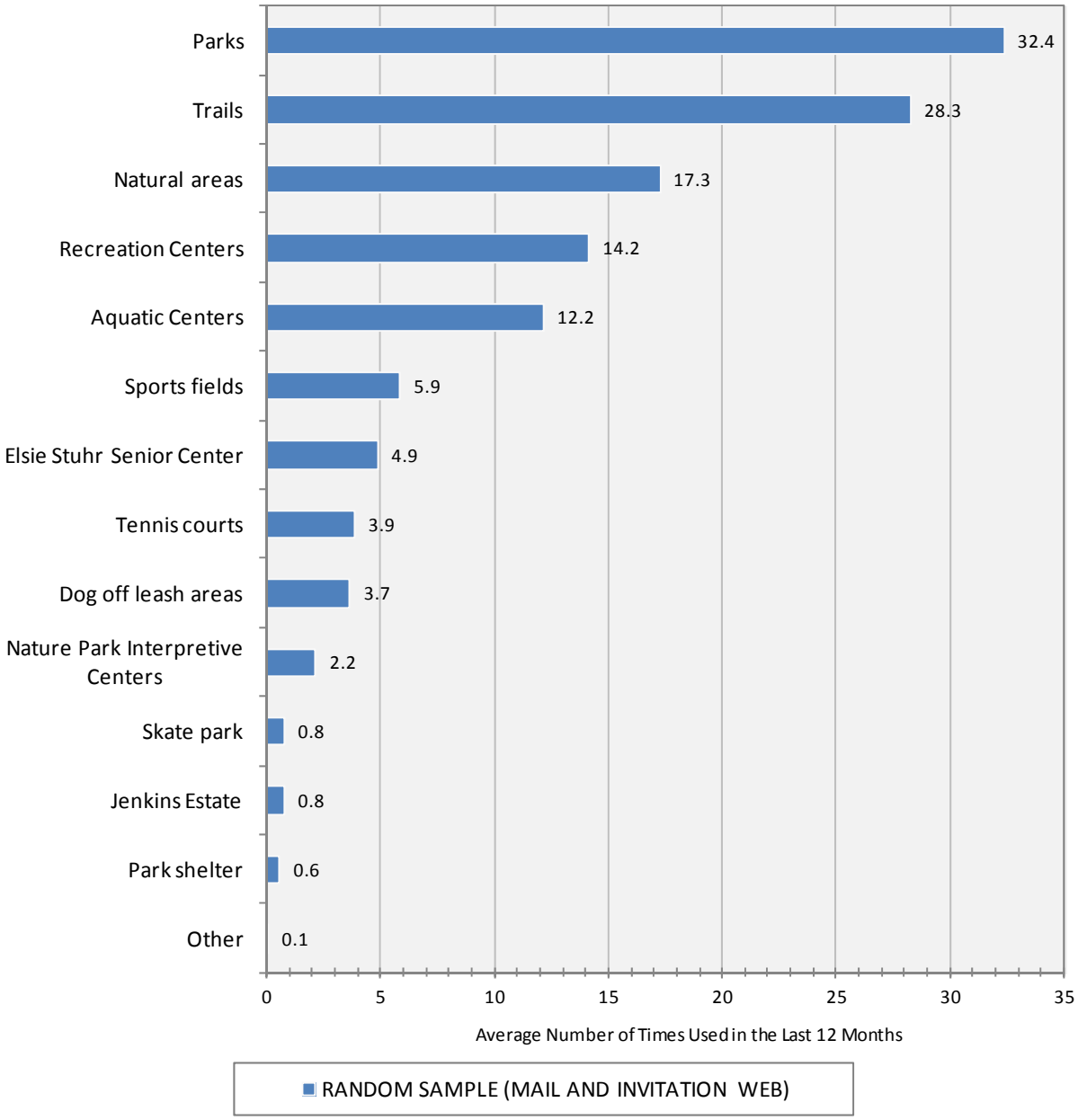
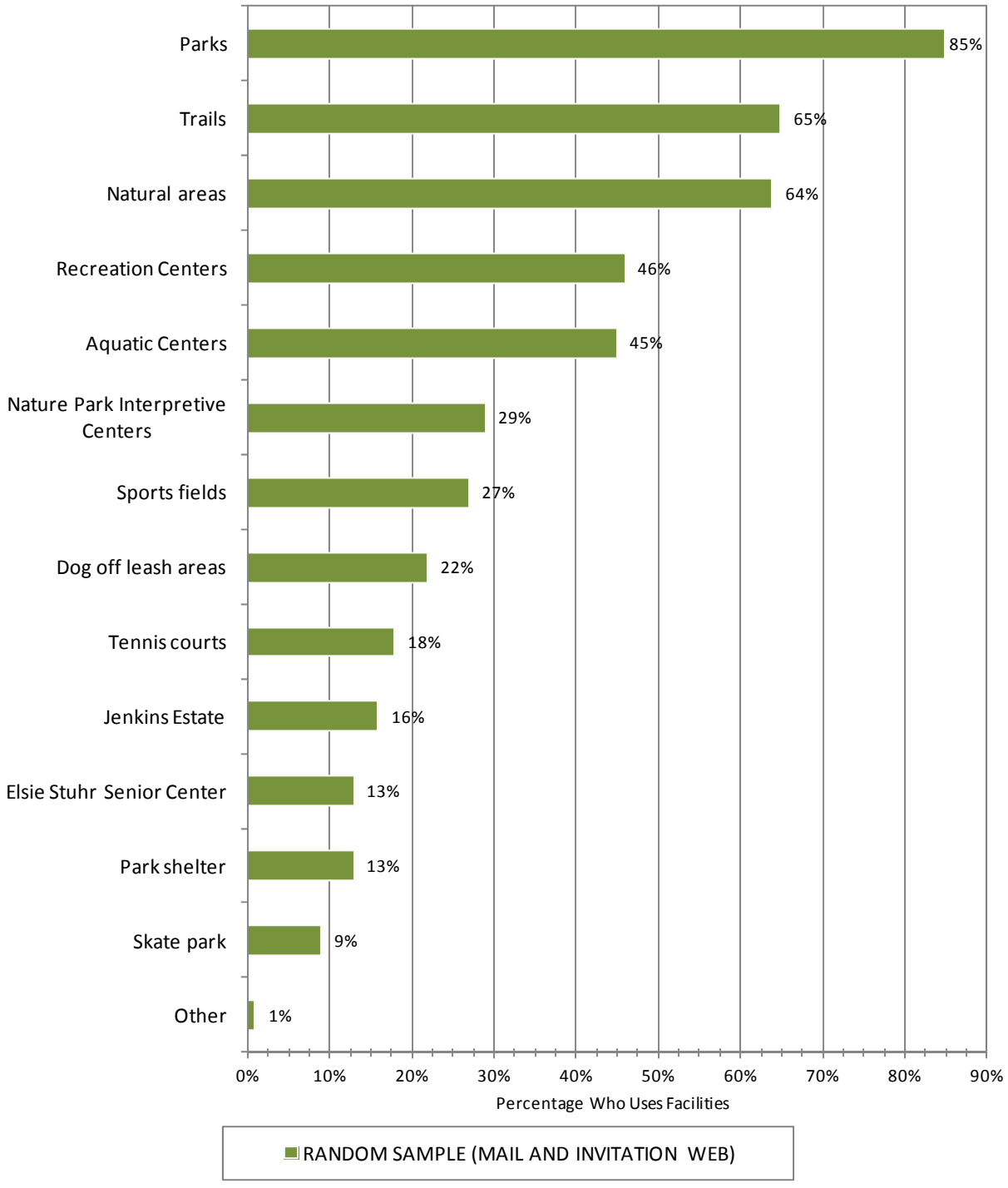


Figure 11
Current Service and Facilities – Percentage of Households Who Used Facilities in the Past 12 Months



Importance of Current Services and Facilities

Respondents rated the importance level of current facilities on a scale of 1 to 5, where 1=Not at All Important and 5=Very Important, and 3=Neutral.

The following facilities had the highest rated averages and were reported as a 4 or 5 by a majority of respondents:

- Parks (with an average rating of 4.6, 93% ratings of 4 or 5)
- Trails (average rating of 4.4; 88% rated 4 or 5)
- Natural areas (average rating of 4.3; 86% rated 4 or 5)
- Aquatic Centers (average rating of 4.2; 76% rated 4 or 5)
- Recreation Centers (average rating of 4.1; 79% rated 4 or 5)
- Sports fields (average rating of 3.8; 65% rated 4 or 5)
- Nature Park Interpretive Centers (average rating of 3.5; 57% rated 4 or 5)
- Dog off-leash areas (average rating of 3.2; 51% rated 4 or 5)

Second tier of important facilities include:

- Tennis courts (average rating of 3.2; 48% rated 4 or 5)
- Park shelter (average rating of 3.0; 38% rated 4 or 5)
- Jenkins Estate (average rating of 3.0; 37% rated 4 or 5)
- Elsie Stuhr Senior Center (average rating of 2.9; 38% rated 4 or 5)

The only facility that had a majority of households indicate as Not Important (1 or 2) was skate parks at 57%. Furthermore, only 24% indicated this facility as a 4 or 5.

Figure 12
Current Service and Facilities – Importance to Household – Average Rating

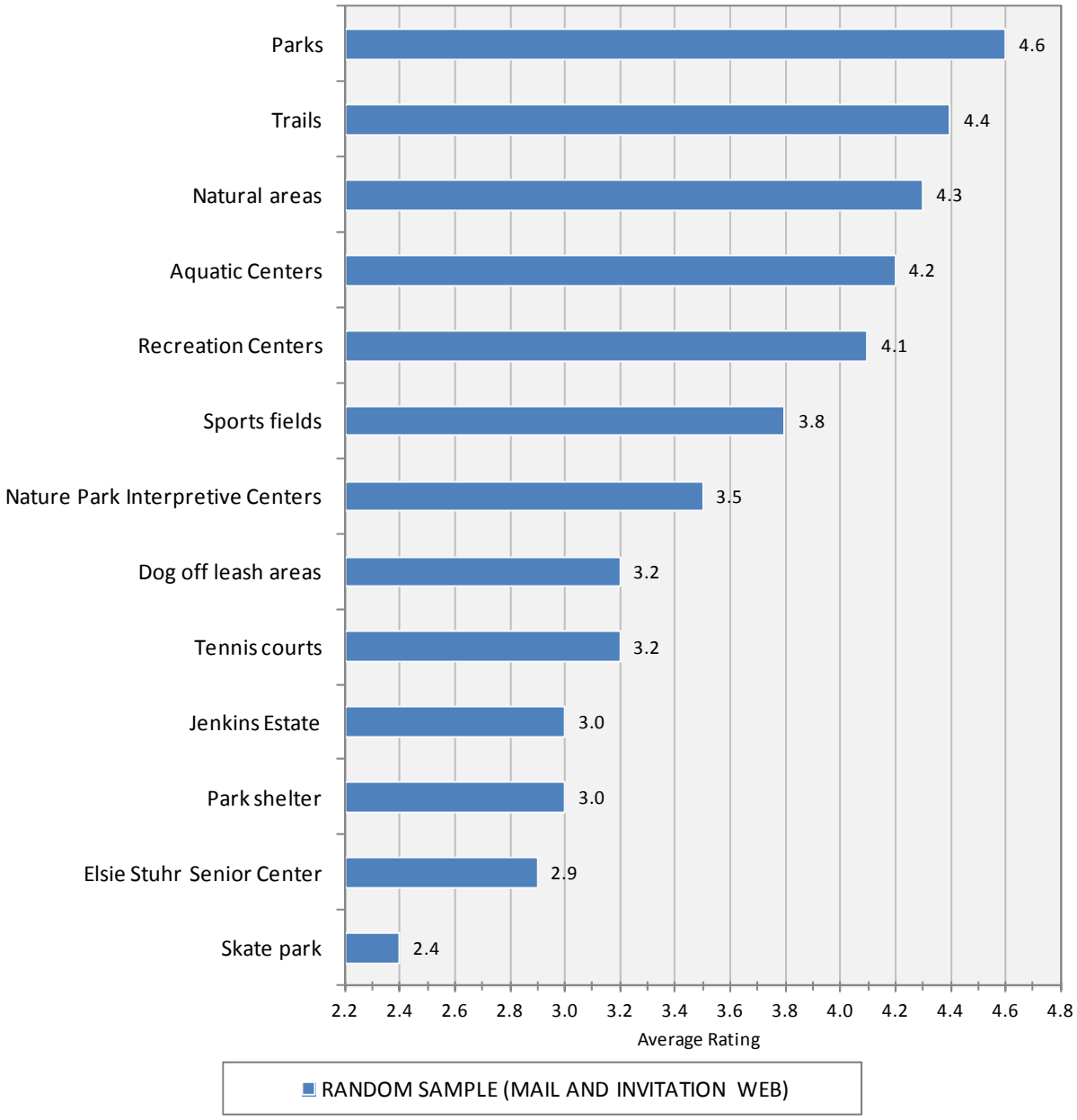
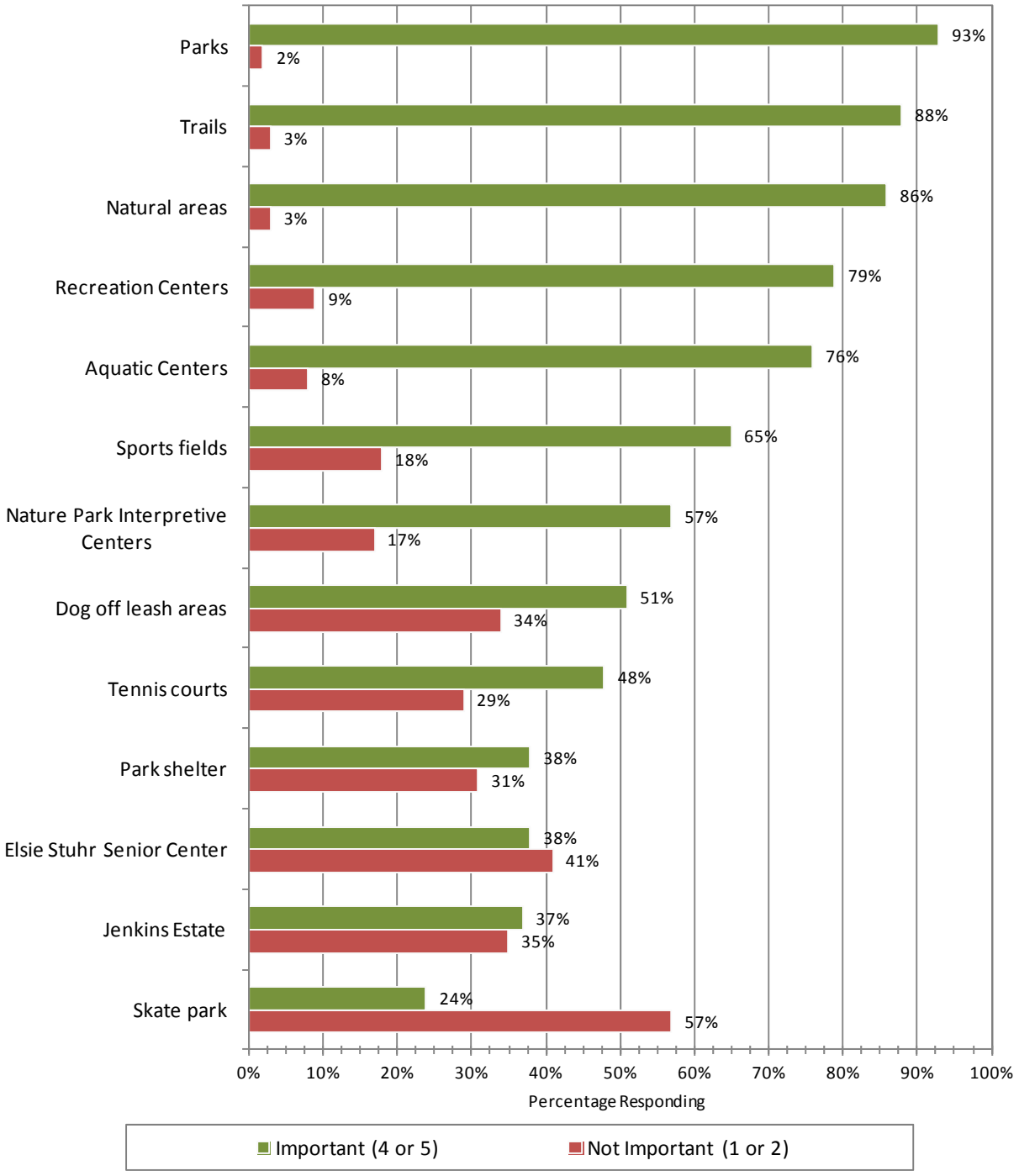


Figure 13
Current Service and Facilities – Importance to Household –Percentage of Important vs. Not Important



Degree to Which Current Facilities are Meeting Household Needs

Respondents were then asked to rate the same list of facilities according to how well they are meeting the needs of their household. While every facility was considered to be meeting the needs of the majority of households, several facilities clearly ranked higher than others. On a scale of 1 to 5 where 1= Not at All Met and 5=Completely Met respondents indicated the following.

Facilities with the highest degree of needs being met included:

- Parks (with an average rating of 4.5, 93% of respondents rated parks a 4 or 5)
- Natural areas (average rating of 4.3; 88% rated 4 or 5)
- Trails (average rating of 4.3; 86% rated 4 or 5)
- Aquatic Centers (average rating of 4.1; 82% rated 4 or 5)

Second tier of facilities that are meeting household needs included:

- Recreation Centers (average rating of 4.0; 76% rated 4 or 5)
- Nature Park Interpretive Centers (average rating of 4.0; 73% rated 4 or 5)
- Sports fields (average rating of 3.9; 73% rated 4 or 5)
- Elsie Stuhr Senior Center (average rating of 3.9; 70% rated 4 or 5)

Third (bottom) tier of facilities that are meeting household needs included:

- Tennis courts (average rating of 3.8; 64% rated 4 or 5)
- Park shelter (average rating of 3.7; 63% rated 4 or 5)
- Jenkins Estate (average rating of 3.6; 63% rated 4 or 5)
- Dog off-leash areas (average rating of 3.5; 60% rated 4 or 5)
- Skate park (average rating of 3.4; 59% rated 4 or 5)

Figure 14
Current Service and Facilities – Degree to Which Needs are Being Met – Average Rating

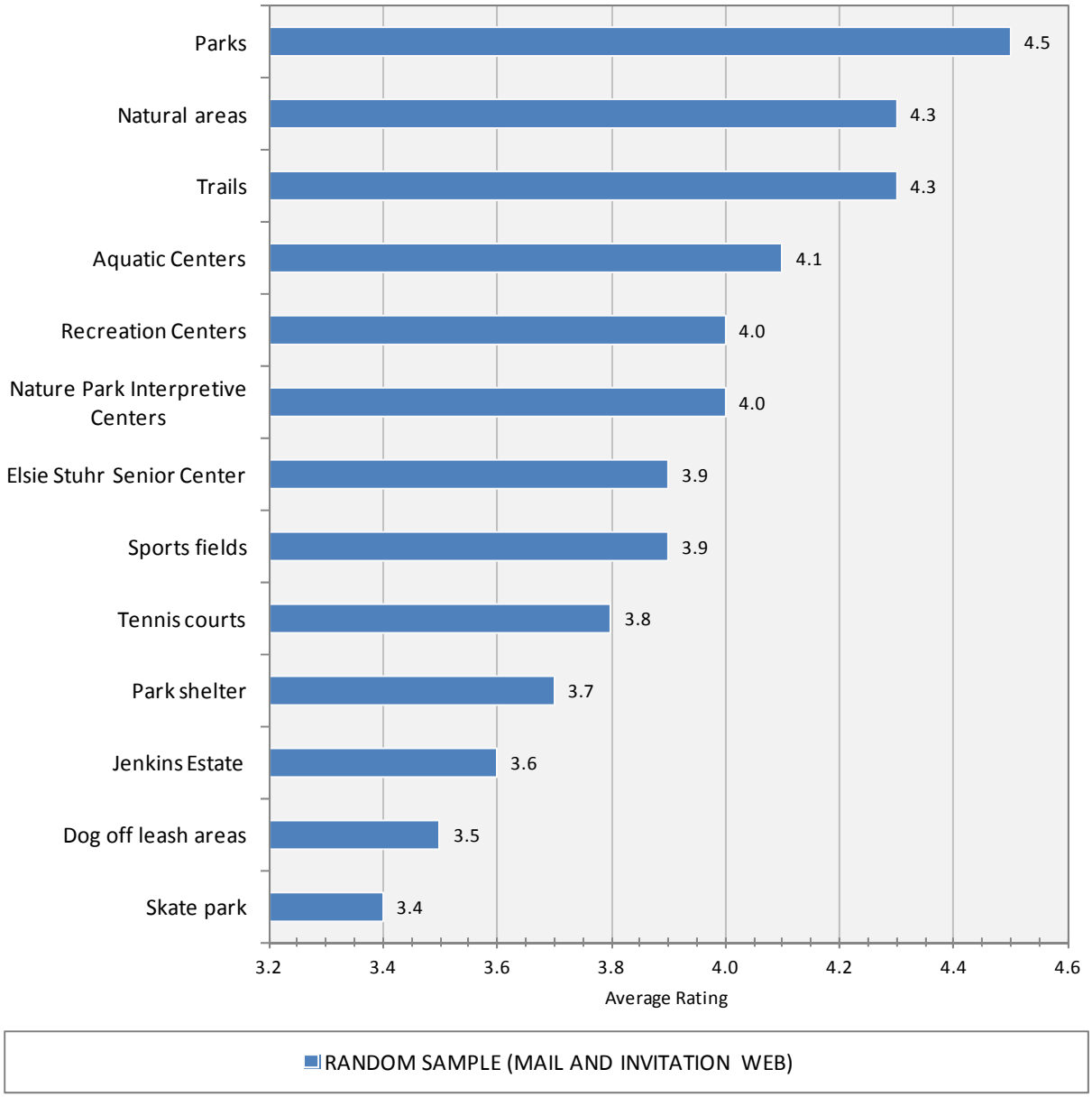
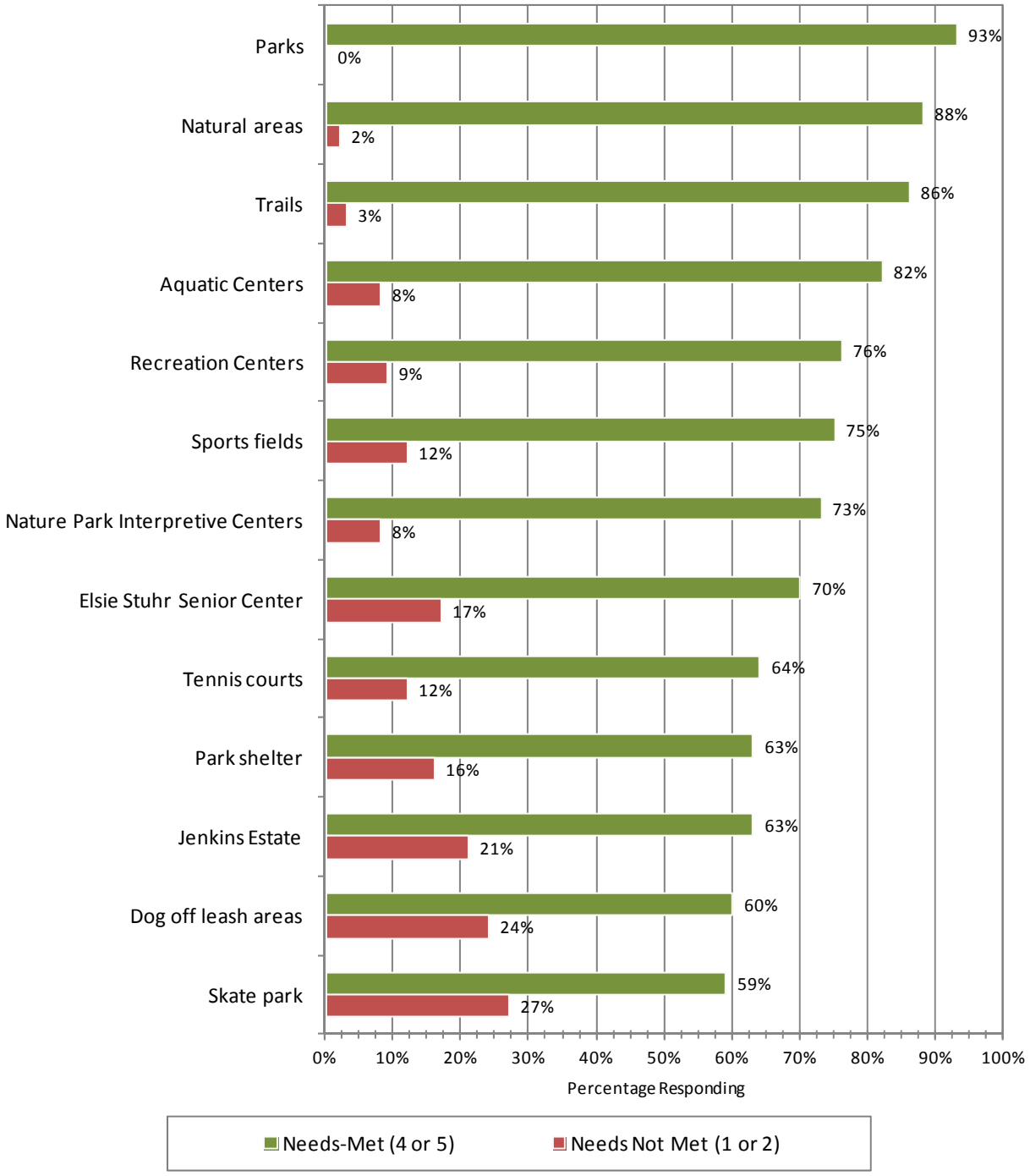


Figure 15
Current Programs and Facilities – Degree to Which Needs are Being Met – Percentage of Needs Met vs. Needs Not Met



Importance vs. Needs-Met Matrix – Current Service and Facilities

It is instructive to compare and plot the importance scores against the needs met scores in an "importance vs. needs-met" matrix. As illustrated below, performance scores (i.e. needs-met and importance scores) are displayed in a matrix using the mid-point rating of both questions to divide the graph into quadrants (ex. importance scale midpoint was 3.5; needs-met midpoint was 3.9). This allows us to determine a detailed ranking of each facility in comparison to each other.

Many of the top facilities listed previously as meeting household needs are also considered the most important to THPRD households. Maintaining these important assets is an indispensable function of THPRD. The following are facilities that are highly important and are meeting the household needs of the District.

- Parks
- Trails
- Natural areas
- Aquatic Centers
- Recreation Centers

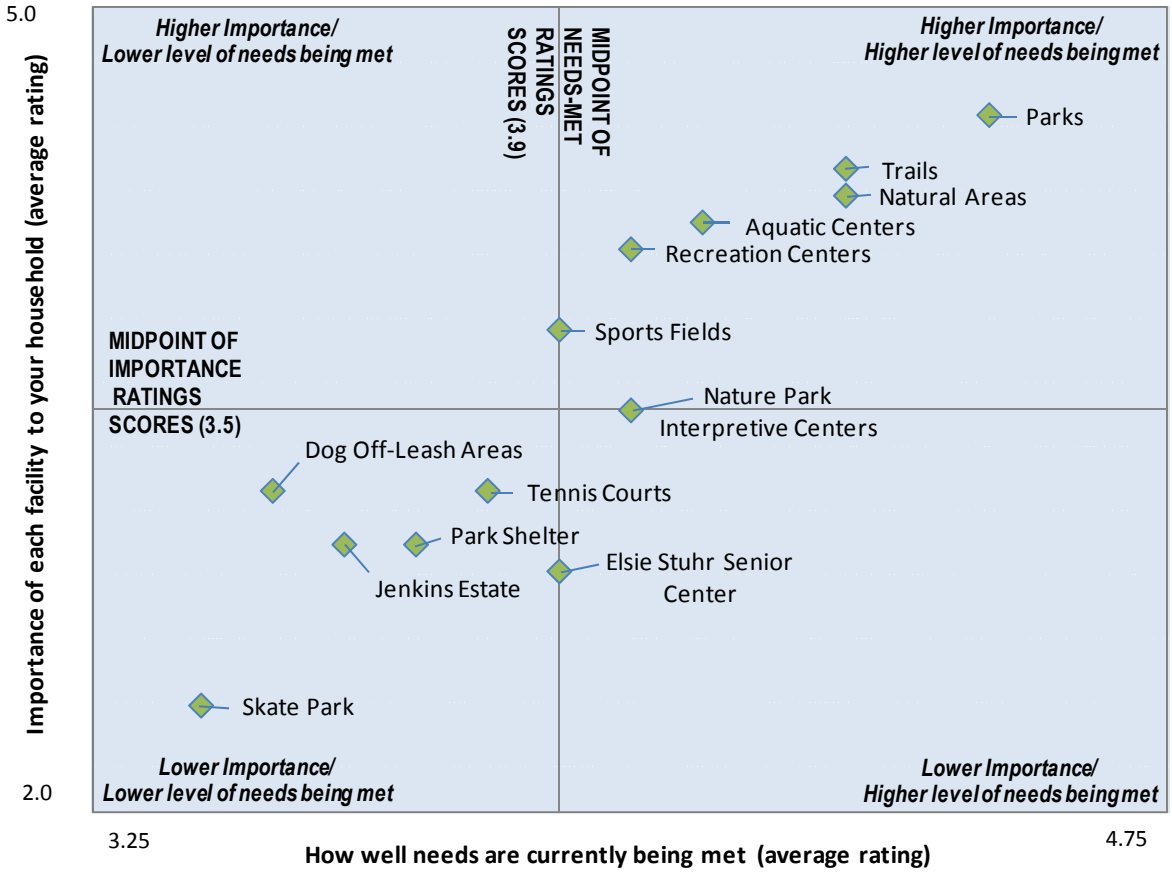
Given that no facility is truly within the upper left quadrant (which would be high importance and lower level of needs being met), it can be inferred that THPRD is performing very well in satisfying the needs of households that are also important to them. However, there are facilities that can be improved and serve THPRD households more effectively. Facilities located on or to the left of the needs-met midpoint and above or relatively closer to the importance midpoint indicate facilities that are relatively important to households yet not meeting the full potential of their needs. These facilities include:

- Sports fields
- Dog off-leash areas

Further below the importance midpoint and left of the needs-met midpoint, are facilities not meeting needs well, however, they are important to fewer households. These "niche facilities" are used by a small but passionate following; therefore, there is merit to measuring participation and planning for potential future enhancements accordingly. The following facilities should be evaluated periodically to make sure the needs of these specialty users are satisfied.

- Skate park
- Jenkins Estate
- Park shelter
- Tennis courts
- Elsie Stuhr Senior Center

Figure 16
Current Service and Facilities – Importance vs. Needs-Met Matrix - Random Sample Overall



Comments and Suggestions for Improvement

Respondents were given the opportunity to write in additional comments and suggestions about improving current services and facilities if they rated any as a 1, 2, or a 3. Many of the comments varied in approach to improve these facilities; however, some common themes were evident.

Improve swimming pool hours and programming times…

- *I think that some swim centers having open swim time of less than 1 hour duration is a waste. Who wants to pay full price to swim for 30 min?*
- *Harman Pool - open lap at 5:00 AM please.*
- *Aquatic Centers limit open swim times too much.*
- *I would love to see more open/lap swim hours at all of our pools.*
- *More adult lap times at Sunset Pool.*

Expand trail connectivity…

- *Continue increasing paths and trails.*
- *It would be nice to see the parks and natural areas become better connected for walking and cycling.*
- *Trails (foot) need to connect Bonny Slope and Cedar Mill. No-car safe alternative walk routes.*

Improve dog parks…

- *We have 2 dogs and the dog parks around us are not very good.*
- *The dog off-leash areas are not conveniently located to actively use. If they were within walking distance, they would be used more.*
- *The dog parks are excellent but one of my dogs does not do well in enclosed spaces and needs some alternative safe places to exercise.*
- *More off-leash dog parks! In SW Beaverton.*

Reduce taxes, become more transparent in use of tax money…

- *Don't think we need to build everything for everyone. We don't have the money and nor should spend more.*
- *Stop spending our money and give us a tax break.*

Reduce user fees…

- *Class fees and user passes are too high and class minimums are not being met so they cancel - we have to go other places - we miss the book being mailed.*
- *Cost effective for the low income families.*
- *I joined a gym, your fees are too high.*
- *Lower price.*

Why Programs and Facilities are Not Used / Where Improvements can be Made

Respondents were asked why they do not use THPRD facilities and programs and where they felt improvements are needed.

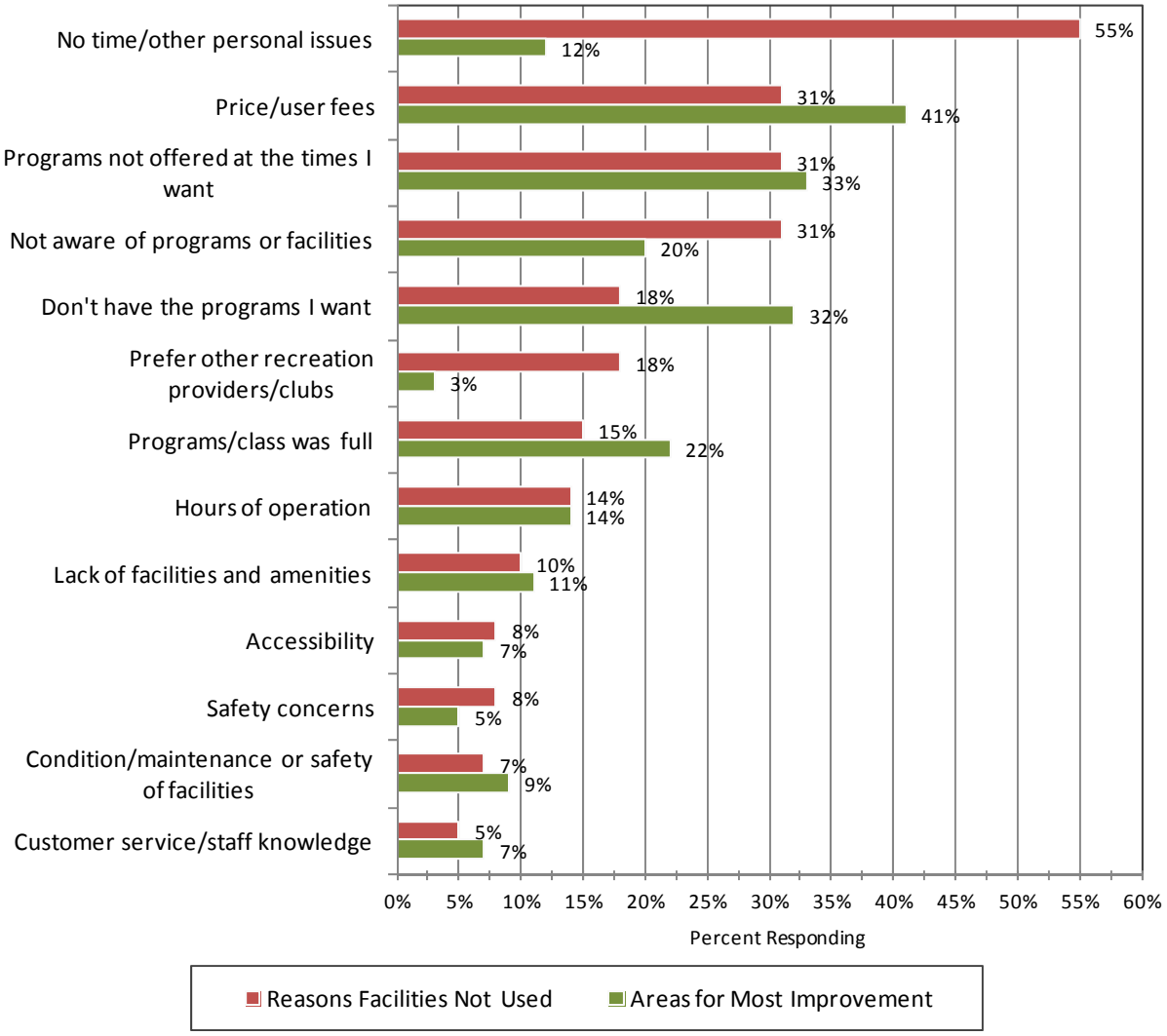
No time/other personal issues (55%) was by far the most frequently reported reason for not using THPRD recreation programs and facilities. After time constraints, next was price/user fees, times of program offerings, and awareness:

- Price/user fees (31% of households indicated this reason as a reason for not using THPRD recreation programs and facilities; 41% reported this as needing improvement)
- Programs not offered at the times I want (31% reason for not using; 41% needs improvement)
- Not aware of programs or facilities (31% reason for not using; 20% needs improvement)

Second tier of reasons and improvements:

- Don't have programs I want (18% reason for not using; 32% needs improvement)
- Prefer other recreation providers/clubs (18% reason for not using; 3% needs improvement)
- Program/class was full (15% reason for not using; 22% needs improvement)
- Hours of operation (14% reason for not using; 14% needs improvement)

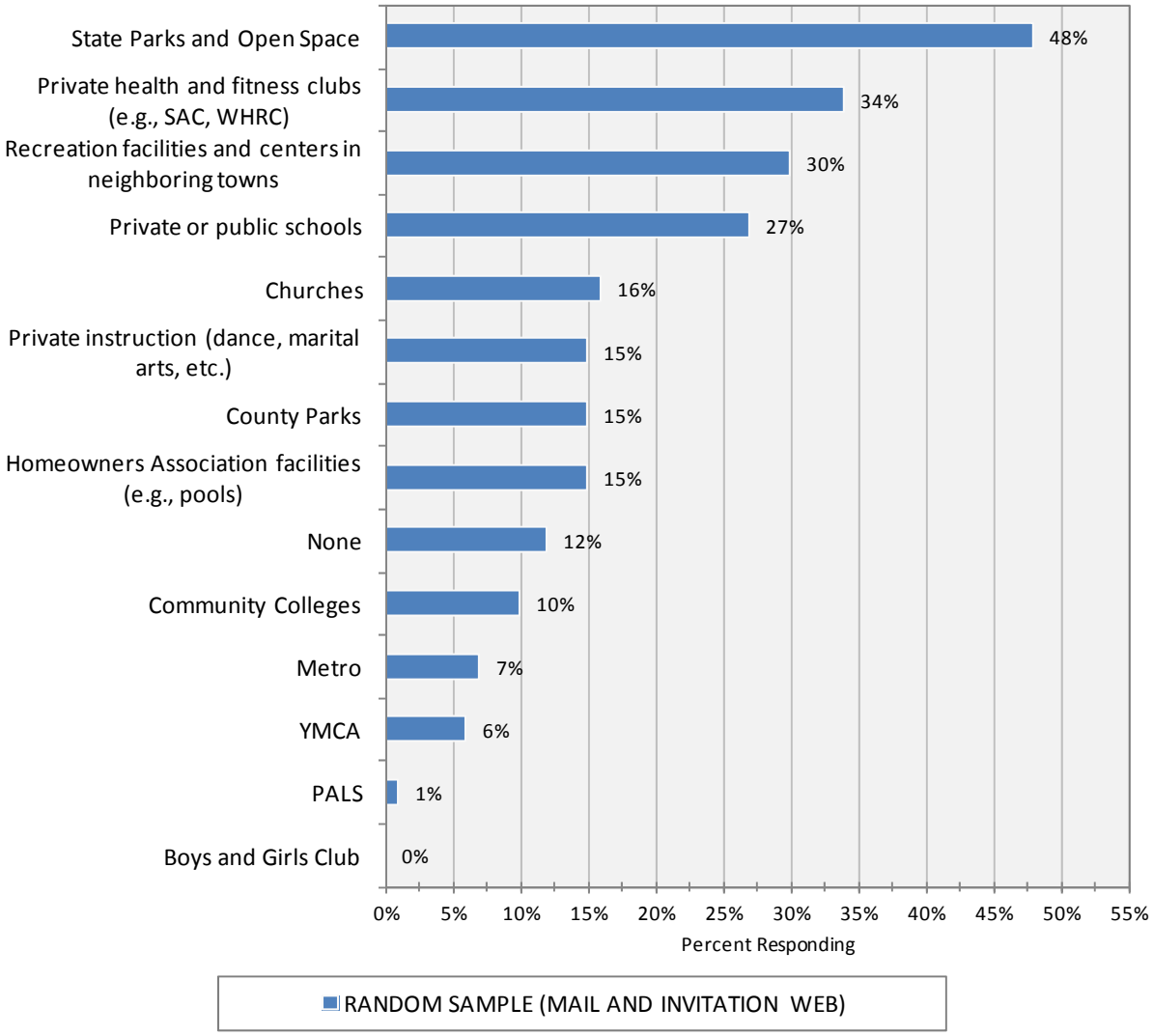
Figure 17
Current Service and Facilities - Reasons Do Not Use / Improvements Needed



Other Facilities and Providers Used by THPRD Households

When asked what other service providers are utilized, THPRD households most often indicated State Parks and Open Spaces most frequently (48%). Private health and fitness clubs (34%), recreation facilities and centers in neighboring towns (30%), and private or public schools (27%) followed.

Figure 18
Current Service and Facilities – Other Facilities and Program Providers Used by Households



Open Ended Comments: Reason Do Not Use/ Needs Improvements and Other Providers Used

Respondents were given the opportunity to write in additional information for the "reasons they do not use / needs improvement" question. Examples of responses are given below:

Don't have the programs I want, such as…

- *Adult sports/clubs (more options) – Childcare at aquatic centers during lap swim – More classes for teenagers needed!! – More teen/young adult classes – More toddler classes.*

Lack of facilities and amenities, such as…

- *Clean restrooms – Indoor running tracks/exercise equipment – Pool, completed and safe trails – More dog off leash areas.*

Programs not offered at the times I want…

- *After 5pm M-F – After 8pm on weekdays – After work – Classes for seniors after work hours – Evening activities – Evening offerings – Evening/night (after 6:30) – Lap swim times not convenient – Mainly the availability of lap swimming – More evening classes.*

Condition/ maintenance or safety of facilities…

- *Dog parks not sanitary and no shelter for owners – Something is always broken.*

Accessibility, explain…

- *Cedar Hills is hard to get around in a stroller – Cedar Hills Rec. Stairs (front) elevator – Handicapped access – More parking – Safe trails do not connect facilities (not sidewalks) – Takes forever to get there by bus – Too far from my home – Wheelchair.*

Program/class was full…

- *All preschool programs at Cedar Hills – Child's dance class; 1 program with a maximum of 10 children for the entire district – Gymnastics classes fill up quick for kids – Some popular classes fill up the day registration opens – Swimming classes filled up quickly – Tennis Classes – Too many swimmers in lanes.*

Prefer other recreation providers/clubs…

- *24 Hour Fitness – Bike group, ski club – Curves – Golf – Health club – Hillsboro Parks – LA Fitness – Multnomah Athletic Club, Mittlenar Jewish Comm. Ctr.– Portland Park & Rec. – Sunset Athletic Club (pool mainly) – West Hills Racquet and Fitness Club.*

Other:

- *Age related – Fees are too expensive – Just not enough locations for pet-friendly parks. Some could be maintained better – Lack of time; kids are older – Not close to my house – Registration time not set up well – Too kid/teen focused – We are also members of SAC.*

Other parks, recreation facilities, open space, trails, and programs used…

- *24 Hour Fitness – Beaverton HS swim pool – Golf course, private and public, Portland Rock Gym – Have gym at work – Home exercise equipment – Federal agencies – Personal Trainer – Schools – Yoga studio – Montavilla Sewing Ctr. – Hoyt Arboretum.*

FUTURE FACILITIES, AMENITIES, AND SERVICES

Greatest Facility Needs Over Next 5 to 10 Years – Facilities to be Added, Expanded, or Improved

Respondents were informed of the following statement.

"*Tualatin Hills Park & Recreation District funds parks, recreation, and trail operations and maintenance with user fees and property tax dollars. As you answer the following questions, please keep in mind that additional funds would be required to build, operate, and maintain new parks, recreation, natural areas and trails.*"

Based on this information respondents rated the greatest needs of the district over the next 5 or 10 years on a 5 point scale where 1="Not at All Important" and 5="Very Important". They also ranked their highest, second highest, and third highest priority facility needs over the next 5 to 10 years.

The future facilities that had the highest percentages of households indicate a 4 or 5 rating:

- Pedestrian/bike paths and trails (With an average rating of 4.2, 81% of respondents rated this future facility a 4 or 5)
- Playgrounds (3.8 rating; 67% rated 4 or 5)
- Open space/conservation land (3.7 rating; 60% rated 4 or 5)
- Community gardens (3.5 rating; 56% rated 4 or 5)
- Picnic areas/shelters (3.6 rating; 50% rated 4 or 5)
- Dog park (3.2 rating; 50% rated 4 or 5)

Figure 19
Future Facilities, Amenities, and Services - Greatest Needs Over the Next 5 to 10 Years – Average Rating

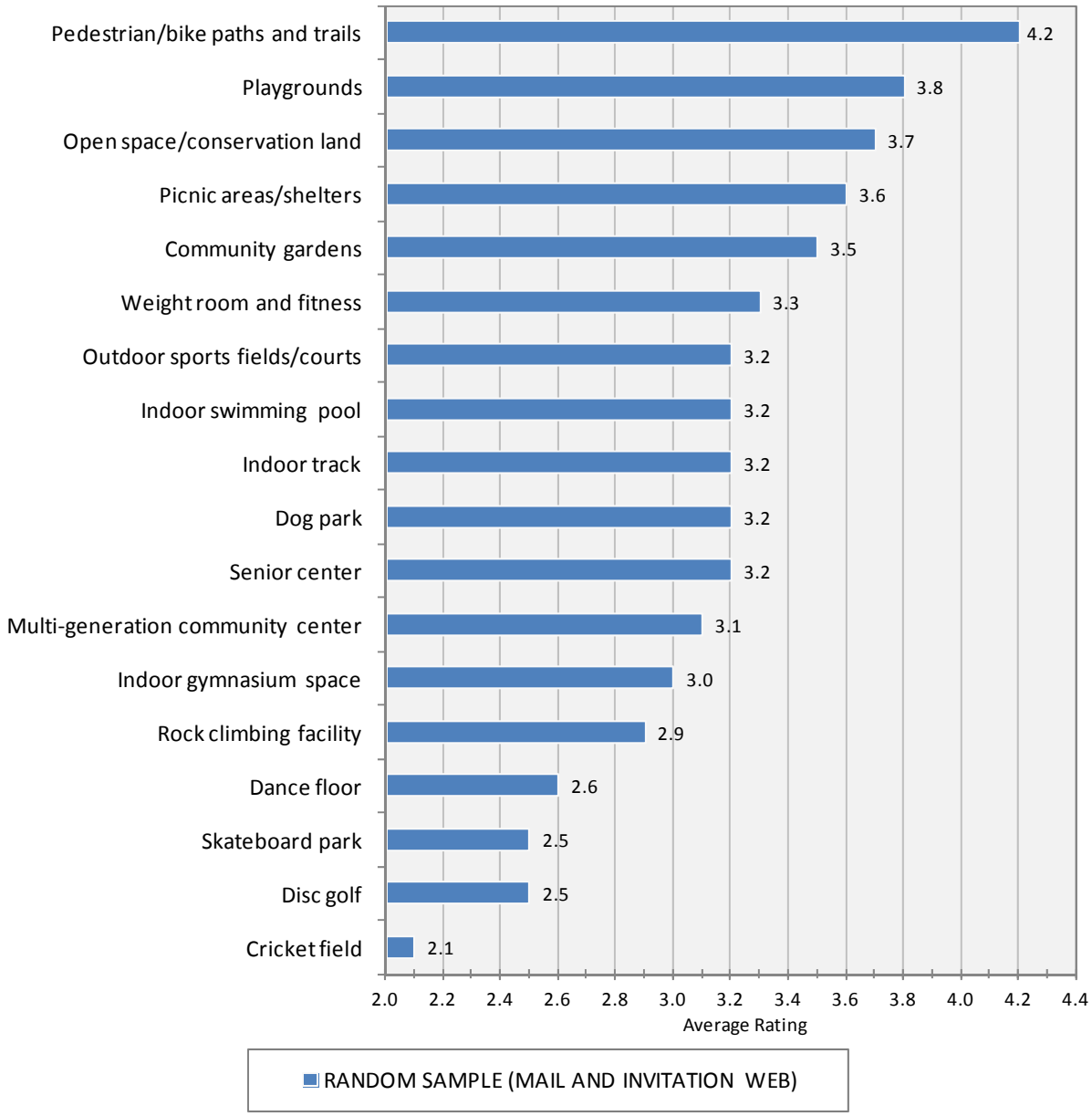
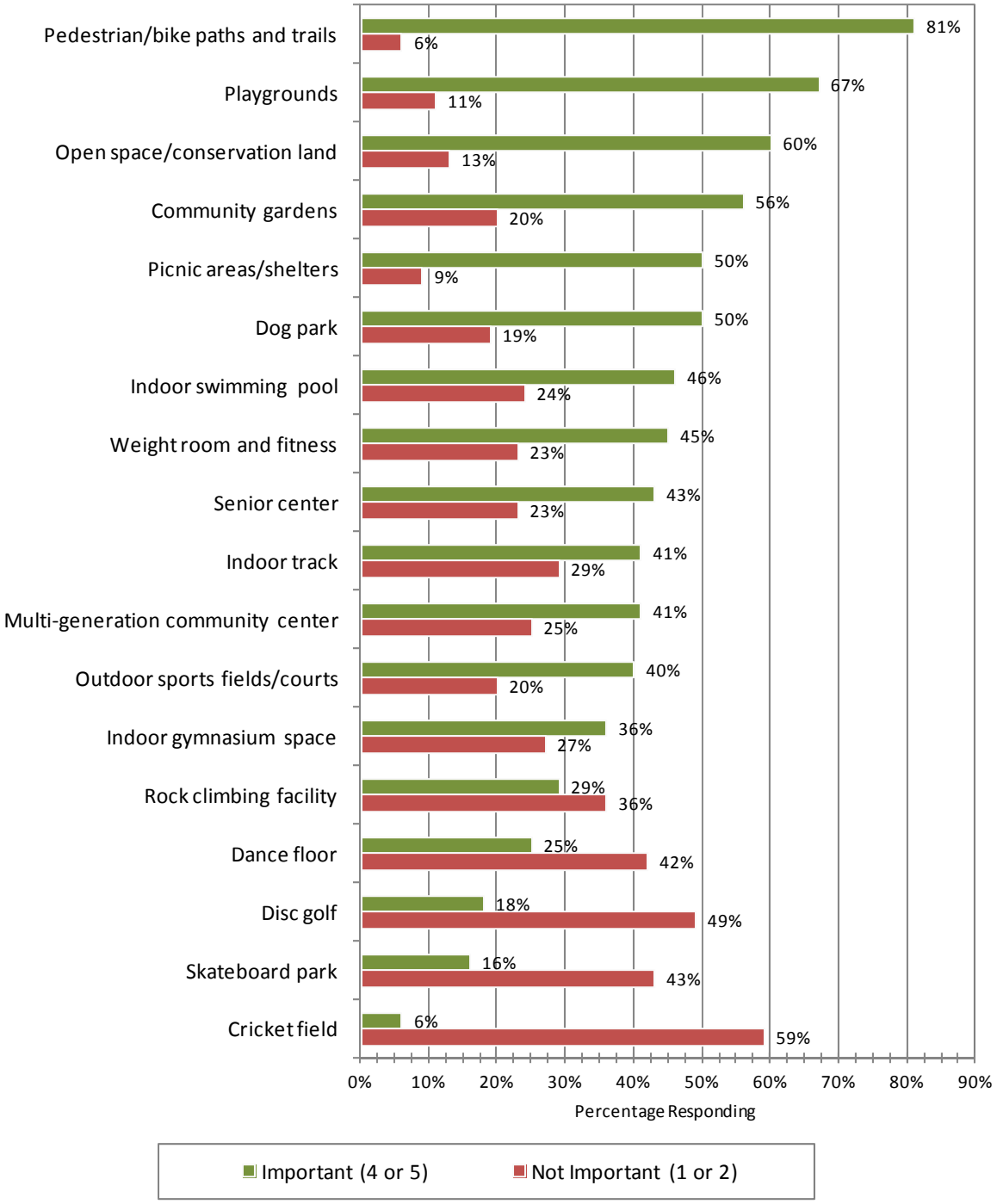


Figure 20
Future Facilities, Amenities, and Services - Importance to Households – Percentage of Important vs. Not Important

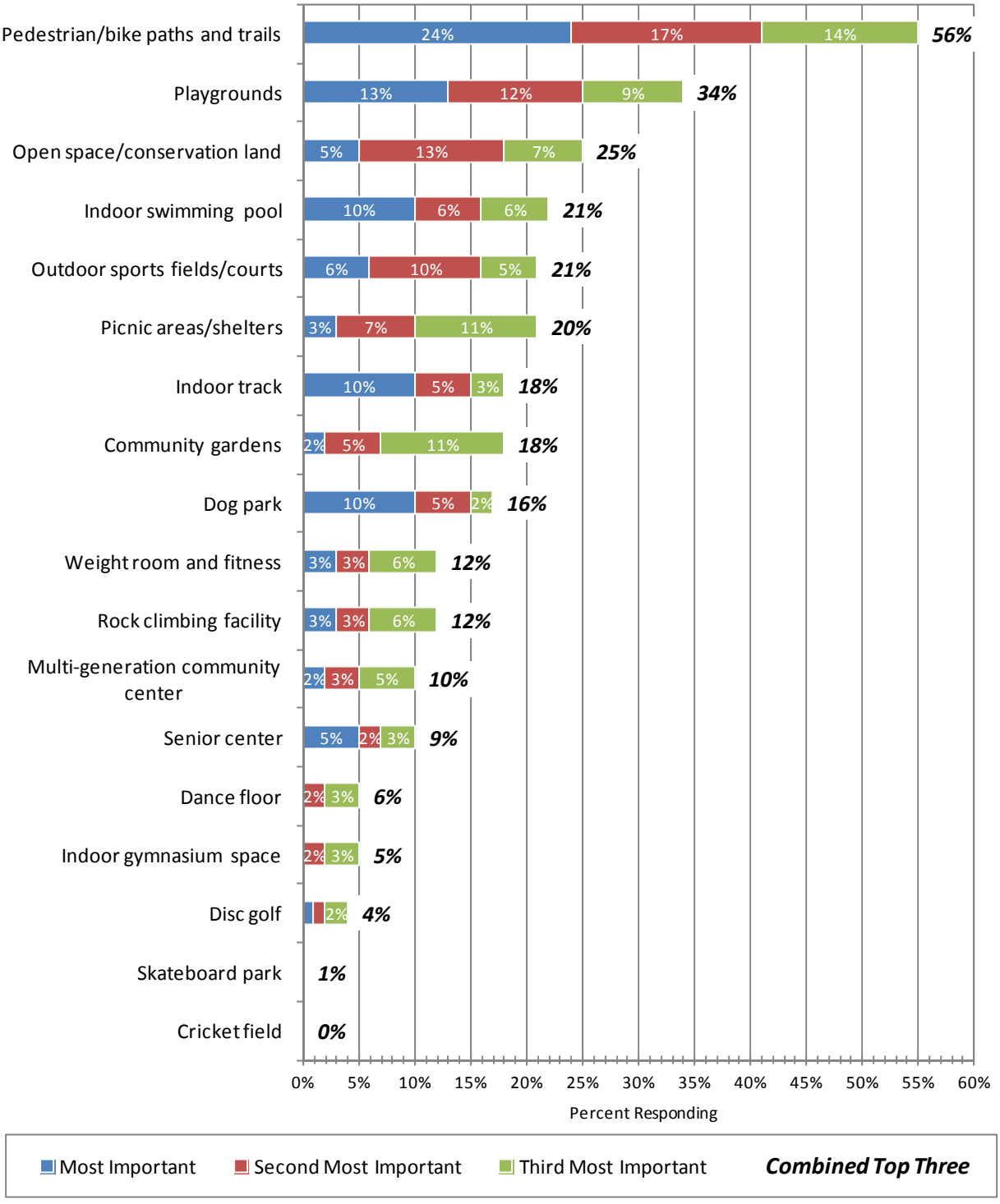


By combining the top three ranked facilities to be added, expanded, or improved over the next 5 to 10 years, pedestrian/bike paths and trails was clearly the facility respondents indicated as most important to their future needs (56% of households).

Second tier of most important facilities to be added, expanded, or improved include:

- Play grounds (34% of households rated this facility as one of the top three facilities to be added, expanded or improved over the next 5 to 10 years)
- Open space/conservation land (25% of households)
- Indoor swimming pool (21% of households)
- Outdoor sports fields/courts (21% of households)
- Picnic areas/shelter (20% of households)
- Indoor track (18% of households)
- Dog park (16% of households)

Figure 21
Future Facilities, Amenities, and Services – Highest Ranked Priorities to be Added, Expanded, or Improved



PROGRAMS, ACTIVITIES, AND SPECIAL EVENTS

Usage Frequency

Similar to the evaluation of facilities, respondents were asked to state the number of times they used current programs, activities, and special events. Then respondents were asked to rate the importance of current programs to their household and how well needs are being met. By far, the most frequently attended program within THPRD was swimming programs at 14.4 times over the past 12 months (more than once per month on average). Fitness and wellness programs and senior programs followed with at least 5 times over the past 12 months. All other programs had an average attendance of less than twice over the past 12 months.

The percentage of households who actually use programs, activities, and special events differed slightly in ranking than the average frequency of use. The following programs were used at least once in the past year by the most households:

- Swimming programs (51% of households used swimming programs at least once over the past 12 months)
- Special events (35% of households)

Second tier of percentage of households that used programs at least once within the past 12 months:

- Fitness and wellness programs (20% of households)
- Sports leagues - youth (17% of households)
- Environmental/nature programs (17% of households)
- Summer camps and programs (16% of households)

One interesting observation was that while senior programs had the third highest average of attendance over the past 12 months, only 12% of all households within THPRD actually used this service. By these figures it is evident that despite the low percentage of households who use this program, those who do take advantage of this program, use it very often. The opposite is true for special events. Although special events were attended less than one time within the past 12 months on average, 35% of all households take part.

Figure 22
Programs, Activities, and Special Events –- Frequency of Use in the Past 12 Months

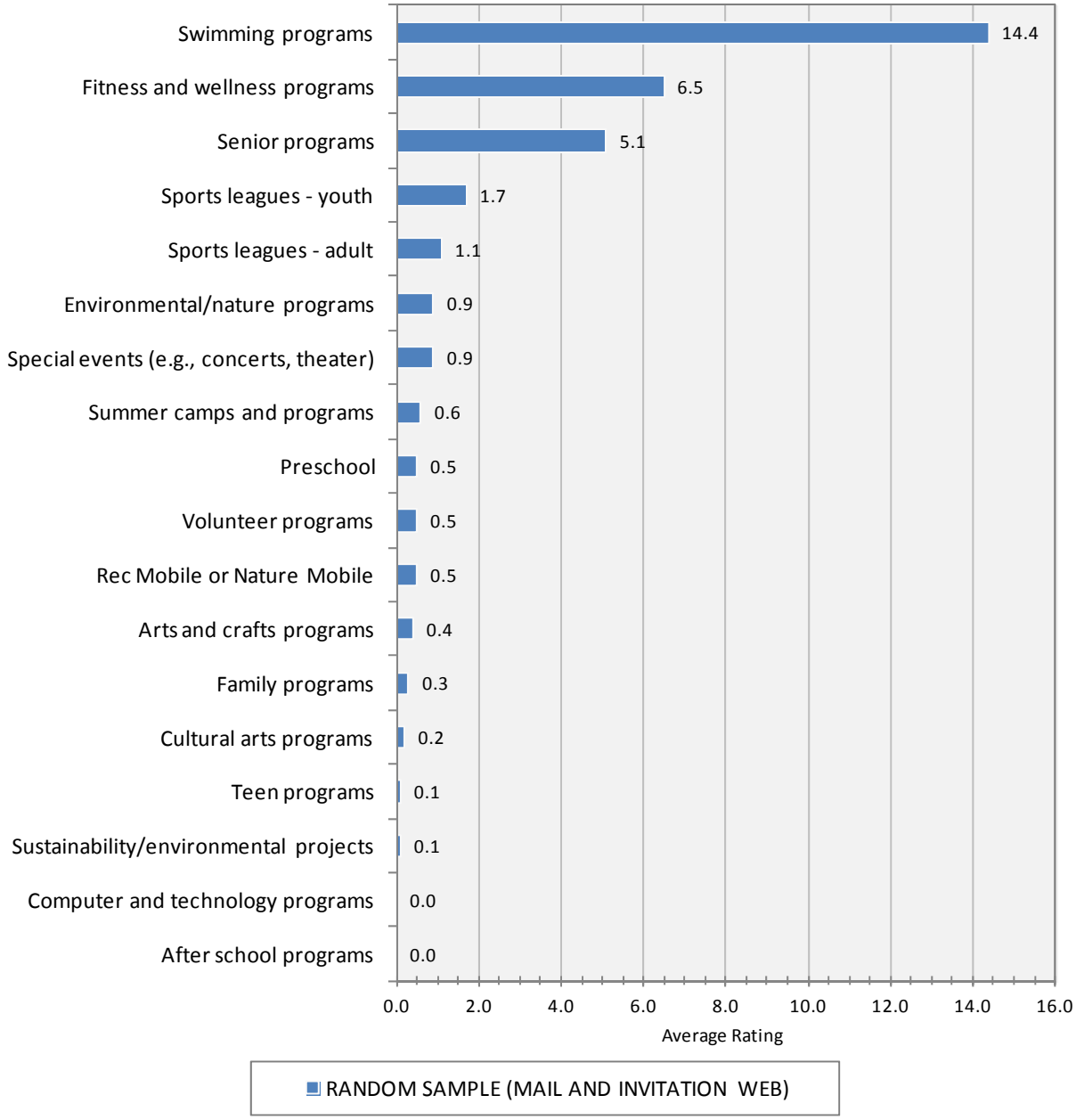
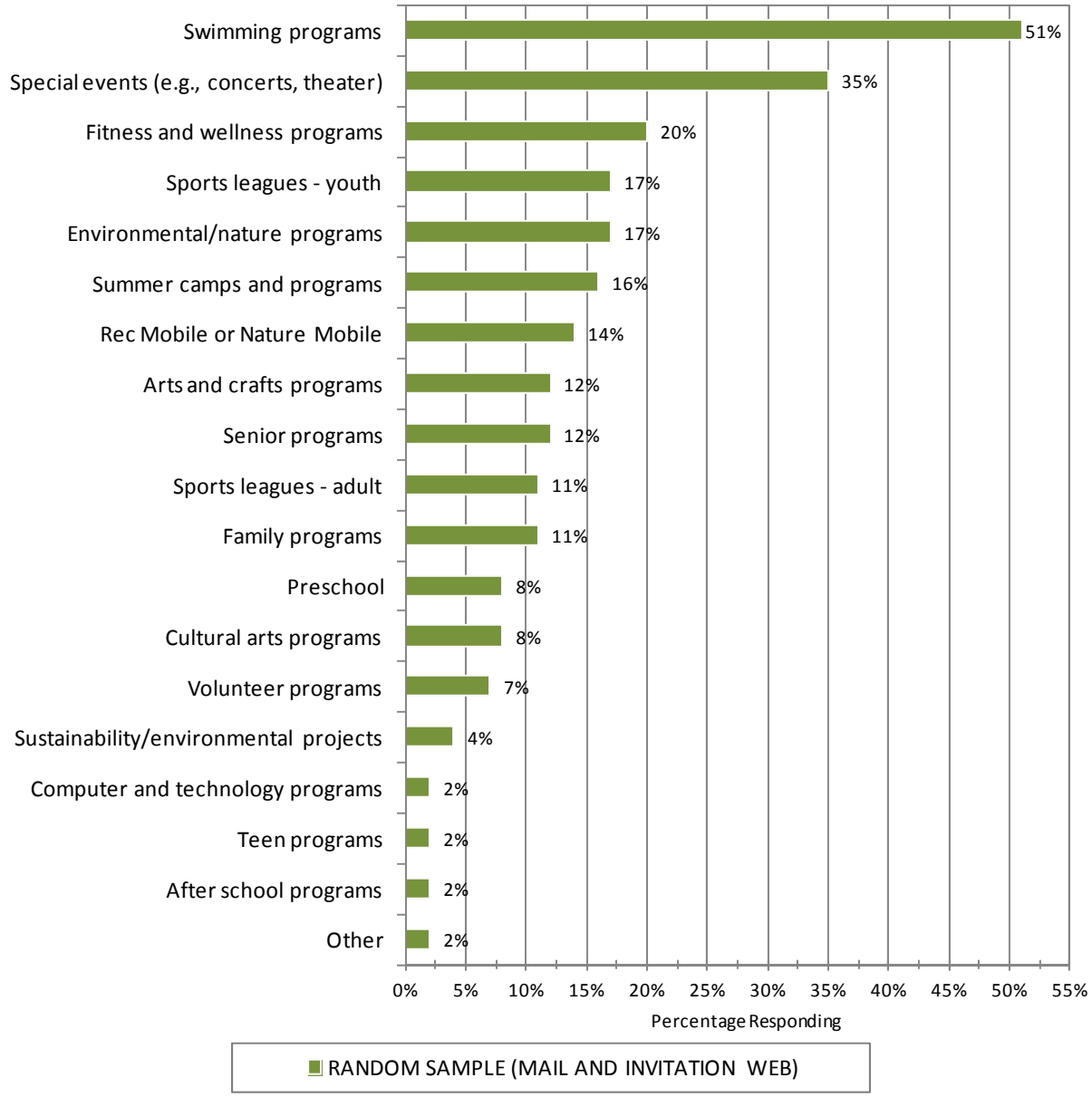


Figure 23
Programs, Activities, and Special Events– Percentage of Households Who Used Programs, Activities, and Special Events in the Past 12 Months



Importance of Current Programs, Activities and Special Events

Respondents indicated the importance level of current programs, activities and special events on a scale of 1 to 5, where 1="Not at All Important", 5="Very Important", and 3="Neutral".

The following programs rated the highest:

- Swimming programs (With an average rating of 4.2, 78% of respondents rated swimming programs a 4 or 5)
- Fitness and wellness programs (3.9 rating; 69% rated 4 or 5)

Second tier of important programs included:

- Special events (3.6 rating; 60% rated 4 or 5)
- Sports leagues - youth (3.6 rating; 59% rated 4 or 5)
- Environmental/nature programs (3.6 rating; 56% rated 4 or 5)

Third tier of important programs included:

- Summer camps and programs (3.4 rating; 56% rated 4 or 5)
- Family programs (3.4 rating; 54% rated 4 or 5)
- Arts and crafts programs (3.4 rating; 48% rated 4 or 5)
- Cultural arts and programs (3.3 rating; 49% rated 4 or 5)
- Sustainability/environmental projects (3.3 rating; 48% rated 4 or 5)
- Volunteer programs (3.3 rating; 43% rated 4 or 5)

Figure 24
Programs, Activities, and Special Events – Importance to Household – Average Rating

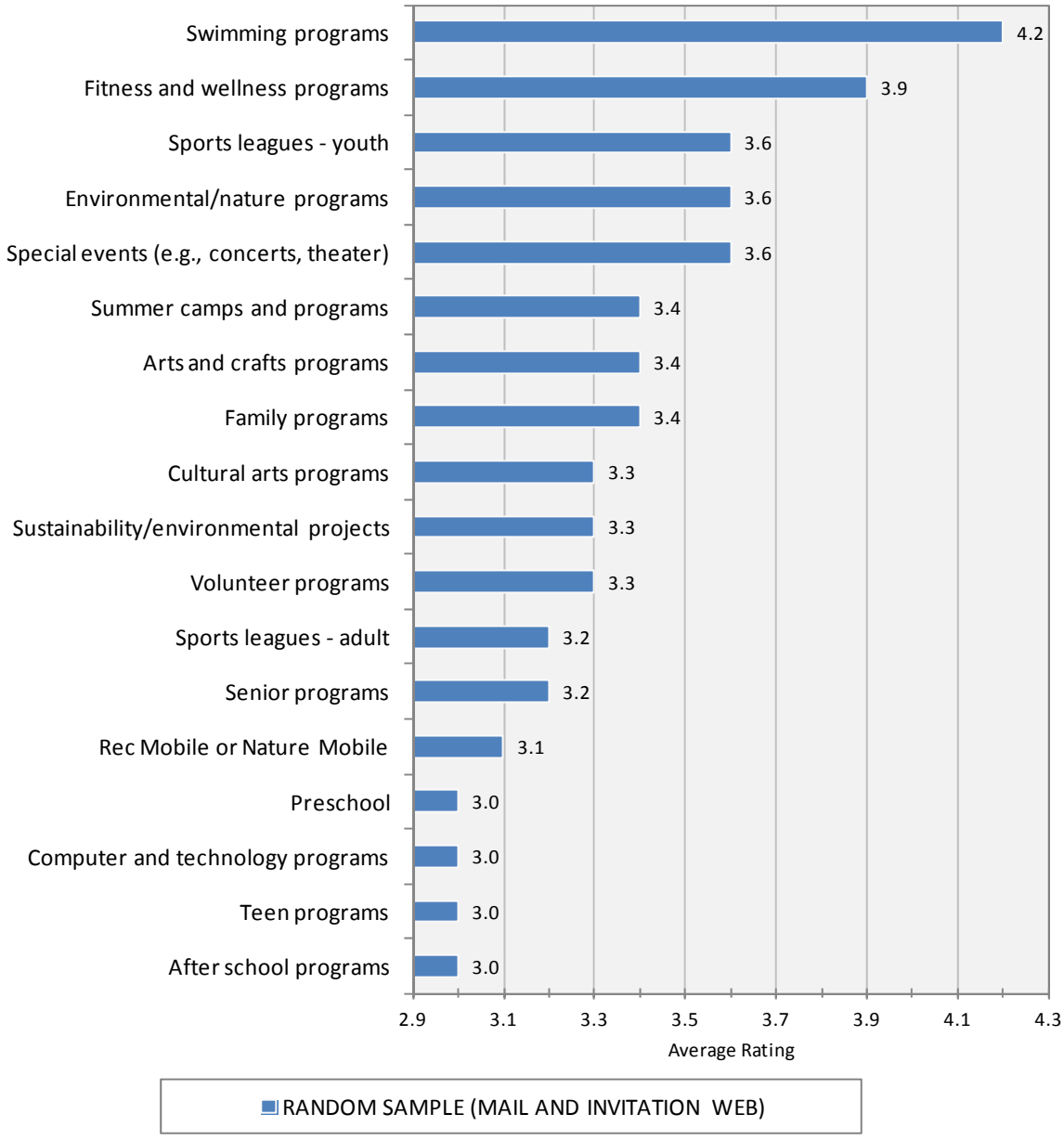
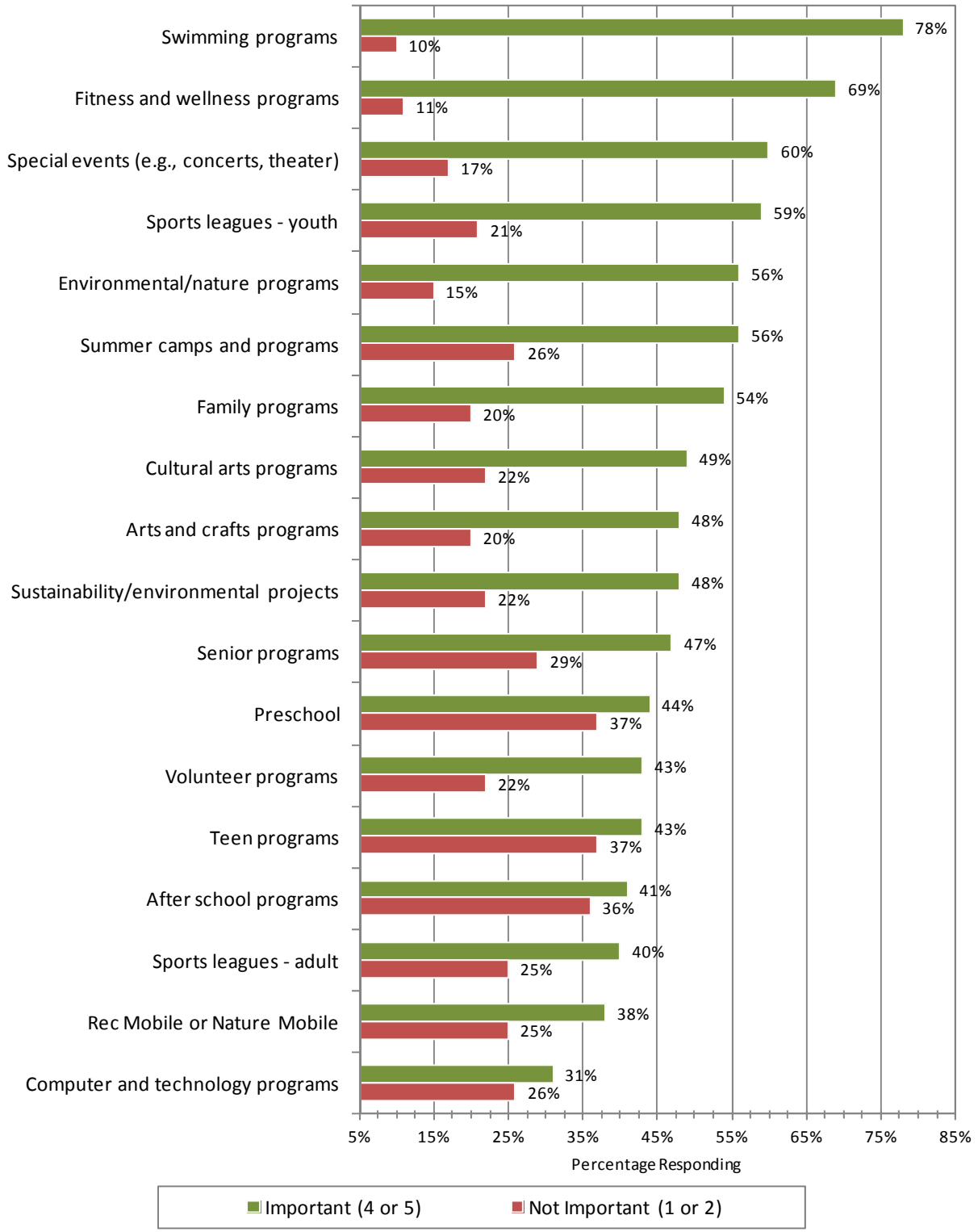


Figure 25
Programs, Activities, and Special Events – Importance to Household –Percentage of Important vs. Not Important



Degree to Which Programs, Activities, and Special Events are Meeting Household Needs

The majority of households reported a 4 or 5 on a 5 point scale, where 1="Needs Not at All Met" and 5="Needs Completely Met", for each program, activity and special event. Despite this high level of performance, several programs had close to 1/3 of all households report a 1 or 2, indicating needs were not being met. Several more programs had roughly 1 out of every 4 households report a 1 or 2.

The following programs had about 1 out of every 3 households report their needs were not being met:

- Computer and technology programs (With an average rating of 3.2, 33% of respondents rated this program a 1 or 2)
- Teen programs (3.2 rating; 33% rated 1 or 2)
- After school programs (3.2 rating; 31% rated 1 or 2)

The following programs had roughly 1 out of every 4 households indicate needs were not being met:

- Preschool (3.3 rating; 27% rated 1 or 2)
- Senior programs (3.5 rating; 25% rated 1 or 2)
- Volunteer programs (3.5 rating; 25% rated 1 or 2)
- Sports leagues - adult (3.5 rating; 25% rated 1 or 2)
- Summer camps and programs (3.5 rating; 24% rated 1 or 2)
- Sustainability/environmental projects (3.5 rating; 23% rated 1 or 2)
- Cultural arts programs (3.5 rating; 23% rated 1 or 2)

Referring back to the frequency of use and percentage of households who use programs, it is important to note that many of these programs, save for senior programs and summer camps, were not used very often or by more than 15% of all the households within THPRD.

Figure 26
Programs, Activities, and Special Events – Degree to Which Needs are Being Met – Average Rating

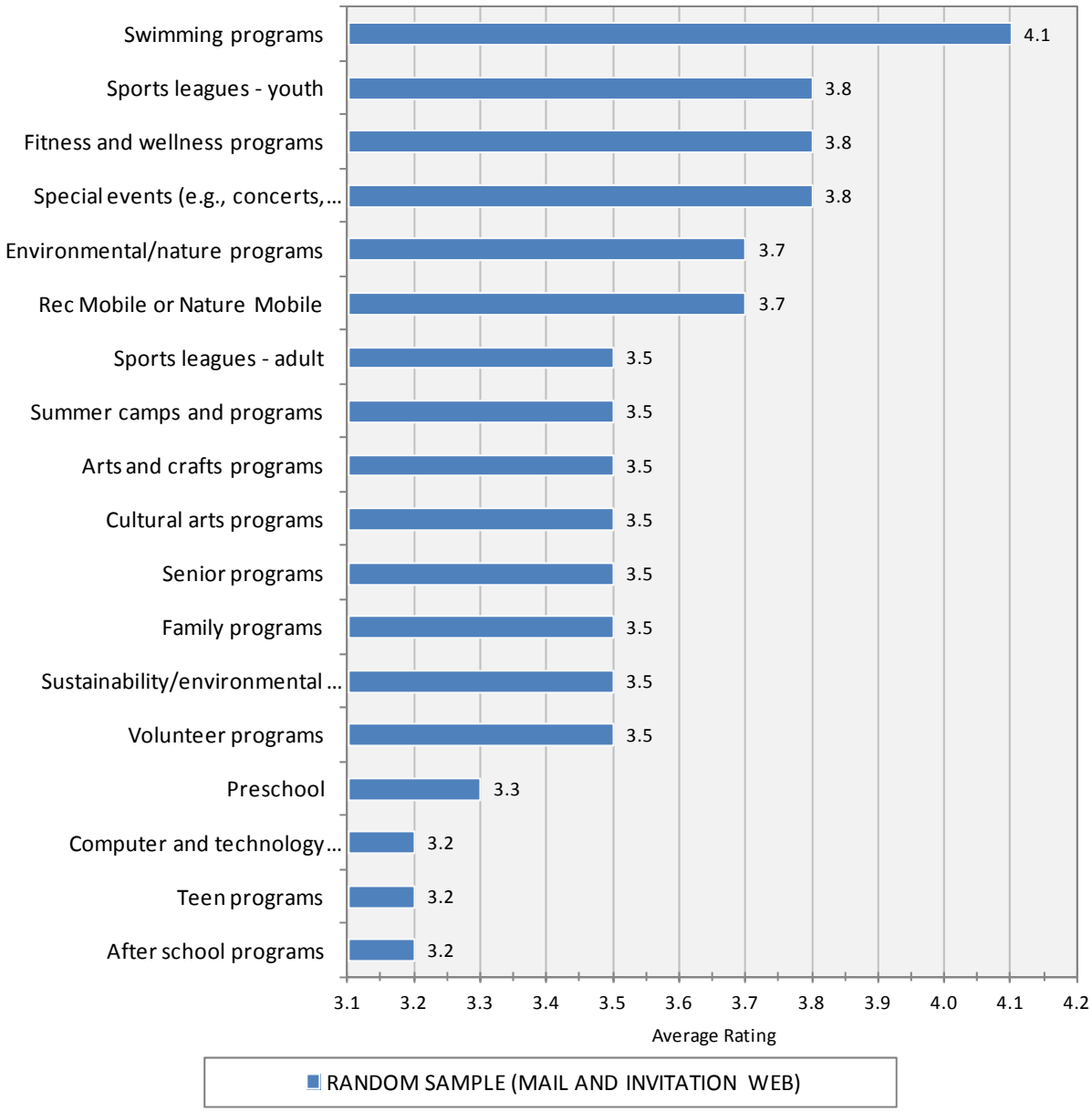
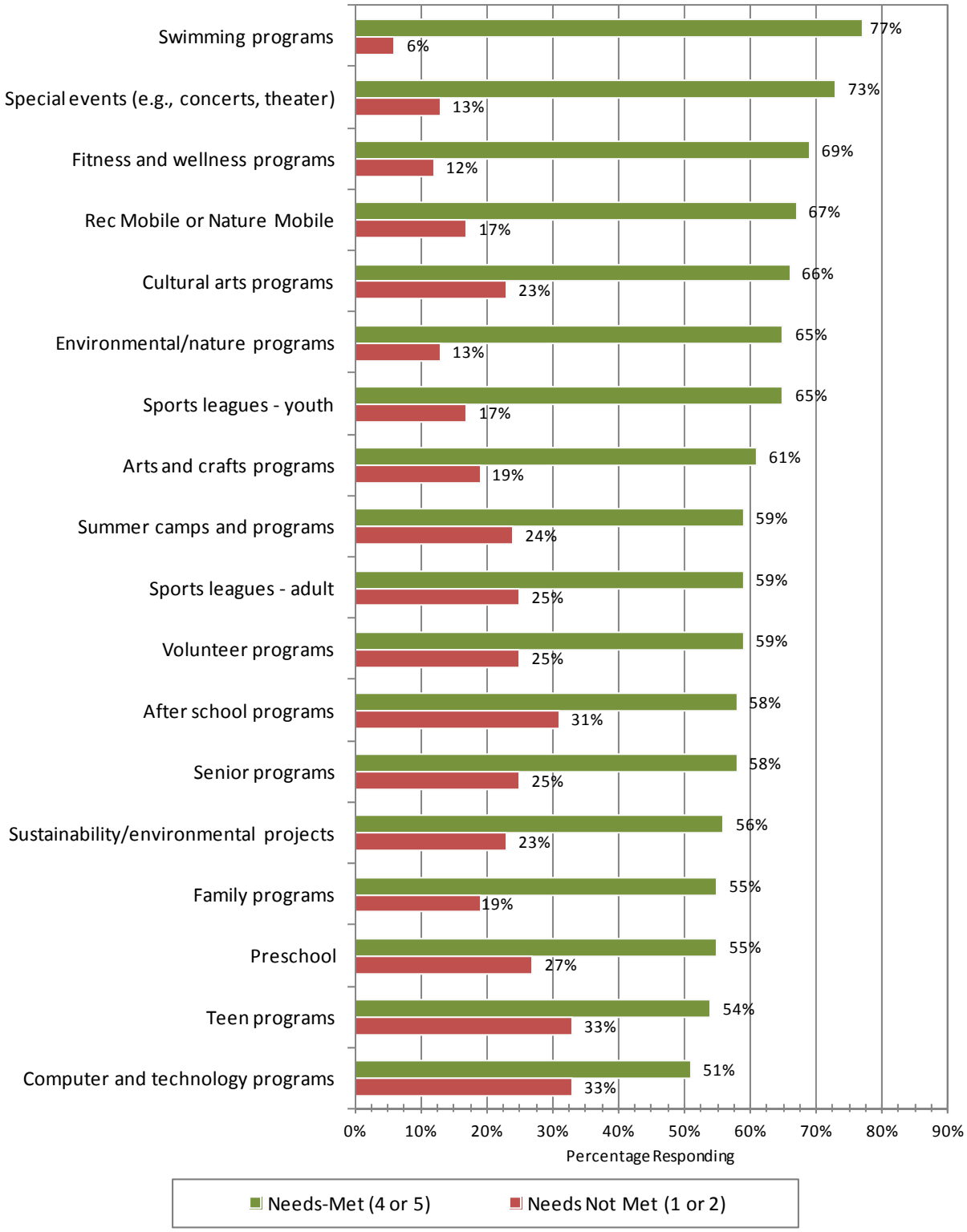


Figure 27
Programs, Activities, and Special Events– Degree to Which Needs are Being Met – Percentage Needs Met vs. Needs Not Met



When asked to rank the most important, second most important, and third most important programs, activities, and special events to add, expand or improve, swimming programs were rated as the top program, by 36% of households.

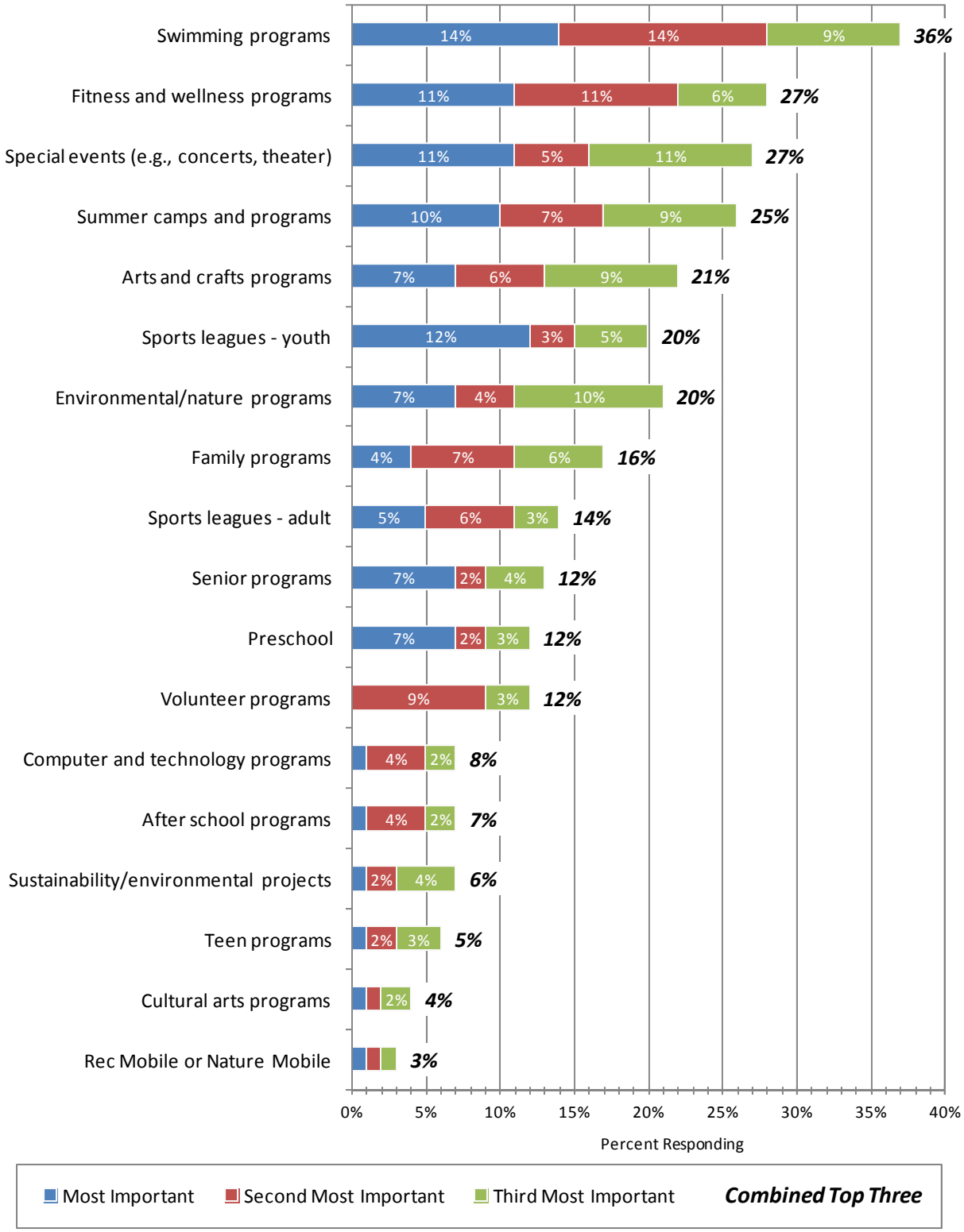
The second tier of programs included:

- Fitness and wellness programs (27% of households reported this program as one of the top three most important to their household to add, expand, or improve)
- Special events (27% of households)
- Summer camps and programs (25% of households)

Third tier of most important programs:

- Arts and crafts programs (21% of households)
- Environmental/nature programs (20% of households)
- Sports leagues - youth (20% of households)
- Family programs (16% of households)

Figure 28
Programs, Activities, and Special Events – Most Important to Add, Expand or Improve



Importance vs. Needs-Met Matrix – Current Programs, Activities, and Special Events

As with facilities, it is informative to plot and compare the programs, activities, and special event scores in an "Importance vs. Needs-Met" matrix. In Figure 29, scores are displayed in a matrix using the midpoint ratings for both questions to divide the graph into 4 quadrants (ex. the importance midpoint was 3.3; needs-met midpoint was 3.5). A positioning of each program in comparison to each other is detailed.

The upper right quadrant shows the programs, activities, and special events that had a high importance to households and needs for these programs were being well met. The following are programs that fit this category. Maintaining these programs is essential in servicing the highest priorities for THPRD households.

- Swimming programs
- Fitness and wellness programs
- Sports leagues – youth
- Special events
- Environmental/nature programs

Programs located in or near the upper left quadrant indicate programs with relatively high importance that could be improved. Improving these programs would have a strong impact on the degree to which needs are being met overall. Encouragingly, there are no programs truly within the upper left quadrant. However, several programs are close to this quadrant and have a good opportunity to move to the upper right quadrant. These programs include:

- Arts and crafts programs
- Summer camps and programs
- Family programs

Programs found in the lower left quadrant, further below the importance average and left of the needs-met average, are programs not meeting needs well; however, they are important to fewer members of the community. These "niche programs" serve a small but passionate following; therefore, there is merit to measuring participation and planning for potential future enhancements accordingly. These programs include:

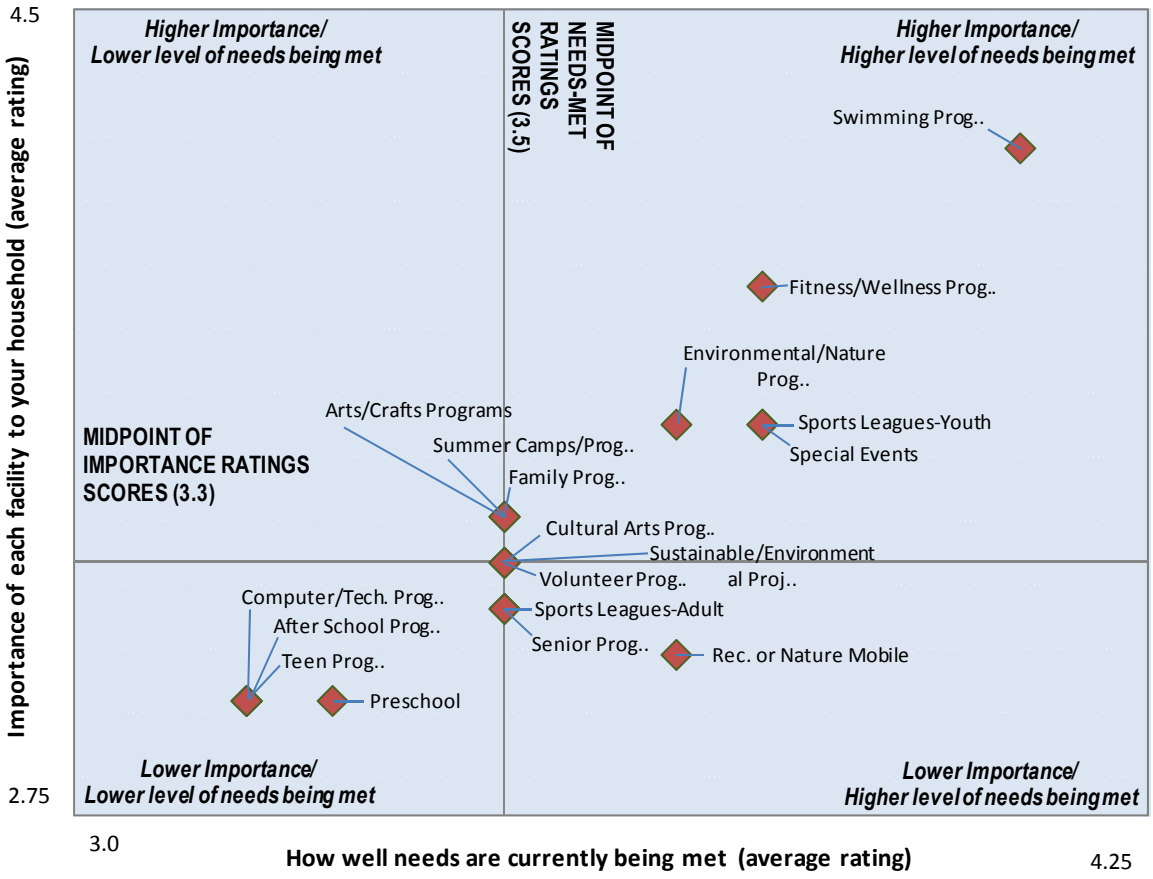
- Computer and technology programs
- After school programs
- Teen programs
- Preschool

As with the facilities matrix, the lower right quadrant shows program(s) that are not very important to households, yet are meeting needs very well. Despite this program meeting needs well, it would be beneficial to evaluate if the resources supporting these program(s) outweigh the benefits. If resources used to support these program(s) are exuberant, reallocating these resources to the programs in the upper left quadrant would be a more efficient use of time, finances and equipment. The one program in this quadrant is:

- Rec. Mobile or Nature Mobile

Figure 29

Programs, Activities, and Special Events – Importance vs. Needs-Met Matrix - Random Sample

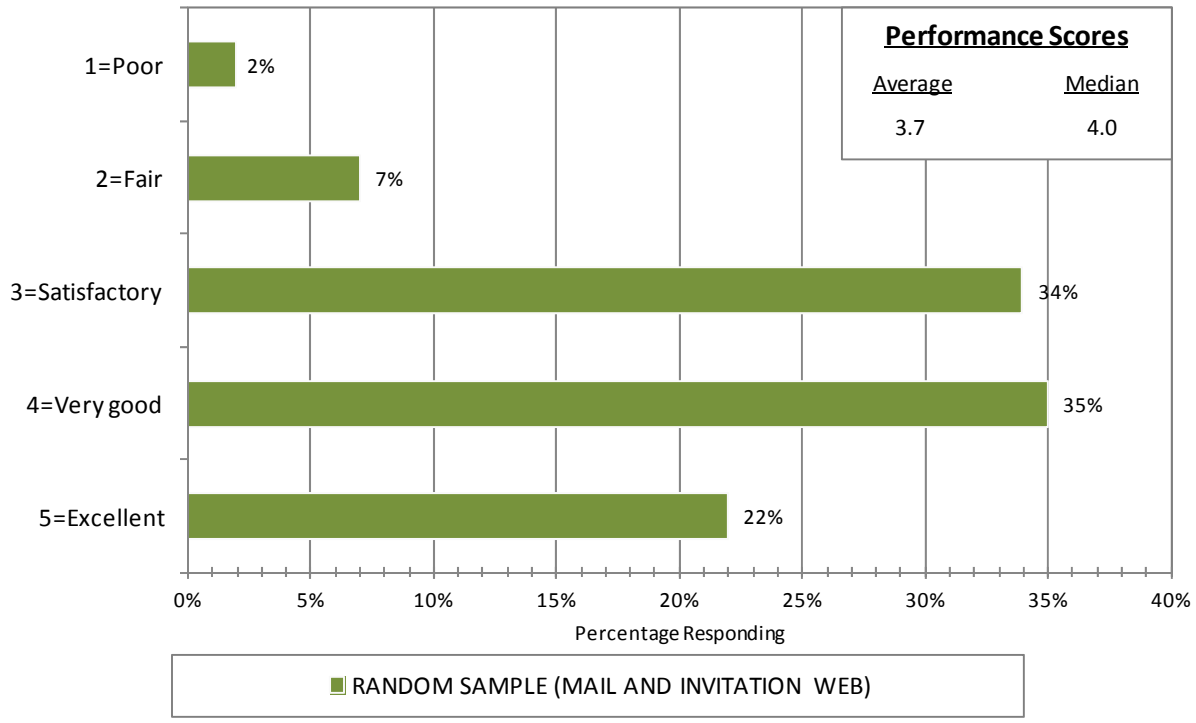


COMMUNICATION AND FINANCIAL CHOICES

Informing Public about Parks, Recreation Facilities, Open Space, Trails, and/or Programs

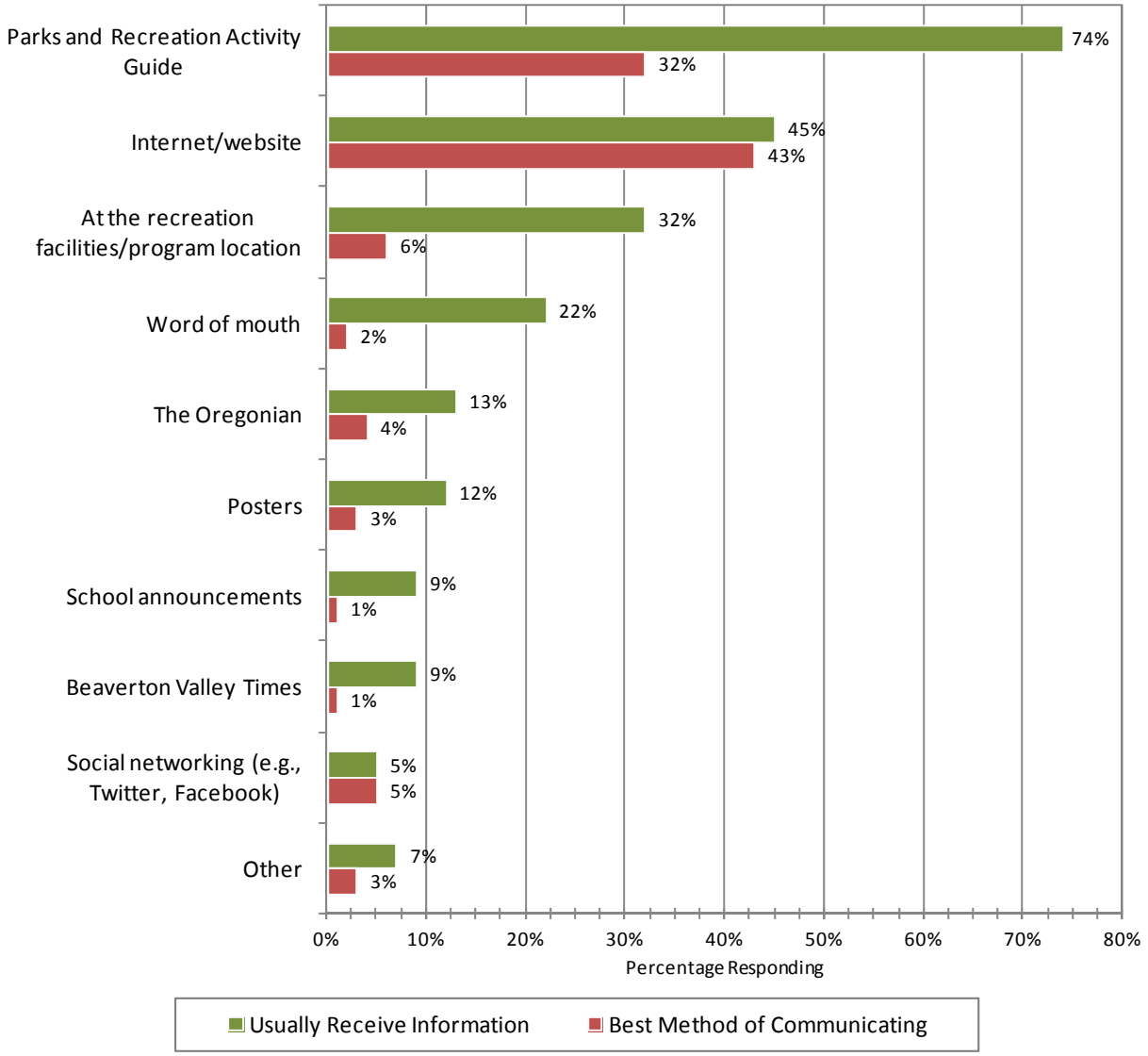
When asked to rate how well THPRD does in providing information about parks, recreation facilities, open space, trails, and/or programs, residents responded with an average score of 3.7 on a 5 point scale where 1="Poor", and 5="Excellent". A "Very good" rating (rating of 4) was the most frequently reported at 35% of respondents followed by "Satisfactory" (rating of 3) at 34%. The "Excellent" rating accounted for 22% of respondents and less than 9% combined indicated a "Fair" or "Poor" rating.

Figure 30
Communication – Performance on Informing Public About Park & Recreation Opportunities



Overall, THPRD has done a fairly good job of matching the best method of communicating information about parks, recreation facilities, services, and programs with how households usually receive information. Both the internet/website and Parks and Recreation Activity Guide are clearly the best methods of communicating information, with the Activity Guide having widespread current usage.

Figure 31
Communication – How Park, Recreation Facilities, Services, and Program Information is Currently Being Received/ Best Method to Be Reached

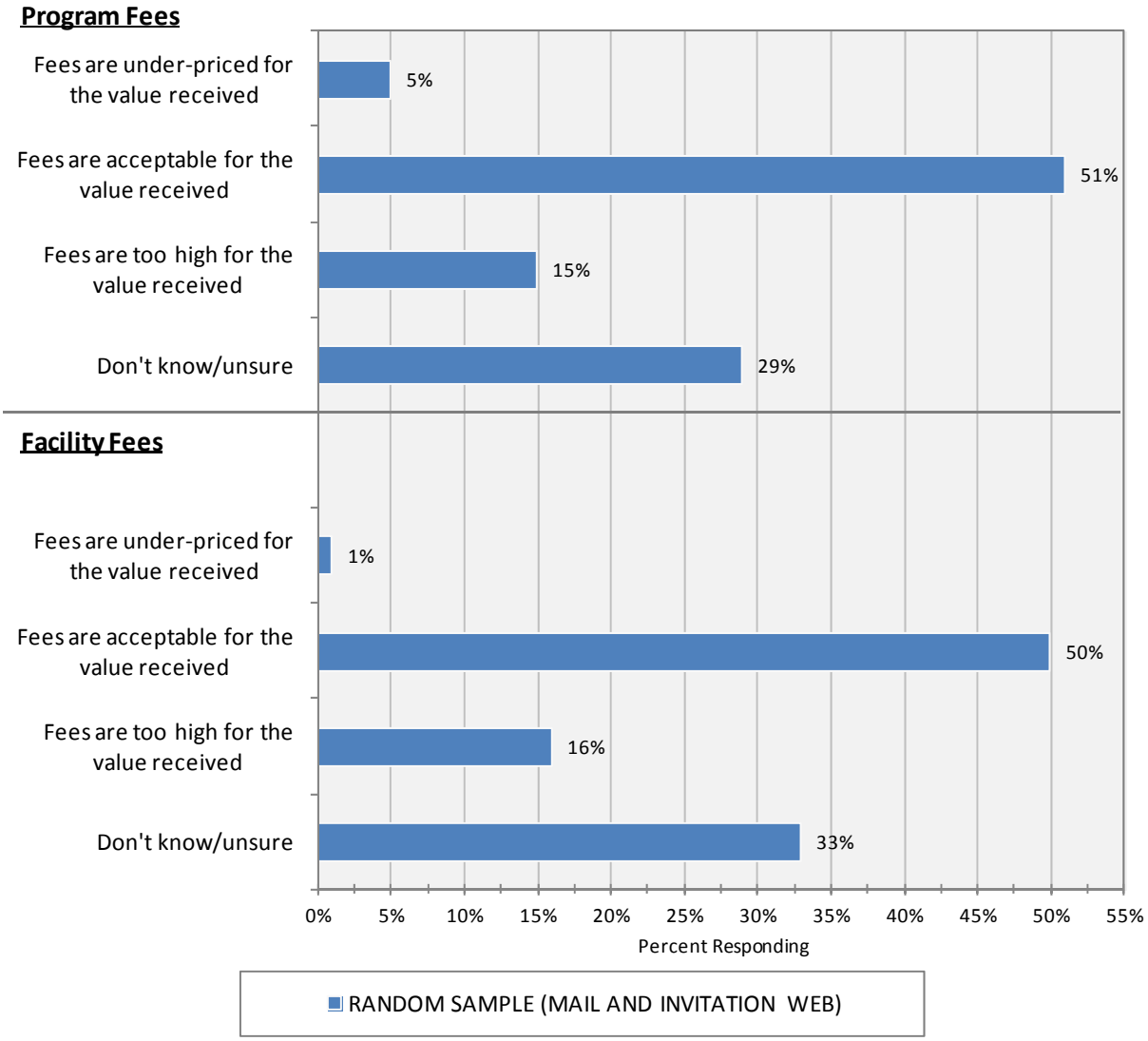


FINANCIAL CHOICES

Current Program and Facility Fees Directly Charged to Households

Respondents were then asked to indicate their opinions regarding current program and facility fees charged directly to them. About half of respondents feel that fees are acceptable for the value received for both facility and program charges. Less than 5% feel that the fees are too low while about 15% of households feel that fees are too high.

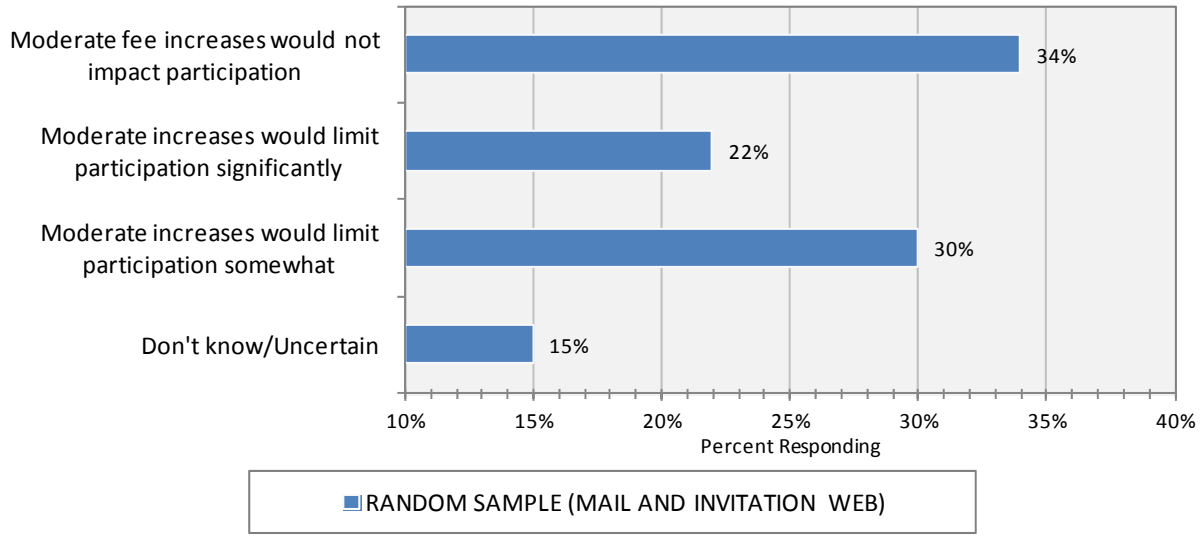
Figure 32
Financial Choices - Opinions Concerning Current Program and Facility Fees Directly Charged



Potential Impact on Participation Due to Fee Increases

Respondents were asked what they could expect their level of participation would be if an increase in fees were issued due to increased costs to provide programs and services. Thirty four percent of households indicated that moderate increases would not impact their current level of participation. Thirty percent stated increases would somewhat limit participation and 22% indicated that increases would significantly impact their current level of participation. Fifteen percent were not sure how their level of participation would be affected.

Figure 33
Financial Choices – Impact of Fee Increases on Level of Participation in Park and Recreation Programs and Facilities

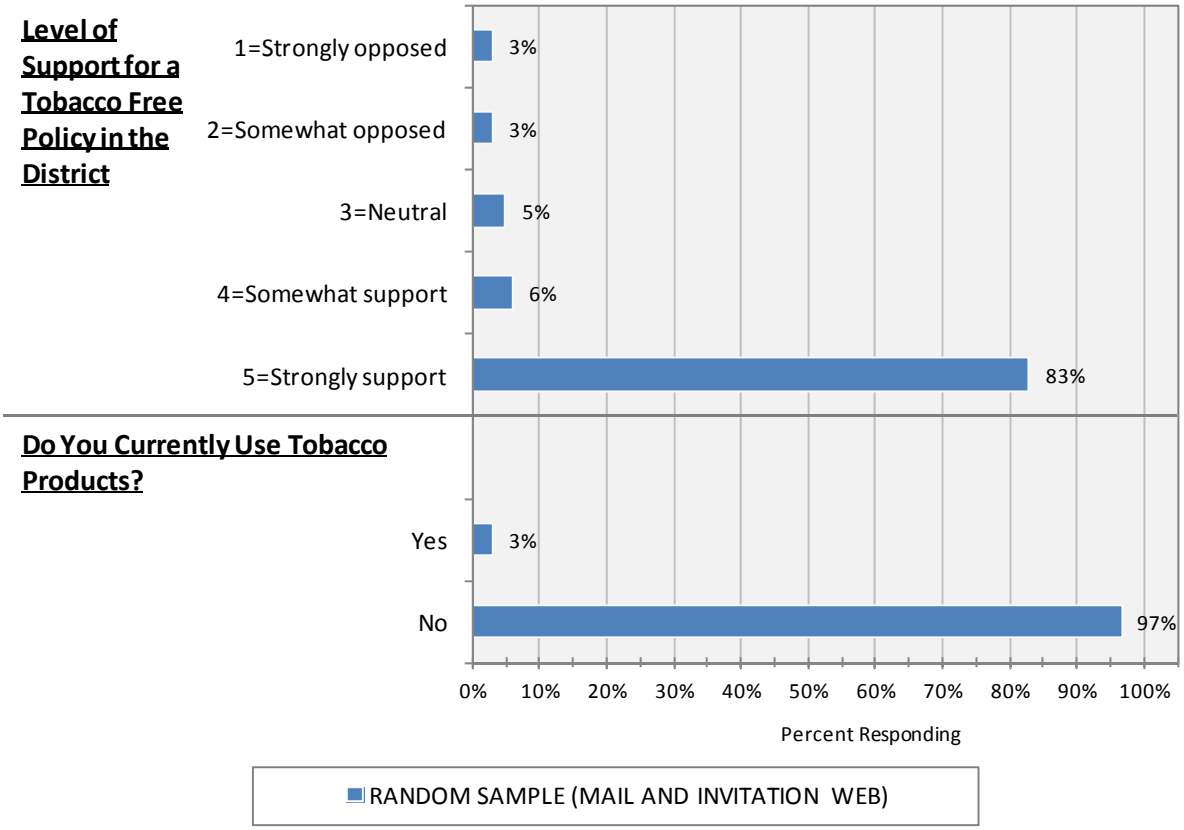


OPINIONS ON TOBACCO ISSUES

Respondents were told that THPRD is considering adopting a policy banning tobacco products within parks and outdoor spaces. Respondents were then asked if they would support or oppose this tobacco free policy. The majority of respondents (89%) indicated that they would support the policy, while only 6% reported they were opposed. Five percent were neutral on the topic.

To evaluate further, 97% of respondents stated they do not use tobacco products. As such, it is clear that several non-tobacco users were either opposed or neutral on the topic of banning tobacco products within parks and outdoor spaces.

Figure 34
Level of Support for Tobacco Free Policy within THPRD / Percentage of Tobacco Product Usage



SUGGESTIONS / OPEN ENDED COMMENTS

Respondents were given the opportunity to list any additional comments or suggestions regarding parks, recreation facilities, natural areas, trails, and programs provided in THPRD. The resulting comments cover a wide variety of issues important to residents as well as a number of specific areas for potential improvements. The full set of comments, which can be found in the appendix, should be viewed in order to understand the extent of issues covered and the specific types and location of these issues.

Overall, there were some themes that emerged. One major theme was that there was much support of THPRD programs, facilities, and services, however other themes show need for improvement. These themes that demonstrated need for improvement included informing the public more often and more effectively about on-going programs and events; reducing taxes and other costs; and reevaluating the cost structure for in-district vs. out-of-district users.

Example Comments

- *I would like to receive emails about classes that I have expressed an interest in...time date location cost....*
- *I would attend more THPRD events if I knew about them more, email maybe?*
- *I do not know much about your natural areas and trails. Mailing out a map or prominently displaying a brochure/map in rec. centers would be helpful.*
- *A good way to communicate might be a weekly or bi-weekly email with tips, events, classes highlighted, news, programs, links to your website, etc. Keep up the good work!*
- *More and better publicity*
- *I would like to have email communications that provide us with updates, but so far have not seen anything available? Also, the website information for aquatic centers, tennis courts, etc. could be improved to show more photos, details, etc.*
- *Cater to the tax payers, property owners that are keeping you alive. Benefits to those that can prove how much they have already paid in the last quarter of a century.*
- *Instead of increasing fees, cut some of your programs. In this day and age, cost cutting is necessary.*
- *Fee assessments for those living outside the service area needs to be reviewed.*
- *I suggest a decreased cost to out of district user for the use of indoor tennis courts, if they are using it in conjunction with an in district user. Doesn't make sense for me to pay for court use at an in district rate and my partner pay for same court time at an out of district rate. I can't play tennis alone and the high cost for out of district players limit playing time at THRPD - I end up going to their districts where the cost is less.*

Appendix B – THPRD Summary of Outdoor and Indoor Inventory GRASP® Values

THPRD Owned and/or Maintained Property Sites by Category
GreenPlay Site Inventory List: Revised after Consultant Team site visits
FY 2012-2013

Yellow highlight indicates a site has been inventoried and scored.
Blue highlight indicates assumed scoring for non-visited site.

Property name	Owner	Neighborhood GRASP Score		Community GRASP Score	
		Actual	Assumed	Actual	Assumed
Group 1: Small natural area, mostly surrounded by houses with no access, no amenities, no trails					
Property name	**Owner**				
Small <3 Acres					
114th Avenue Wetlands NA	THPRD		15		15
155th Avenue Wetlands NA	THPRD		15		15
Adams Wetlands NA	THPRD		15		15
Aspen Wetlands NA	THPRD		15		15
Bales Wetlands NA	THPRD		10		10
Beacon Hill Wetlands NA	THPRD	15.4		15.4	
Brookview Wetlands NA	THPRD		12		12
Burton Wetlands NA	THPRD		12		12
Cedar Mill Woods NA	THPRD		15		15
Cedars Wetlands NA	THPRD		12		12
Crowell Woods NA	THPRD		12		12
Deerfield Woods NA	THPRD		15		15
Deline Park	THPRD		15		15
Hartwood Hylands Woods NA	THPRD		15		15
Northridge Woods NA	THPRD		15		15
Ravine Woods NA	THPRD		15		15
Roxie Wetlands NA	THPRD		10		10
Scott Wetlands NA	THPRD		10		10
Shadow Creek Wetlands NA	THPRD		15		15
Steele Wetlands NA	THPRD		12		12
Taylors Creek Wetlands NA	THPRD		10		10
Wake Robin Wetlands NA	THPRD		15		15
White Fox Wetlands NA	THPRD		15		15
Large >3 Acres					
Beaverton Creek Greenway	THPRD		11		11
Bethany Wetlands NA	THPRD	13.2		13.2	
Bronson Creek Greenway	THPRD	11		11	
C.E. Mason Wetlands NA	THPRD		9		9
Davids Windsor Wetlands NA	THPRD		11		11
Hiteon Wetlands NA	THPRD		11		11
Hubert Lee Cain Wetlands NA	THPRD		9		9
Madrona Woods NA	THPRD	8.8		8.8	
Millikan Wetlands NA	THPRD		9		9

Property name	Owner	Neighborhood GRASP Score		Community GRASP Score	
		Actual	Assumed	Actual	Assumed
Group 1: Small natural area, mostly surrounded by houses with no access, no amenities, no trails					
Peppertree Wetlands NA	THPRD		9		9
Scholls Wetlands NA	THPRD		9		9
Shaughnessey Wetlands NA	THPRD	8.8		8.8	
Group 2: Small natural area with access and possibly a trail					
Small <3 Acres					
Center Street Wetlands NA	THPRD	26.4		26.4	
Dwight S. Parr Woods NA	THPRD		18		18
Elizabeth Meadows Wetlands NA	THPRD		18		18
Forest Glen Woods NA	THPRD		18		18
Granada Woods NA	THPRD		18		18
Merritt Woods NA	THPRD		26		26
Quarry Woods NA	THPRD	17.6		17.6	
Schlottman Creek Greenway	THPRD		18		18
Tallac Terrace Park	THPRD		18		18
Large >3 Acres					
Bauman Woods NA	THPRD		13		13
Beaverton Creek Wetlands NA	THPRD		15		15
Brookhaven Woods NA	THPRD		15		15
Koll Center Wetlands NA	THPRD		13		15
Lily K. Johnson Woods NA	THPRD	13.2		13.2	
Matrix Hill Woods NA	THPRD	15.4		15.4	
Moonshadow Woods NA	THPRD		15		15
Morrison Woods NA	THPRD		13		13
Raleighwood Wetlands NA	THPRD		13		13
Thornbrook Woods NA	THPRD		15		15
Vale Greenway	THPRD		13		13
Whispering Woods NA	THPRD		15		15
Group 3: Natural area with higher level of access, a network of trails, may be paved or not, may have benches					
Bannister Creek Greenway	THPRD	17.6		17.6	
Ben Graf Greenway	THPRD		19		19
Fanno Creek Greenway	CWS/ Metro	19.2		19.2	
Hyland Woods NA	THPRD	13.2		13.2	
Jordan Woods NA	THPRD		13		13
Kaiser Woods NA	THPRD	22		22	
Lowami Hart Woods NA	THPRD		13		13
Moshofsky Woods NA*	THPRD	16.5		16.5	
North Bethany Greenway*	THPRD		13		13
Stoller Creek Greenway*	THPRD		13		13
Willow Creek Greenway*	THPRD	29.7		29.7	
*These 4 sites are all connected					

Property name	Owner	Neighborhood GRASP Score		Community GRASP Score	
		Actual	Assumed	Actual	Assumed
Group 4: Linear Park with trails, grassy areas, may or may not have visitor amenities (benches, play equipment)					
John Marty Park	THPRD	19.2		19.2	
Murrayhill Park	THPRD	24.8		28.8	
Hart Meadows Park	THPRD		22		22
Waterhouse Park	THPRD		22		22
Group 4A: Linear Park with trails, grassy areas, may or may not have visitor amenities (benches, play equipment) but less amenities than group 4					
Barrows Park	THPRD	61.2		61.2	
Greenway Park	THPRD	110		115	
Commonwealth Lake Park	THPRD	90		90	
Evelyn M. Schiffler Memorial Park	THPRD	115		133	
Paul & Verna Winkelman Park	THPRD	93.6		115	
Group 5: Linear Park with trails, grassy areas, no amenities					
Waterhouse Linear Park	THPRD	19.2		19.2	
Westside Linear Park	THPRD	4.4		4.4	
Rock Creek Greenway	THPRD	16.8		16.8	
Group 6: Short paths (connectors)					
Barlow Square Path	THPRD		13.2		13.2
Downing Greenway	THPRD	13.2		13.2	
Willard Bike Path	THPRD		13.2		13.2
Group 7: Sports Fields- elementary schools and churches, grass fields, non-irrigated					
Beaver Acres School	BSD		17.6		17.6
Bethany Elementary School	BSD		17.6		17.6
Cedar Mill Elementary School	BSD	13.2		13.2	
Chehalem Elementary School	BSD		17.6		17.6
Errol Hassel Elementary School	BSD		17.6		17.6
Findley Elementary School	BSD		17.6		17.6
Hazeldale Elementary School	BSD	8.8		8.8	
Kinnaman Elementary School	BSD		3.3		3.3
McKay Elementary School	BSD		17.6		17.6
Montclair Elementary School	BSD		17.6		17.6
Oak Hills Elementary School	BSD		17.6		17.6
Raleigh Hills Elementary School	BSD		17.6		17.6
Raleigh Park Elementary School	BSD		17.6		17.6
Rock Creek 4 Square Church	Church		11		11
Rock Creek Community Church	Church	11		11	
Terra Linda Elementary School	BSD	17.6		17.6	
Vose Elementary School	BSD		17.6		17.6
West Tualatin View Elementary School	BSD		13.2		13.2
William Walker Elementary School	BSD	3.3		3.3	

Property name	Owner	Neighborhood GRASP Score		Community GRASP Score	
		Actual	Assumed	Actual	Assumed
Group 8: Sports Fields – mostly elementary & middle schools, irrigated turf					
Barnes Elementary School	BSD		13.2		13.2
Bonny Slope School	BSD		13.2		13.2
Cedar Park Middle School	BSD	26.4		52.8	
Conestoga Middle School	BSD		26.4		44
Cooper Mountain School	BSD		13.2		17.6
Elmonica Elementary School	BSD		13.2		17.6
Fir Grove Elementary School	BSD		21.6		21.6
Five Oaks Middle School	BSD		26.4		44
Greenway Elementary School	BSD		13.2		17.6
Highland Park Middle School	BSD		26.4		44
Hiteon Elementary School	BSD	21.6		21.6	
International School of Beaverton	BSD		26.4		44
Jacob Wismer School	BSD	13.2		17.6	
Meadow Park Middle School	BSD	26.4		44	
Mountain View Middle School	BSD		26.4		44
Nancy Ryles Elementary School	BSD		13.2		17.6
Ridgewood Elementary School	BSD		21.6		21.6
Rock Creek North Soccer Fields	BSD	13.2		13.2	
Scholls Heights Elementary School	BSD		13.2		13.2
Sexton Mountain Elementary School	BSD		21.6		21.6
Stoller School	BSD		21.6		21.6
Valley Catholic School	SSM		26.4		44
Whitford Middle School	BSD		26.4		44
Group 9: High school synthetic turf fields					
Aloha High School	BSD		11		11
Beaverton High School	BSD		11		11
Southridge High School	BSD	11		11	
Sunset High School	BSD	11		11	
Westview High School	BSD		11		11
Group 10: Outdoor tennis courts					
Cedar Park Middle School	BSD		28.6		41.8
Conestoga Middle School	BSD	28.6		41.8	
Five Oaks Middle School	BSD		28.6		41.8
Highland Park Middle School	BSD		22		37.4
Meadow Park Middle School	BSD		28.6		41.8
Mountain View Middle School	BSD	22		37.4	
Westview High School	BSD	8.8		39.6	
Group 11: A Park- no parking, no sports courts or fields, may have visitor amenities (i.e. play equipment, picnic tables, drinking fountain, pathway), may or may not be irrigated					
Small Park ~.5 Acres or less					
Fifth Street Park	THPRD		9.6		9.6
Holland Park	THPRD	9.6		9.6	
Satterberg Heights Park	THPRD		9.6		9.6

Property name	Owner	Neighborhood GRASP Score		Community GRASP Score	
		Actual	Assumed	Actual	Assumed
Group 11: A Park- no parking, no sports courts or fields, may have visitor amenities (i.e. play equipment, picnic tables, drinking fountain, pathway), may or may not be irrigated					
Skyview Park	THPRD	14.4		14.4	
Wildhorse Park	THPRD		9.6		9.6
Willow Park	THPRD		9.6		9.6
Medium Park ~.5 Acres to 5 Acres					
Bronson Creek Park	THPRD		14.4		14.4
Buckskin Park	THPRD		14.4		14.4
Burnsridge Park	THPRD		14.4		14.4
Burntwood Park	THPRD	4.4		4.4	
Butternut Park	THPRD		14.4		14.4
Fir Grove Park	THPRD	19.2		19.2	
Florence Pointe Park	THPRD		14.4		14.4
Foothills Park	THPRD	26.4		26.4	
Griffith Park	THPRD	28.8		28.8	
Hideaway Park	THPRD		14.4		14.4
Hiteon Park	BSD		26.4		26.4
Kaiser Woods South Park	THPRD		26.4		26.4
Lawndale Park	THPRD		14.4		14.4
Little Peoples Park	COB		19.2		19.2
McMillan Park	THPRD	31.2		33.6	
NW Park	THPRD		26.4		26.4
Pioneer Park	THPRD		26.4		26.4
Ridgewood Park	THPRD		26.4		26.4
The Bluffs Park	THPRD		21.6		21.6
Taliesen Park	THPRD		4.4		4.4
Thornbrook Park	THPRD		4.4		4.4
Veterans Memorial Park	COB	21.6		21.6	
Wanda L. Peck Memorial Park	THPRD		28.8		28.8
West Slope Park	THPRD		14.4		14.4
Wildwood Park	COB	14.4		14.4	
Wonderland Park	COB		14.4		14.4
Large Park > 5 Acres					
Foege Park	THPRD	22		22	
Kaiser Woods Park	THPRD	21.6		21.6	
Group 11A: A Park- no parking, no sports courts or fields, not many visitor amenities (i.e. play equipment, picnic tables, drinking fountain, pathway), may or may not be irrigated					
Valley Park	THPRD	3.3		3.3	
Valley West Park	THPRD	3.3		3.3	
Reservoir Park	THPRD	2.2		2.2	

Property name	Owner	Neighborhood GRASP Score		Community GRASP Score	
		Actual	Assumed	Actual	Assumed
Group 12: A Park- no parking, has sports courts or fields and may have other visitor amenities (i.e. play equipment, picnic tables, drinking fountain, pathway), may or may not be irrigated					
Medium Park <5 Acres					
Arnold Park	THPRD		16.8		16.8
Carolwood Park	COB/ THPRD		16.8		16.8
Center Street Park	THPRD		30.8		37.4
Channing Heights Park	THPRD		21.6		21.6
Cooper Park	THPRD	16.8		16.8	
Eichler Park	THPRD	28.8		28.8	
Forest Hills Park	THPRD		30.8		37.4
George W. Otten Park	THPRD	28.8		28.8	
Lost Park	THPRD	19.8		24.2	
Meadow Waye Park	THPRD	26.4		26.4	
Raleigh Scholls Park	THPRD		13.2		17.6
Ridgecrest Park	THPRD		26.4		34.8
Rock Creek Landing Park	THPRD		19.8		24.2
Roxbury Park	THPRD		30.8		37.4
Somerset Meadows Park	THPRD	26.4		34.8	
Summercrest Woods NA	THPRD		19.8		24.2
Terra Linda Park	THPRD	30.8		37.4	
West Sylvan Park	THPRD	13.2		17.6	
Large Park >5 Acres					
Autumn Ridge Park	THPRD	36		38.4	
Mitchell Park	THPRD		30.8		37.4
Rock Creek Park	THPRD	21.6		24	
Sexton Mountain Park	THPRD	28.8		28.8	
Summercrest Park	THPRD		19.8		24.2
TVWD Athletic Fields- Merlo	TVWD	12.1		17.6	
Group 13: A Park- has parking, no sports courts or fields, may have visitor amenities (i.e. play equipment, picnic tables, drinking fountain, pathway), may or may not be irrigated					
Bethany Lake Park	THPRD	36		36	
Ridgewood View Park	THPRD		36		36
Group 14: A Park- has parking, has sports courts or fields, may have visitor amenities (i.e. play equipment, picnic tables, drinking fountain, pathway), may or may not be irrigated					
AM Kennedy Park	THPRD		33.6		33.6
Bonny Slope Park	THPRD		33.6		33.6
Camille Park	THPRD	82.8		104	
Cedar Hills Park	THPRD	45.6		67.2	
Cedar Mill Park	THPRD		43.2		52.8
Garden Home Park	THPRD	43.2		52.8	
Hazeldale Park	THPRD		45.6		67.2
Melilah Park	THPRD	33.6		28.4	
Vista Brook Park	THPRD		45.6		67.2
Rock Creek Powerlines Soccer Fields	THPRD	13.2		13.2	
Jackie Husen Park	THPRD	64.4		64.4	

Property name	Owner	Neighborhood GRASP Score		Community GRASP Score	
		Actual	Assumed	Actual	Assumed
Group 15: Land for future park or natural area development (currently undeveloped)					
Roger Tilbury Memorial Park*	THPRD		7.9		7.9
Barsotti Park*	THPRD		7.9		7.9
Cobb*	THPRD	4.4		4.4	
Hansen Ridge Park*	THPRD		7.9		7.9
Mt. Williams Park*	THPRD	8.8		8.8	
NE Neighborhood Park*	THPRD	4.4		4.4	
Roy E. Dancer Park*	THPRD		7.9		7.9
Sterling Savings*	THPRD		7.9		7.9
SW Community Park*	THPRD	8.8		8.8	
Tenax Woods NA*	THPRD		7.9		7.9
Teufel*	THPRD	13.2		13.2	
*Land for future Neighborhood Park					
Group 16: Indoor Recreation Facilities					
Aloha Swim Center	BSD	12		12	
Beaverton Swim Center	THPRD	19.2		19.2	
Cedar Hills Recreation Center	THPRD	44.4		44.4	
Conestoga Recreation & Aquatic Center	THPRD	76.8		76.8	
Elsie Stuhr Center	COB/ THPRD	70.2		70.2	
Garden Home Recreation Center	THPRD	62.4		62.4	
H.M. Terpenning Recreation Complex (scoring includes both indoor and outdoor amenities)	THPRD	339.6		450	
Harman Swim Center	THPRD	14.4		14.4	
PCC Rock Creek Recreational Facility (outdoor amenities only)	PCC/ THPRD	148.2		273	
Raleigh Swim Center	THPRD	4.4		4.4	
Somerset West Swim Center (outdoor amenities only)	THPRD	19.8		23.4	
Sunset Swim Center	THPRD	9.6		9.6	
Group 17: Historical					
Jenkins Estate	THPRD	85.8		113	
Fanno Farmhouse	THPRD	25.2		25.2	
John Quincy Adams Young House	THPRD	17.6		17.6	
Group 18: Nature Parks					
Cooper Mountain Nature Park	Metro	90		90	
Tualatin Hills Nature Park	THPRD	101		109	
Group 19: Other properties maintained but not owned by THPRD					
125 Extension	COB		4.4		4.4
161 & T.V.	COB		4.4		4.4
Beard Road	COB		4.4		4.4
Cooper Mountain Fire	TVF&R	4.4		4.4	
Cooper Mountain H2O Tank	COB		4.4		4.4

Property name	Owner	Neighborhood GRASP Score		Community GRASP Score	
		Actual	Assumed	Actual	Assumed
Southwest Community Garden	SPC		4.4		4.4
W.L. Peck Fire Station	TVF&R	4.4		4.4	
Group 20: Service Center					
Fanno Creek Service Center	THPRD	14.3		14.3	
Group 21: Urban Plaza or Other Special Use Facility					
Progress Lake Park	THPRD	30.8		37.4	

Appendix C – GRASP® Resource Maps and Perspectives

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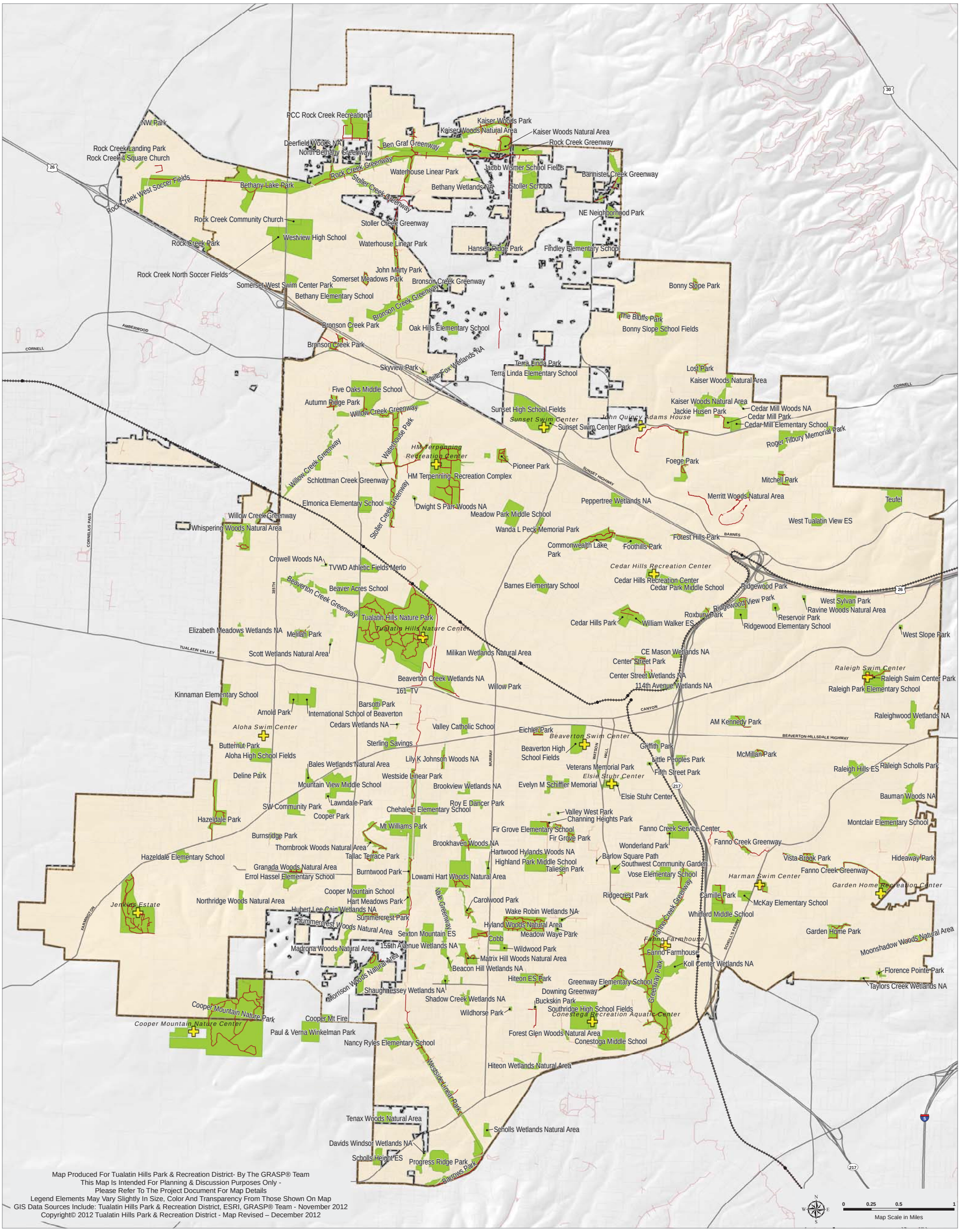
Tualatin Hills Park & Recreation District

Resource Map A: System Map

A



Legend

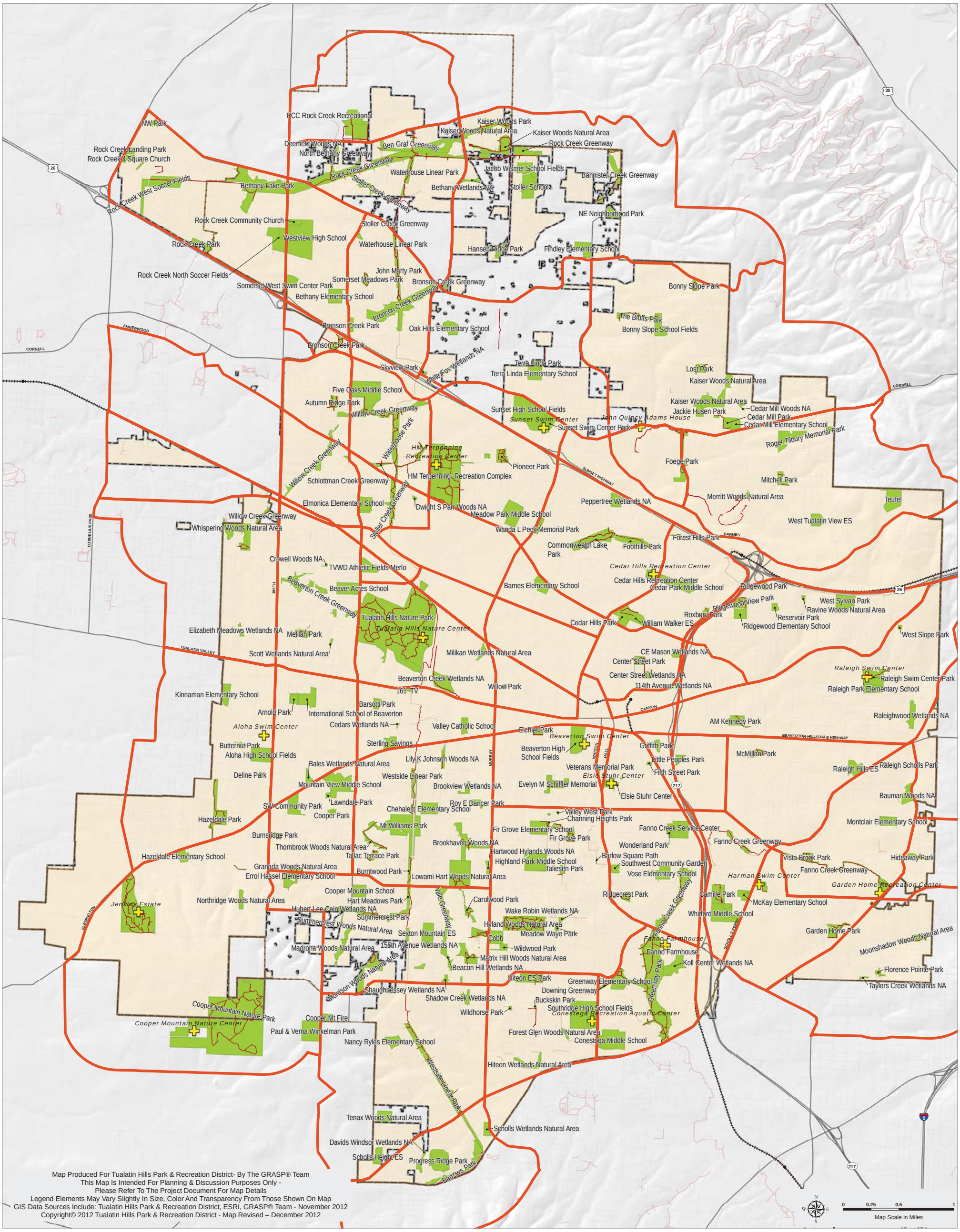
- THPRD Trail
- Other Trails
- Major Roads
- Local Roads
- Lightrail Line
- Outdoor Facility
- Indoor Facility
- Lightrail Stop
- THPRD Boundary
- THPRD Future Boundary

GRASP® DESIGN CONCEPTS GREENPLAY

Tualatin Hills Park & Recreation District

Resource Map B: System Map & Pedestrian Barriers

B



Legend

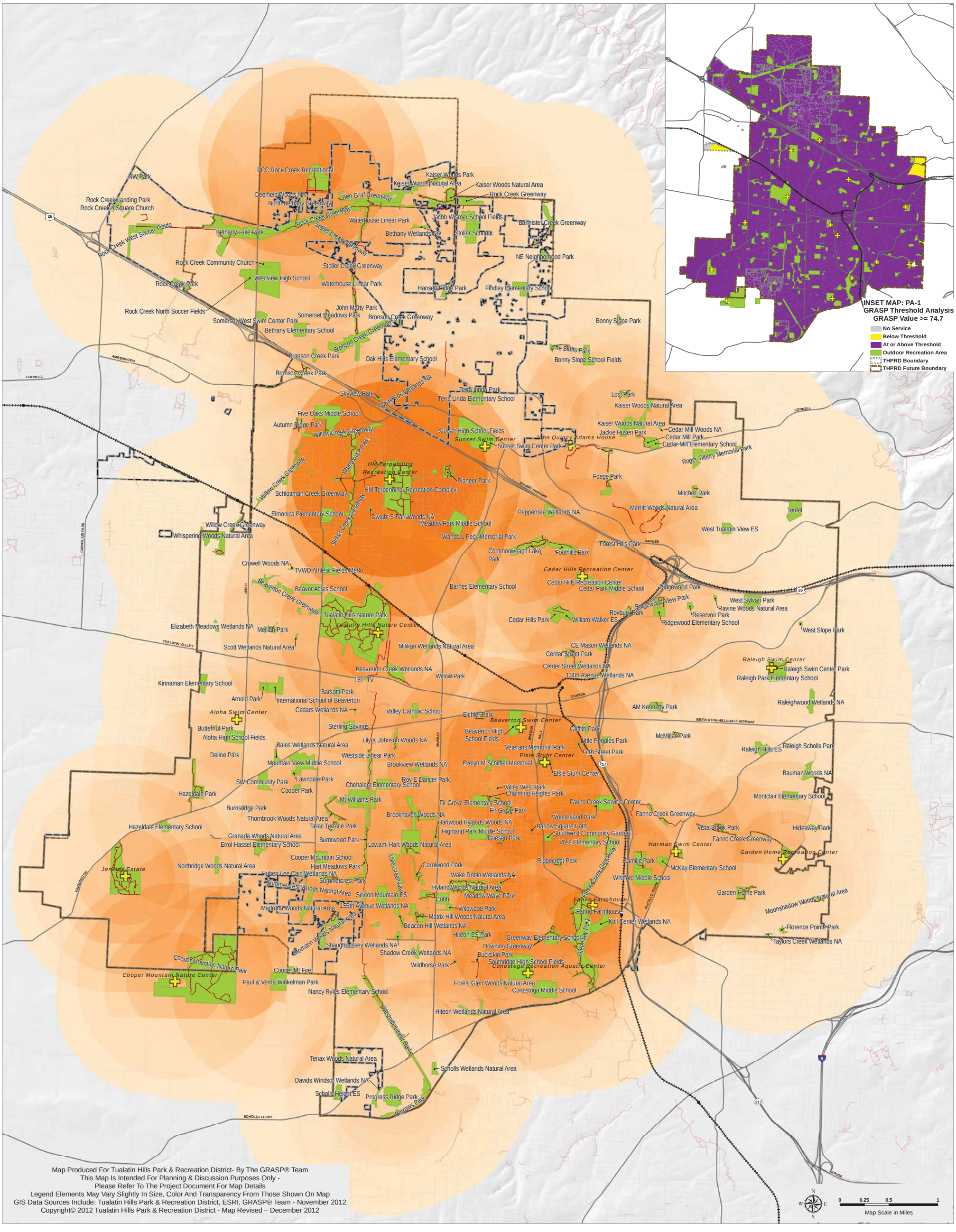
- Barrier to Pedestrian Access
- THPRD Trail
- Other Trails
- Major Roads
- Local Roads
- Lightrail Line
- Outdoor Facility
- Indoor Facility
- Lightrail Stop
- THPRD Boundary
- THPRD Future Boundary

GRASP® DESIGN CONCEPTS GREENPLAY

Tualatin Hills Park & Recreation District

Perspective Map A: Neighborhood Access to All Recreation

A



Legend

- THPRD Boundary
- Outdoor Facility
- Indoor Facility
- THPRD Trail
- Major Roads
- Local Roads
- Lightrail Line
- Lightrail Stop

Recreation Access*
GRASP Value
Less Accessible
More Accessible

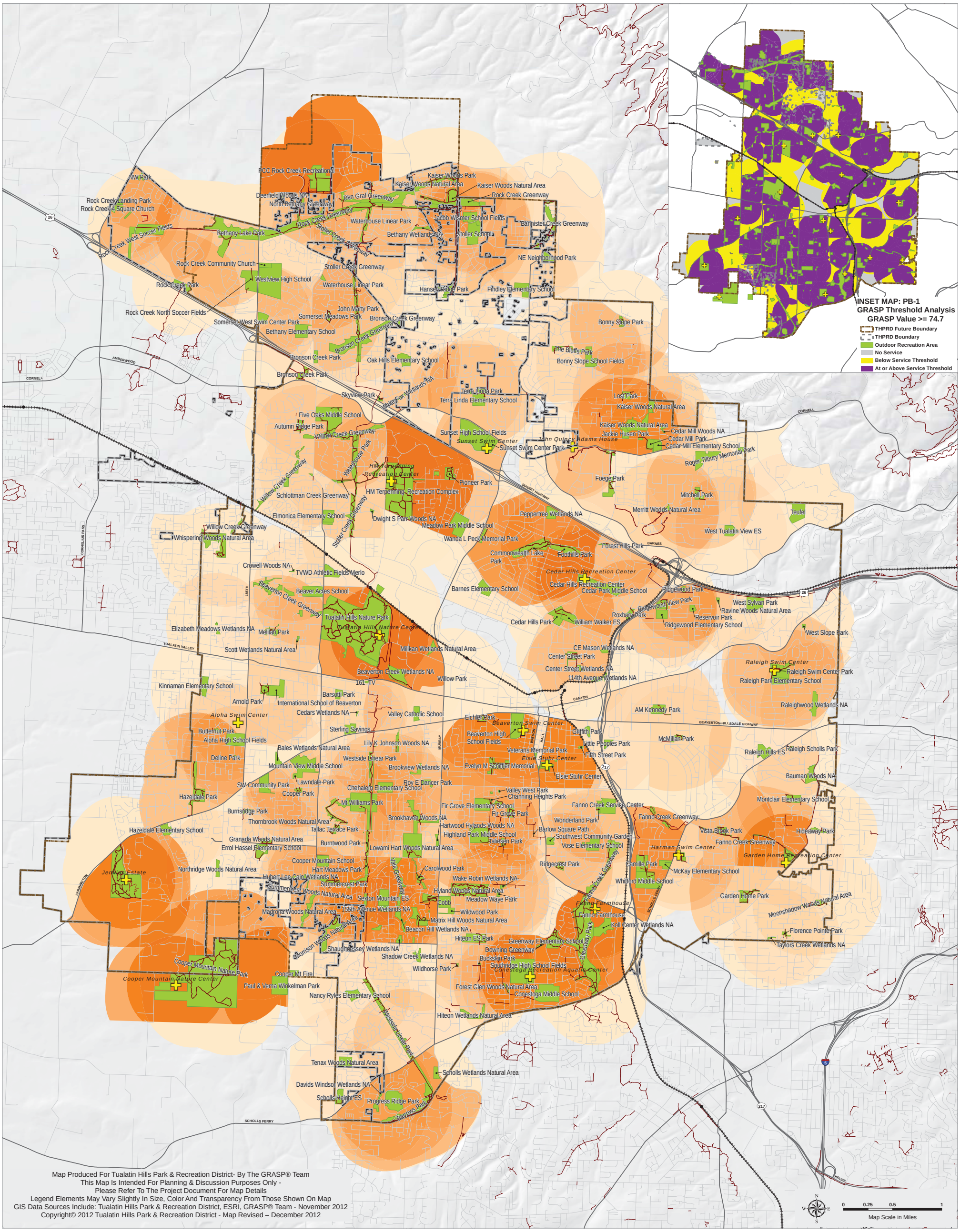
*GRASP Values Scoring Range: 3.3-1610.4

GRASP® DESIGN CONCEPTS GREENPLAY

Tualatin Hills Park & Recreation District

Perspective Map B: Walkable Access to All Recreation

B



Legend

- Outdoor Recreation Area
- Indoor Facility
- THPRD Trail
- TrailsOutsideTHPRD
- Major Roads
- Local Roads
- Lightrail Line
- Lightrail Stop
- THPRD Boundary
- THPRD Future Boundary

Recreation Values*

- Less Accessibility
- Greater Accessibility

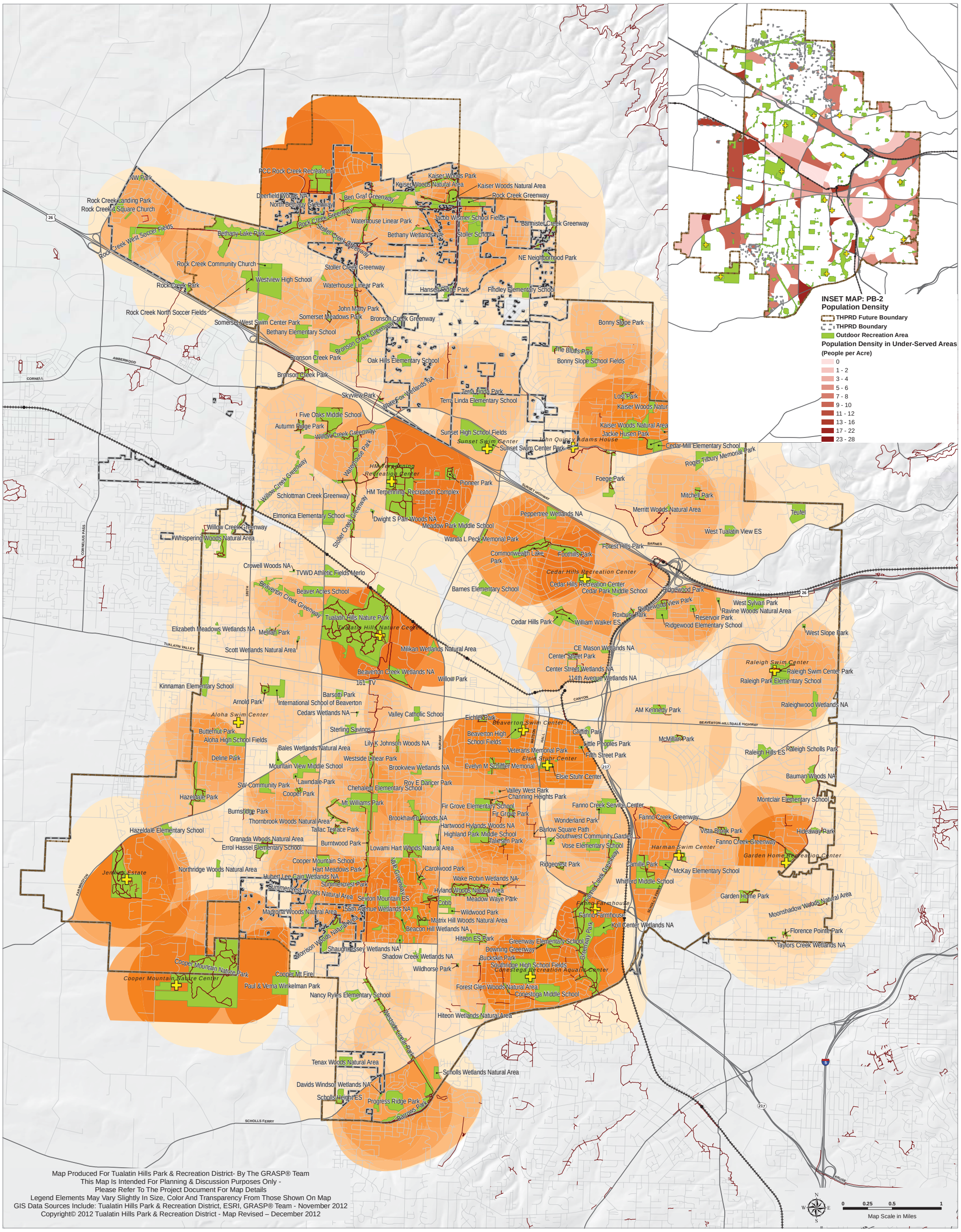
*GRASP Values Scoring Range: 3.3-1610.4

GRASP® DESIGN CONCEPTS GREENPLAY

Tualatin Hills Park & Recreation District

Perspective Map B: Walkable Access to All Recreation

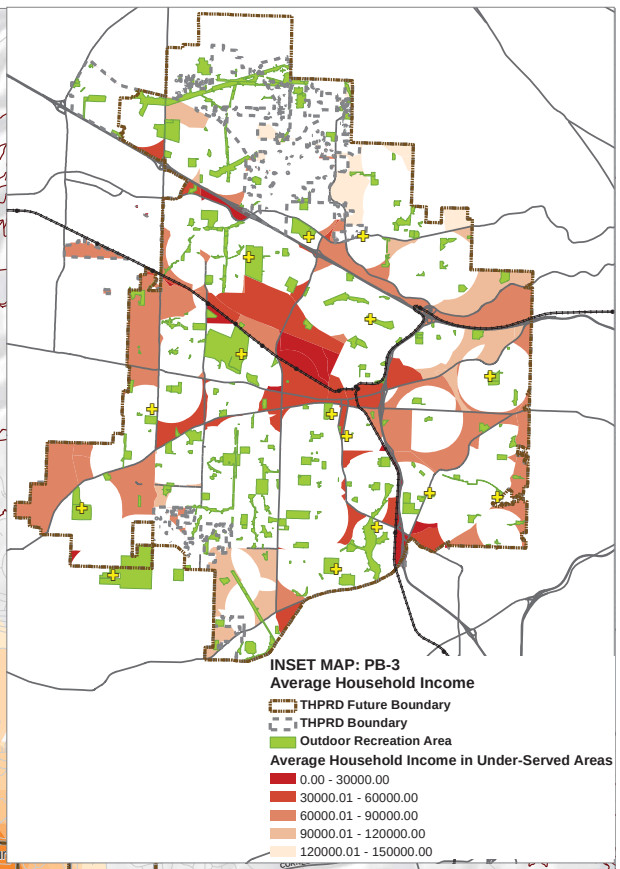
B



Tualatin Hills Park & Recreation District

Perspective Map B: Walkable Access to All Recreation

B



Map Produced For Tualatin Hills Park & Recreation District- By The GRASP® Team
This Map Is Intended For Planning & Discussion Purposes Only -
Please Refer To The Project Document For Map Details
Legend Elements May Vary Slightly In Size, Color And Transparency From Those Shown On Map
GIS Data Sources Include: Tualatin Hills Park & Recreation District, ESRI, GRASP® Team - November 2012
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Map Scale in Miles: 0 0.25 0.5 1

Legend

- Outdoor Recreation Area
- Indoor Facility
- THPRD Trail
- TrailsOutsideTHPRD
- Major Roads
- Local Roads
- Lightrail Line
- Lightrail Stop
- THPRD Boundary
- THPRD Future Boundary

Recreation Values*

- Less Accessibility
- Greater Accessibility

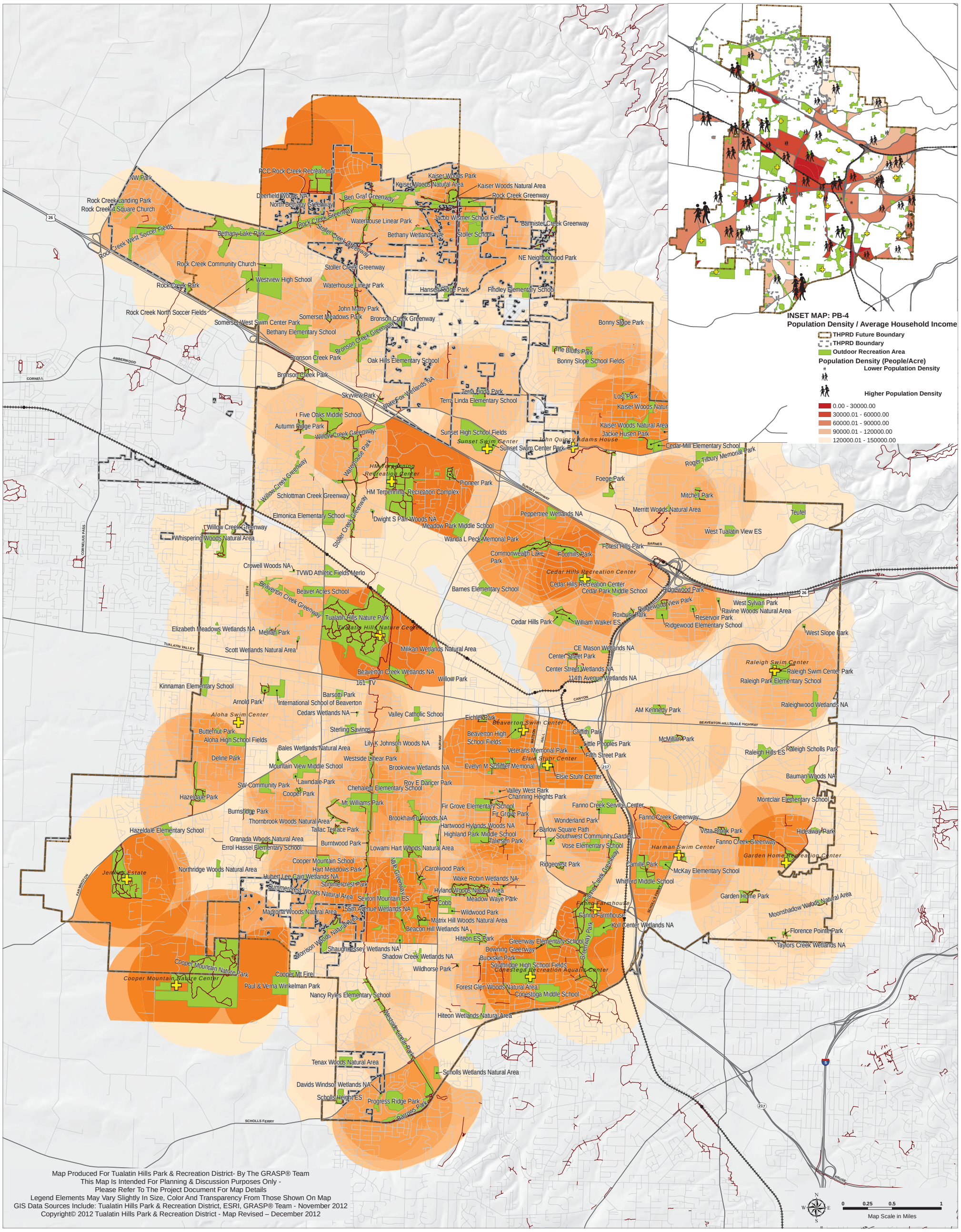
*GRASP Values Scoring Range: 3.3-1610.4

GRASP® DESIGN CONCEPTS GREENPLAY

Tualatin Hills Park & Recreation District

Perspective Map B: Walkable Access to All Recreation

B



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Legend

- Outdoor Recreation Area
- Indoor Facility
- THPRD Trail
- TrailsOutsideTHPRD
- Major Roads
- Local Roads
- Lightrail Line
- Lightrail Stop
- THPRD Boundary
- THPRD Future Boundary

Recreation Values*

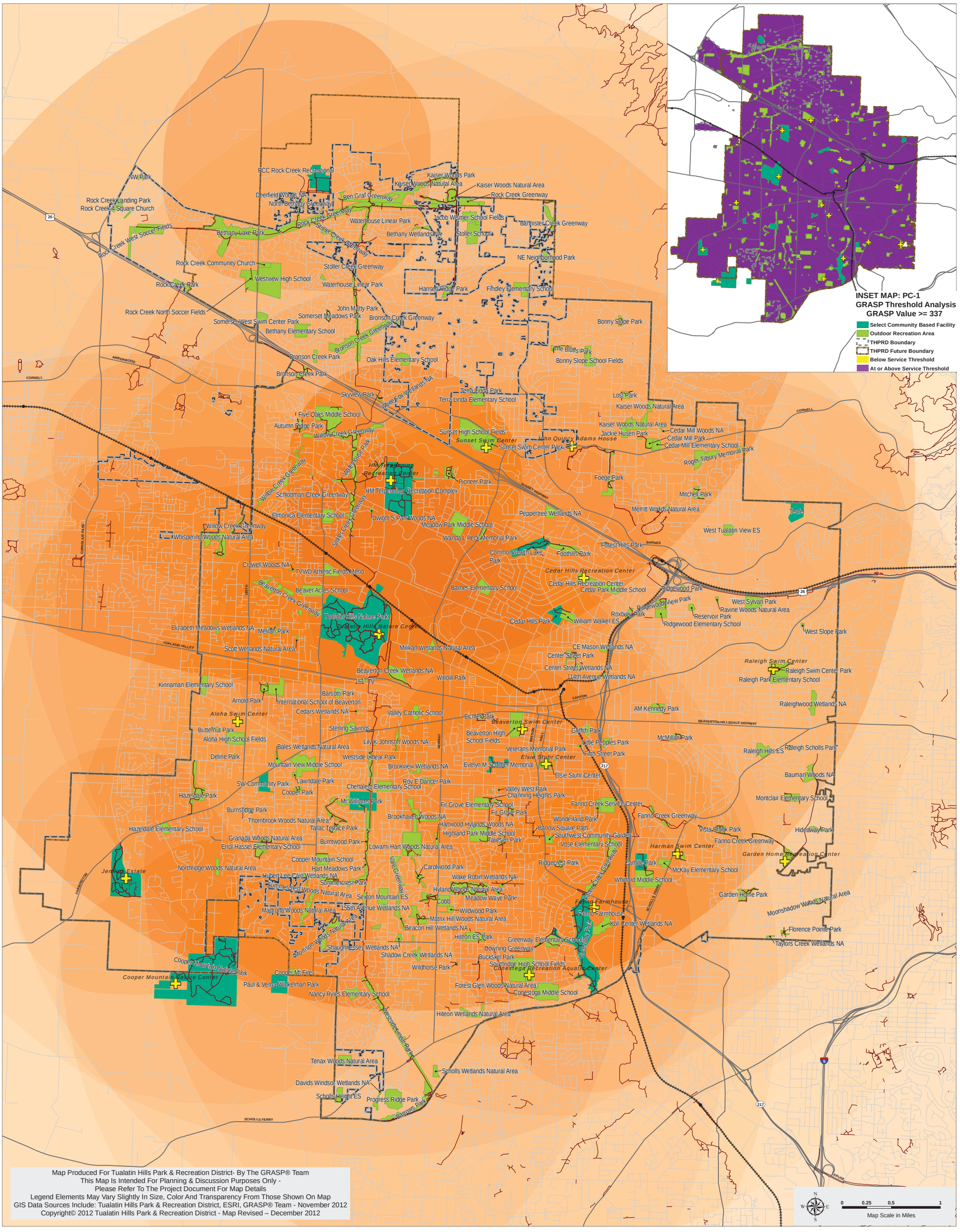
Less Accessibility → Greater Accessibility

*GRASP Values Scoring Range: 3.3-1610.4

GRASP® DESIGN CONCEPTS GREENPLAY

Tualatin Hills Park & Recreation District

Perspective Map C: Community Access to Selected Facilities



Legend

- Select Community Based Facility
- Outdoor Recreation Area
- Indoor Facility
- THPRD Trail
- Major Roads
- Local Roads
- Lightrail Line
- Lightrail Stop
- THPRD Boundary
- THPRD Future Boundary

Recreation Values*

Less Accessibility → Greater Accessibility

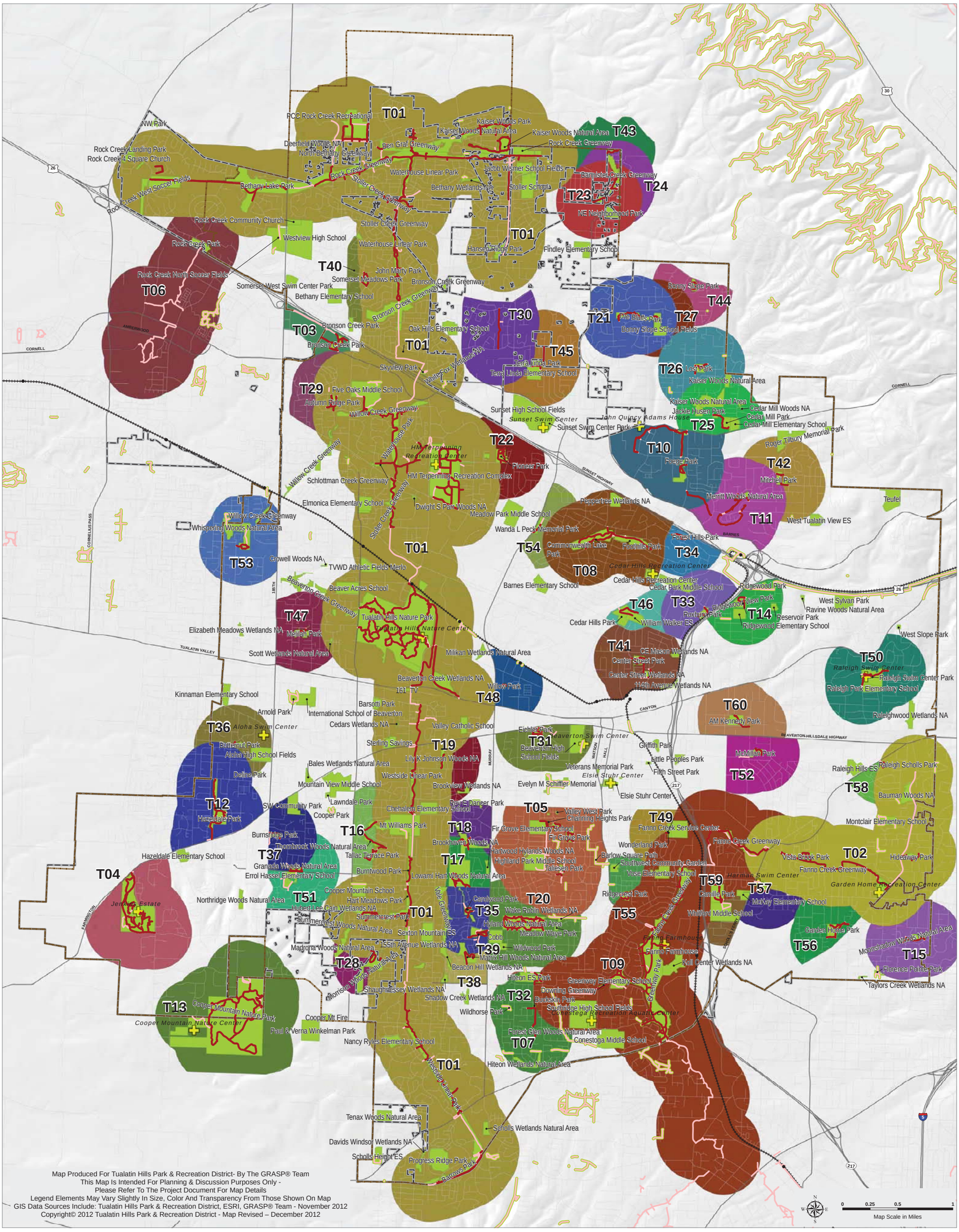
*GRASP Values Scoring Range: 3.3-1610.4

GRASP® DESIGN CONCEPTS GREENPLAY

Tualatin Hills Park & Recreation District

Perspective Map D: Trailshed Analysis

D



GRASP® DESIGN CONCEPTS GREENPLAY

Legend

- THPRD Trail
- Other Trail
- Outdoor Facility
- Indoor Facility
- Major Roads
- Local Roads
- Lightrail Line
- Lightrail Stop
- THPRD Boundary
- THPRD Future Boundary

Appendix D – GRASP® History and Methodology

GRASP® (Geo-Referenced Amenities Standards Program)
Composite-Values Level of Service Analysis Methodology

Analysis of existing parks, open space, trails, and recreation systems are often conducted in order to determine how systems are serving the public. Level of Service (LOS) has typically been defined in parks and recreation master plans as the capacity of the various components and facilities that make up the system to meet the needs of the public. This is often expressed in terms of the size or quantity of a given facility per unit of population.

Brief History of Level of Service Analysis
In order to help standardize parks and recreation planning, universities, agencies, and parks and recreation professionals have long been looking for ways to benchmark and provide "national standards" for how much acreage, how many ballfields, pools, playgrounds, etc., a community *should* have. In 1906, the fledgling "Playground Association of America" called for playground space equal to 30 square feet per child. In the 1970s and early 1980s, the first detailed published works on these topics began emerging (Gold, 1973, Lancaster, 1983). In time "rule of thumb" ratios emerged with 10 acres of parklands per thousand population becoming the most widely accepted norm. Other normative guides have also been cited as "traditional standards," but have been less widely accepted. In 1983, Roger Lancaster compiled a book called Recreation, Park and Open Space Standards and Guidelines that was published by the National Recreation and Park Association (NRPA). In this publication, Mr. Lancaster centered on a recommendation, "that a park system, at minimum, be composed of a core system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population." (Lancaster, 1983, p. 56) The guidelines went further to make recommendations regarding an appropriate mix of park types, sizes, service areas and acreages, and standards regarding the number of available recreational facilities per thousand population. While the book was published by NRPA and the table of standards became widely known as "the NRPA standards," **these standards were never formally adopted for use by NRPA**.

Since that time, various publications have updated and expanded upon possible "standards," several of which have been published by NRPA. Many of these publications did benchmarking and other normative research to try and determine what an "average LOS" should be. It is important to note that NRPA and the prestigious American Academy for Park and Recreation Administration, as organizations, have focused in recent years on accreditation standards for agencies, which are less directed toward outputs, outcomes and performance, and more on planning, organizational structure, and management processes. **In essence, the popularly referred to "NRPA standards" for LOS, as such, do not exist.** The following table gives some of the more commonly used capacity "standards" today.

Commonly Referenced LOS Capacity "Standards"

Activity/ Facility	Recommended Space Requirements	Service Radius and Location Notes	Number of Units per Population
Baseball Official Little League	3.0 to 3.85 acre minimum 1.2 acre minimum	¼ to ½ mile Unlighted part of neighborhood complex; lighted fields part of community complex	1 per 5,000; lighted 1 per 30,000
Basketball Youth High school	2,400 – 3,036 vs. 5,040 – 7,280 s.f.	¼ to ½ mile Usually in school, recreation center or church facility; safe walking or bike access; outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings	1 per 5,000
Football	Minimum 1.5 acres	15 – 30 minute travel time Usually part of sports complex in community park or adjacent to school	1 per 20,000
Soccer	1.7 to 2.1 acres	1 to 2 miles Youth soccer on smaller fields adjacent to larger soccer fields or neighborhood parks	1 per 10,000
Softball	1.5 to 2.0 acres	¼ to ½ mile May also be used for youth baseball	1 per 5,000 (if also used for youth baseball)
Swimming Pools	Varies on size of pool & amenities; usually ½ to 2-acre site	15 – 30 minutes travel time Pools for general community use should be planned for teaching, competitive & recreational purposes with enough depth (3.4m) to accommodate 1m to 3m diving boards; located in community park or school site	1 per 20,000 (pools should accommodate 3% to 5% of total population at a time)
Tennis	Minimum of 7,200 s.f. single court area (2 acres per complex)	¼ to ½ mile Best in groups of 2 to 4 courts; located in neighborhood community park or near school site	1 court per 2,000
Volleyball	Minimum 4,000 s.f.	½ to 1 mile Usually in school, recreation center or church facility; safe walking or bike access; outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings	1 court per 5,000
Total land Acreage		Various types of parks - mini, neighborhood, community, regional, conservation, etc.	10 acres per 1,000

Sources:

David N. Ammons, Municipal Benchmarks - Assessing Local Performance and Establishing Community Standards, 2nd Ed., 2002

Roger A. Lancaster (Ed.), Recreation, Park and Open Space Standards and Guidelines (Alexandria, VA: National Recreation and Park Association, 1983), pp. 56-57.

James D. Mertes and James R. Hall, Park, Recreation, Open Space and Greenways Guidelines, (Alexandria, VA: National Recreation and Park Association, 1996), pp. 94-103.

In conducting planning work, it is key to realize that the above standards can be valuable when referenced as "norms" for capacity, but not necessarily as the target standards for which a community should strive. Each community is different and there are many varying factors which are not addressed by the standards above. For example:

- Does "developed acreage" include golf courses? What about indoor and passive facilities?
- What are the standards for skateparks? Ice Arenas? Public Art? Etc.?
- What if it is an urban land-locked community? What if it is a small town surrounded by open Federal lands?
- What about quality and condition? What if there are several ballfields, but they have not been maintained in the last 10 years?
- And many other questions.

GRASP®

In order to address these and other relevant questions, a new methodology for determining Level of Service was developed. It is called a **composite-values methodology** and has been applied in communities across the nation in recent years to provide a better way of measuring and portraying the service provided by parks and recreation systems. Primary research and development on this methodology was funded jointly by GreenPlay, LLC, a management consulting firm for parks, open space, and related agencies; Design Concepts, a landscape architecture and planning firm; and Geowest, a spatial information management firm. The trademarked name for the composite-values methodology process that these three firms use is called **GRASP® (Geo-Referenced Amenities Standards Program).** For this methodology, capacity is only part of the LOS equation. Other factors are brought into consideration, including *quality*, *condition*, *location*, *comfort*, *convenience*, and *ambience*.

To do this, parks, trails, recreation, and open space are looked at as part of an overall infrastructure for a community made up of various components, such as playgrounds, multi-purpose fields, passive areas, etc. The ways in which the characteristics listed above affect the amount of service provided by the components of the system are explained in the following text.

Quality – The service provided by anything, whether it is a playground, soccer field, or swimming pool is determined in part by its quality. A playground with a variety of features, such as climbers, slides, and swings provides a higher degree of service than one with nothing but an old teeter-totter and some "monkey-bars."

Condition – The condition of a component within the park system also affects the amount of service it provides. A playground in disrepair with unsafe equipment does not offer the same service as one in good condition. Similarly, a soccer field with a smooth surface of well-maintained grass certainly offers a higher degree of service than one that is full of weeds, ruts, and other hazards.

Location – To be served by something, it needs to be accessible. The typical park playground is of more service to people who live within easy reach of it than it is to someone living all the way across town. Therefore, service is dependent upon proximity and access.

Comfort – The service provided by a component, such as a playground, is increased by having amenities such as shade, seating, and a restroom nearby. Comfort enhances the experience of using a component.

Convenience – Convenience encourages people to use a component, which increases the amount of service that it offers. Easy access and the availability of trash receptacles, bike rack, or nearby parking are examples of conveniences that enhance the service provided by a component.

Ambience – Simple observation will prove that people are drawn to places that "feel" good. This includes a sense of safety and security, as well as pleasant surroundings, attractive views, and a sense of place. A well-designed park is preferable to a poorly-designed one, and this enhances the degree of service provided by the components within it.

In this methodology, the geographic location of the component is also recorded. Capacity is still part of the LOS analysis (described below), and the quantity of each component is recorded as well.

The methodology uses comfort, convenience, and ambience as characteristics that are part of the context and setting of a component. They are not characteristics of the component itself, but when they exist in proximity to a component they enhance the value of the component.

By combining and analyzing the composite values of each component, it is possible to measure the service provided by a parks and recreation system from a variety of perspectives and for any given location. Typically, this begins with a decision on **"relevant components**" for the analysis, followed by collection of an accurate inventory and analysis of those components, and then the results are presented in a series of maps and tables that make up the **GRASP®** analysis of the study area.

Making Justifiable Decisions

All of the data generated from the GRASP® evaluation is compiled into an electronic database that is then available and owned by the agency for use in a variety of ways. The database can help keep track of facilities and programs, and can be used to schedule services, maintenance, and the replacement of components. In addition to determining LOS, it can be used to project long-term capital and life-cycle costing needs. All portions of the information are in a standard available software and can be produced in a variety of ways for future planning or sharing with the public.

It is important to note that the GRASP® methodology not only provides accurate LOS and facility inventory information, but also works with and integrates with other tools to help agencies make decisions. It is relatively easy to maintain, updatable, and creates easily understood graphic depictions of issues. Combined with a needs assessment, public and staff involvement, program and financial assessment, GRASP® allows an agency to defensibly make recommendations on priorities for ongoing resource allocations along with capital and operational funding.