

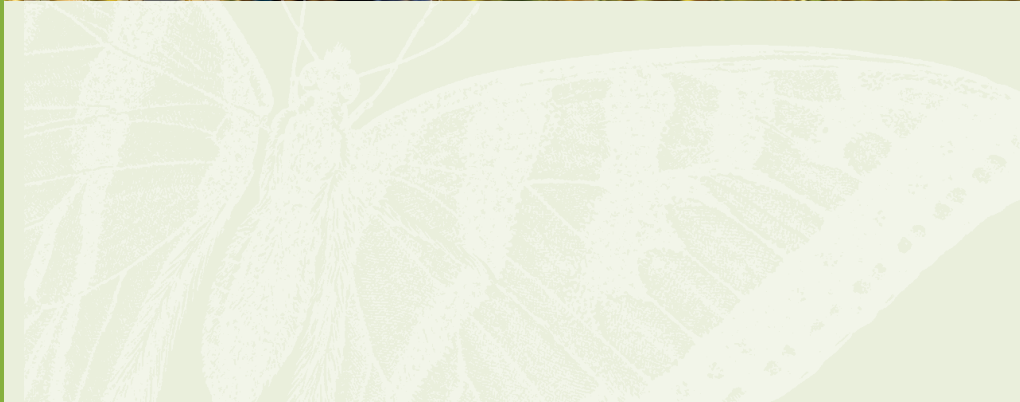
TUALATIN  
HILLS PARK &  
RECREATION  
DISTRICT

# Making Good

2014

5TH REPORT ON  
BOND MEASURE  
PROGRESS

PARKS BOND  
CITIZEN OVERSIGHT  
COMMITTEE



# BOND PROJECT PROGRESS

AS OF JUNE 30, 2014

Trail Projects  
Map, pg. 16



**LEGEND**

- THPRD-acquired park/natural area sites
- Completed**
  - Facility upgrades and expansions
  - Park development/redevelopment
  - Park play structure replacement
  - Trails/bridges/boardwalks
  - Athletic fields development
  - Natural area restoration
- In Progress**
  - Facility upgrades and expansions
  - Park development/redevelopment
  - Park play structure replacement
  - Trails/bridges/boardwalks
  - Athletic field development
  - Natural area restoration



HILLSBORO

BEAVERTON

PORTLAND

TIGARD

# An Uncommon Bond

Tualatin Hills Park & Recreation District (THPRD) is the largest special park district in Oregon. It spans approximately 50 square miles and serves 230,000 residents in northeastern Washington County.



## INSIDE

|                                     |    |
|-------------------------------------|----|
| Financial Overview                  | 2  |
| Land Acquisition                    | 5  |
| Parks & Youth Athletic Fields       | 10 |
| Natural Area Restoration Projects   | 14 |
| New Linear Park & Trail Development | 15 |
| Maintenance & Improvements          | 17 |
| Administrative                      | 18 |
| Looking Ahead                       | 20 |

**On the cover: Chasing butterflies at  
A.M. Kennedy Park**

In 2008, THPRD developed a \$100,000,000 bond measure (Measure 34-56 “Bonds to Preserve Natural Areas, Water, Improve Parks, Create Trails”) to fund an extensive program of land acquisitions for parks, trails and natural areas, natural area restoration and preservation, park development, construction and rehabilitation of various facilities and other projects.

District voters approved this in 2008. The Bond Measure included provisions for a citizen oversight committee and also required yearly financial audits by an independent auditor. The Parks Bond Citizen Oversight Committee was directed to report annually to the THPRD Board and the public regarding conformance with stated Bond Measure objectives and to make recommendations, if any, for improving the Bond Program efficiency, administration or performance.

The initial decisions and guidelines for this process, with details of planning, financings, land acquisition and project completions prior to the 2014 fiscal year were described in the Committee’s first four reports, delivered to the Board in November 2010, December 2011, November 2012, and November 2013. These earlier reports are available on the THPRD website at <[www.thprd.org](http://www.thprd.org)>. Click on 2008 Bond Measure/Citizen Oversight Committee.

# Financial Overview

*“If bread is the first necessity of life, recreation is a close second.”*

—EDWARD BELLAMY

The Bond Program has now reached a relatively advanced phase. Many projects have been substantially completed and a majority of the bond proceeds have been spent or committed. This report will deal primarily with activities in the 2013–2014 fiscal year and other recent and proposed activities.

During the 2013–2014 fiscal year, THPRD spent more than \$17.4 million of its bond funds for a cumulative expenditure of \$67.5 million to June 30, 2014. THPRD acquired an additional 50 acres of land, and completed 17 construction projects. Many acquisitions and projects have been completed, and many more are approaching completion or are scheduled for near-term completion. THPRD has made substantive and appropriate progress in all areas of the Bond Program.

The year-to-year process of the Bond Program shows in the following table. Money spent, construction and acquisitions each ramped up slowly for the first two years (only \$465,172 was spent in fiscal year 2009), and then increased considerably over the last five years. Some dollar values are slightly different from last year’s report due to minor adjustments after the reports were published. The steady progress of the program is shown in the following table.

**Table 1. Bond Program Cumulative Snapshot of Activity**

|  | 6/30/2010 |         | 6/30/2011 |         | 6/30/2012 |         | 6/30/2013 |         | 6/30/2014 |         |
|--|-----------|---------|-----------|---------|-----------|---------|-----------|---------|-----------|---------|
|  | Units     | (\$000) | Units     | (\$000) | Units     | (\$000) | Units     | (\$000) | Units     | (\$000) |
| <b>MONEY SPENT</b>                       |           |         |           |         |           |         |           |         |           |         |
| Each Year                                | -         | 3,352   | -         | 16,965  | -         | 13,471  | -         | 15,755  |           | 17,460  |
| Cumulative                               | -         | 3,817   | -         | 20,782  | -         | 34,253  | -         | 50,008  |           | 67,468  |
| <b>CONSTRUCTION PROJECTS</b>             |           |         |           |         |           |         |           |         |           |         |
| Completed                                | 18        | 1,580   | 25        | 2,593   | 42        | 7,024   | 51        | 18,414  | 68        | 30,577  |
| In Progress                              | 8         | 1,972   | 31        | 4,784   | 65        | 11,592  | 57        | 9,505   | 50        | 9,037   |
| <b>LAND ACQUISITION (UNITS IN ACRES)</b> |           |         |           |         |           |         |           |         |           |         |
| Parks                                    | 0         | 178     | 38        | 11,836  | 46        | 13,739  | 53        | 17,641  | 59        | 19,153  |
| Natural Areas                            | 0         | 4       | 1         | 206     | 3         | 288     | 40        | 2,113   | 50        | 3,962   |
| Trail Corridors                          | 0         | 12      | 3         | 689     | 5         | 857     | 7         | 1,085   | 7         | 1,193   |
| Community Center                         | 0         | 4       | 1         | 590     | 1         | 614     | 4         | 1,021   | 14        | 3,176   |

**Table 2. Financial and Project Summary Fiscal Years 2009–2013**

(\$ in Thousands)

| PURPOSES AND PROMISES MADE                                     | Initial Bond Program | Adjusted Bond Allocation | Expended through Program Allocation | Estimated Cost to 6/30/2014 | Projected Balance Complete | Planned Projects 6/30/2013 <sup>1</sup> | Projects Completed | Contracts Awarded | Projects Remaining |
|--|----------------------|--------------------------|-------------------------------------|-----------------------------|----------------------------|---|--------------------|-------------------|--------------------|
| <b>LAND ACQUISITION</b>  |                      |                          |                                     |                             |                            |   |                    |                   |                    |
| New Neighborhood Parks   | \$9,000.0            | \$11,364.6               | \$10,676.3                          | \$688.3                     | \$0.0                      | 6                                       | 10                 | 0                 | 1                  |
| New Community Park   | \$10,000.0           | \$8,476.6                | \$8,476.6                           | \$0.0                       | \$0.0                      | 1                                       | 2                  | 0                 | 0                  |
| New Linear Park & Trail  | \$1,200.0            | \$1,222.8                | \$1,193.3                           | \$29.5                      | \$0.0                      | N/A                                     | N/A                | N/A               | N/A                |
| New Community Center SW  | \$5,000.0            | \$4,162.5                | \$3,176.0                           | \$497.6                     | \$488.9                    | 1                                       | 1                  | 0                 | 1                  |
| <b>Total</b>   | <b>\$25,200.0</b>    | <b>\$25,226.5</b>        | <b>\$23,522.2</b>                   | <b>\$1,215.4</b>            | <b>\$488.9</b>             |   |                    |                   |                    |
| <b>PARKS AND YOUTH ATHLETIC FIELDS</b>                         |                      |                          |                                     |                             |                            |   |                    |                   |                    |
| New Neighborhood Park Development                              | \$3,750.0            | \$5,287.2                | \$4,641.0                           | \$646.2                     | \$0.0                      | 5                                       | 4                  | 1                 | 0                  |
| Renovate/Redevelop Neighborhood Parks                          | \$3,000.0            | \$3,843.2                | \$2,311.1                           | \$2,844.6                   | (\$1,312.5)                | 5                                       | 3                  | 1                 | 1                  |
| Develop New Community Park                                     | \$5,000.0            | \$8,261.3                | \$167.4                             | \$8,093.9                   | \$0.0                      | 1                                       | 0                  | 0                 | 1                  |
| Renovate/Redevelop Community Parks                             | \$7,000.0            | \$9,998.2                | \$2,821.1                           | \$7,677.2                   | (\$500.1)                  | 2                                       | 1                  | 0                 | 1                  |
| Youth Athletic Field Development                               | \$5,000.0            | \$3,167.9                | \$1,355.2                           | \$2,094.5                   | (\$281.8)                  | 10                                      | 4                  | 2                 | 4                  |
| Synthetic Field Development                                    | \$4,000.0            | \$0.0                    | \$0.0                               | \$0.0                       | \$0.0                      | 2                                       | 0                  | 0                 | 2                  |
| Outdoor Splash Pad   | \$525.0              | \$28,275.0               | \$0.0                               | \$0.0                       | \$0.0                      | 1                                       | 0                  | 0                 | 1                  |
| <b>Total</b>   |                      | <b>\$30,557.8</b>        | <b>\$11,295.8</b>                   | <b>\$21,356.4</b>           | <b>(\$2,094.4)</b>         |   |                    |                   |                    |
| <b>NATURAL AREA PRESERVATION</b>                               |                      |                          |                                     |                             |                            |   |                    |                   |                    |
| Acquisition  | \$8,400.0            | \$8,574.3                | \$3,962.2                           | \$4,612.1                   | \$0.0                      | N/A                                     | N/A                | N/A               | N/A                |
| Restoration  | \$3,600.0            | \$3,841.7                | \$883.8                             | \$2,481.0                   | \$476.9                    | 36                                      | 4                  | 15                | 17                 |
| <b>Total</b>   | <b>\$12,000.0</b>    | <b>\$12,416.0</b>        | <b>\$4,846.0</b>                    | <b>\$7,093.1</b>            | <b>\$476.9</b>             |   |                    |                   |                    |
| <b>NEW LINEAR PARK &amp; TRAIL DEVELOPMENT</b>                 |                      |                          |                                     |                             |                            |   |                    |                   |                    |
|  | \$14,745.0           | \$15,447.8               | \$13,759.5                          | \$1,736.6                   | (\$48.3)                   | 9                                       | 5                  | 2                 | 2                  |
| <b>DEFERRED PARK MAINTENANCE REPLACEMENTS</b>                  |                      |                          |                                     |                             |                            |   |                    |                   |                    |
|  | \$1,500.0            | \$1,832.3                | \$1,832.3                           | \$0.0                       | \$0.0                      | 18                                      | 18                 | 0                 | 0                  |
| <b>FACILITIES REHABILITATION, EXPANSION &amp; IMPROVEMENTS</b> |                      |                          |                                     |                             |                            |   |                    |                   |                    |
| Facility Rehabilitation  | \$6,500.0            | \$6,332.8                | \$3,300.1                           | \$964.0                     | \$2,068.7                  | 16                                      | 12                 | 1                 | 3                  |
| Facility Expansion & Improvements                              | \$7,550.0            | \$8,157.4                | \$8,157.4                           | \$0.0                       | \$0.0                      | 5                                       | 5                  | 0                 | 0                  |
| <b>Total</b>   | <b>\$14,050.0</b>    | <b>\$14,490.2</b>        | <b>\$11,457.5</b>                   | <b>\$964.0</b>              | <b>\$2,068.7</b>           |   |                    |                   |                    |
| <b>ADA/ACCESS IMPROVEMENTS</b>                                 |                      |                          |                                     |                             |                            |   |                    |                   |                    |
|  | \$1,000.0            | \$1,219.4                | \$384.5                             | \$834.9                     | \$0.0                      | 13                                      | 12                 | 1                 | 0                  |
| <b>BOND ISSUANCE COST &amp; PROJECT MANAGEMENT</b>             |                      |                          |                                     |                             |                            |   |                    |                   |                    |
|  | \$3,230.0            | \$617.6                  | \$369.7                             | \$160.9                     | \$87.0                     |   |                    |                   |                    |
| <b>GRAND TOTAL</b>   | <b>\$100,000.0</b>   | <b>\$101,807.6</b>       | <b>\$67,467.5</b>                   | <b>\$33,361.3</b>           | <b>\$978.8</b>             |   |                    |                   |                    |

Note 1: See "Funding Category Transfers" on page 10

## Financial & Project Summary Comments

For Fiscal Years 2009–2014, the primary reasons for the changes in the Adjusted Bond Program Allocation column are (1) \$1,807,600 Interest earned on unspent bond funds, (2) Project Grouping Adjustments to the Parks and Youth Athletic Fields expenditure categories and contractual development of these projects to move forward in tandem; (3) combining some funds from the Facility Rehabilitation category into the Facility Expansion and Improvement category for related work in the Elsie Stuhr Center project; (4) Project Management Adjustments; and (5) Funding Category Transfers.

## Other Funding Sources

Through June 30, 2014, funding sources other than Bond proceeds have been used to provide additional funds for certain projects and acquisitions which are not included in the Financial Summary Table. In total, more than \$2 million in outside funds have been secured to leverage the Bond Program's own funds.

# Land Acquisition



Westside Regional Trail



The land acquisition work for the Bond Program has had numerous excellent outcomes, and still has some hard work ahead. The principal category of ongoing and future work will be identifying, negotiating, and acquiring additional natural area sites, though further purchases in other categories are possible.

The tables in this report identify the purchases made to date, and highlight projected and actual spending in each acquisition category. Cost accounting for park and community center land acquisitions includes the property purchase price, consultant costs for appraisers, appraisal review, environmental review, title and other closing costs, removal of debris, existing structures or hazards, and the hourly rate charged by part-time Land Acquisition specialists. Some of these additional costs have not been fully allocated to specific acquisitions, and so are reported in general terms in the table below.

Properties acquired for new parks and the community center will not be developed from Bond proceeds. Timing and funding for completion and development of these properties will be determined by the Board in the future. Bond proceeds are intended to provide for development of some, but not all, of the land acquired for trails and linear parks, and are intended to provide for restoration of many of the sites acquired as natural areas.

Perhaps the most complicated set of land acquisition transactions have been those associated with THPRD's intent to create a new Community Park adjacent to Mountain View Middle School. Numerous separate acquisitions have come together achieve this goal.

A number of acquisitions made with the intent to establish a location for a new Community Center have given THPRD the option to use those sites for other purposes, while re-purposing a previously owned site as the Community Center location. This decision is not yet final.

**Table 3. Land Acquisitions as of June 30, 2014**

| <i>Community Center Sites</i>  | Date       | Quadrant | Acres | Bond Cost   | Comments  |
|--|------------|----------|-------|-------------|---|
| <b>Budget: \$5,103,517</b><br><b>Spent: \$3,175,969</b><br>(Some surplus remains, some transferred for Neighborhood Park acquisitions) | 10/25/2010 | SW       | 0.79  | \$439,903   | For possible Community Center site, across from 8/15/13 acquisition |
|  | 8/15/2013  | SW       | 5.90  | \$1,741,996 | For possible Community Center site                                  |
|  | 1/31/2013  | SW       | 3.49  | \$580,749   | One of a set of acquisitions adjoining Mountain View Middle School  |
|  | 7/25/2013  | SW       | 3.43  | \$413,321   | One of a set of acquisitions adjoining Mountain View Middle School  |

| <i>Community Park Sites</i>  | Date      | Quadrant | Acres | Bond Cost   | Comments  |
|--|-----------|----------|-------|-------------|---|
| <b>Budget: \$10,132,657</b><br><b>Spent: \$8,476,554</b><br>(Surplus transferred for Neighborhood Park acquisitions) | 4/29/2011 | NE       | 22.37 | \$8,103,899 | Significant acquisition for Community Park  |
|  | 6/14/2014 | NE       | 1.70  | \$372,655   | Part of William Walker Elementary School, for expansion of Cedar Hills Community Park |

| <i>Neighborhood Park Sites</i>  | Date                 | Quadrant | Acres | Bond Cost   | Comments   |
|---|----------------------|----------|-------|-------------|--|
| <b>Budget: \$11,364,651</b><br><b>Spent: \$10,676,335</b><br>(Includes funds transferred from other acquisition categories) | 2/2/2011             | SW       | 6.67  | \$1,058,925 | Includes a significant Natural Area element  |
|   | 4/26/2011            | SW       | 0.03  | \$60,006    | Easement to connect 150th Ave. to Roy Dancer Park                                    |
|   | 8/23/2011            | NW       | 7.59  | \$1,629,690 | Large enough for potential Community Park. Used \$850,000 in Metro Local Share funds |
|   | 8/18/2010            | SE       | 8.65  | \$2,559,230 | Very large site, \$300,000 contributed by Beaverton                                  |
|   | 12/4/2012            | SW       | 2.02  | \$546,751   | On Miller Hill Rd.   |
|   | 12/14/2012           | NW       | 5.34  | \$1,041,404 | Large site in the Elmonica area  |
|   | 12/20/2012           | NE       | 6.85  | \$2,094,725 | Large site in Bethany  |
|   | 11/14/2013           | NW       | 0.26  | \$62,712    | Expansion for Hansen Ridge Park  |
|   | 11/22/2013           | NW       | 2.74  | \$1,060,935 | Close to SW quadrant, site for athletic field  |
|   | 2/17/2012, 8/10/2012 | NE       | 1.95  | \$525,108   | West Slope area. Two separate acquisitions combined, new park site.                  |
|   | In progress          | NW       |       | \$36,849    | Spent to date for purchase approved but not closed as of 6/30/2014                   |



Hansen Ridge Park



**Table 3. Land Acquisitions as of June 30, 2014**

*Trails*

Budget: \$1,222,858

Spent: \$1,193,314



Lowami Hart Woods Natural Area

| Date      | Quadrant | Acres | Bond Cost | Comments   |
|-----------|----------|-------|-----------|--|
| 4/8/2011  | NE       | 0.38  | \$175,501 | Half of larger parcel, 1/2 trail, 1/2 natural area   |
| 9/9/2011  | SW       | 1.07  | \$5,375   | For Westside Regional Trail Segment  |
| 11/4/2011 | SW       | 0.53  | \$15,575  | Easement for Westside Trail segment 4  |
| 11/7/2011 | NW       | 0.37  | \$113,500 | Easement for Waterhouse Trail segment  |
| 6/30/2012 | NW       | 1.80  | \$36,731  | Retired agricultural easements for Westside Trail  |
| 8/15/2012 | NW       | -     | \$17,740  | Easement for Westside Trail  |
| 8/14/2012 | SW       | 0.22  | \$9,000   | Easement for Westside Trail segment 1  |
| 9/27/2012 | NW       | 0.10  | \$5,892   | For Waterhouse Trail segment 4   |
| 2/7/2013  | NW       | 0.74  | \$23,571  | For segment 4 of the Waterhouse Trail  |
| 1/1/2011  | NW       | 2.84  | \$542,681 | Includes a significant Natural Area element  |
| 1/24/2013 | NW       | 0.26  | \$4,914   | Donation for Waterhouse Trail  |
| 7/21/2013 | NW       | 1.00  | \$106,407 | Easement for Waterhouse Trail  |
|           |          |       | \$136,428 | Various soft costs for trail acquisitions, including specialist fees, appraisals, title reports, surveys, engineering fees, and legal fees |

*Natural Areas*

Budget: \$8,574,266

Spent: \$3,962,232

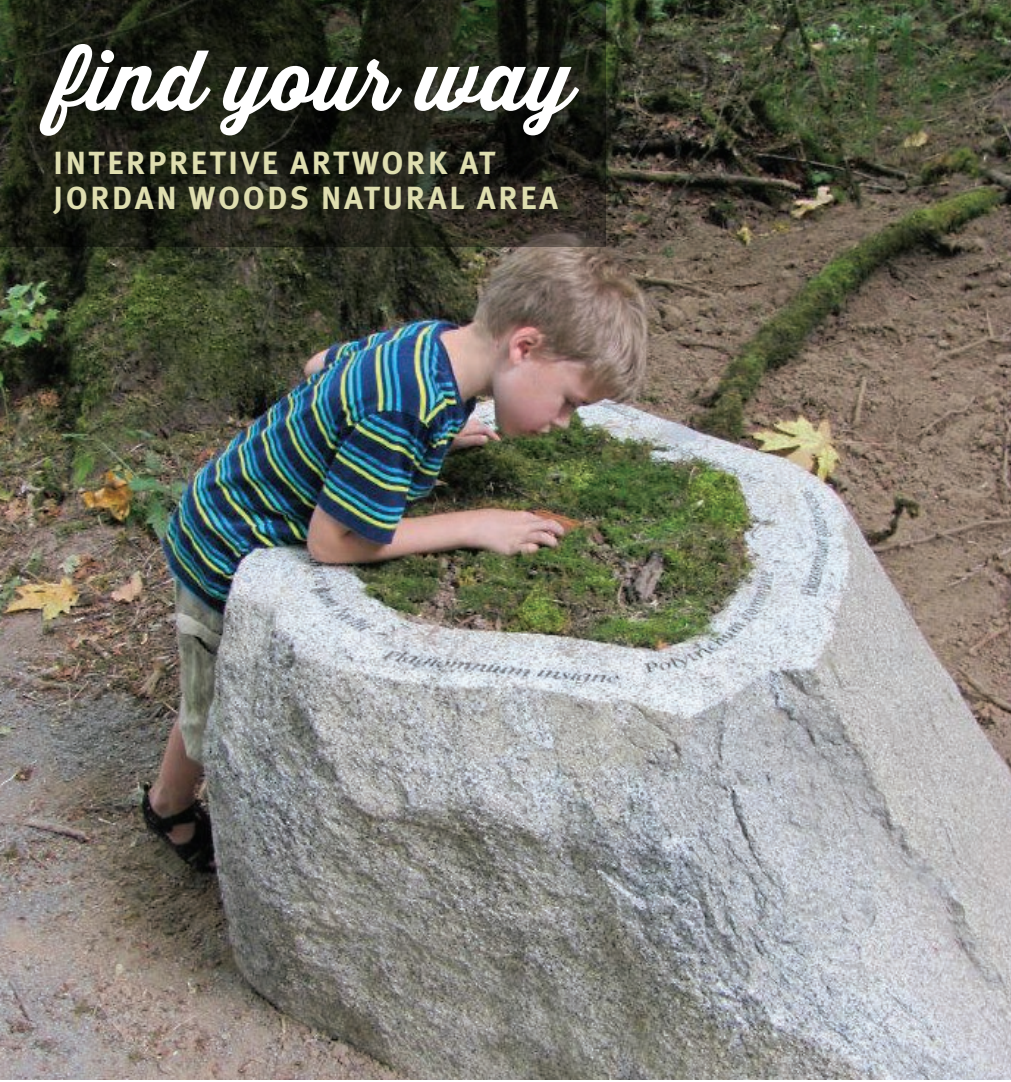
(Funds remain to be spent in this category)



| Date       | Quadrant | Acres | Bond Cost | Comments  |
|------------|----------|-------|-----------|---|
| 4/8/2011   | NE       | 0.38  | \$171,000 | Half of larger parcel, 1/2 trail, 1/2 natural area  |
| 5/17/2012  | SE       | 2.15  | -         | Donation, near Hideaway Park  |
| 10/15/2012 | SW       | 2.45  | \$365,754 | Expansion of Lilly K. Johnson Woods Natural Area \$112,246 reimbursed from Metro grant        |
| 12/31/2012 | NE       | 22.02 | \$540,000 | Bronson Creek watershed   |
| 12/31/2012 | SW       | 2.16  | \$440,712 | Expansion of Lilly K. Johnson Woods Natural Area \$158,488 reimbursed from Metro grant        |
| 3/13/2013  | NW       | 5.24  | \$17,030  | Expansion of Beaverton Creek Wetlands   |
| 8/23/2013  | NE       | 1.82  | \$400,000 | Allows for expansion of The Bluffs Park   |
| 9/19/2013  | SW       | 0.77  | \$220,000 | Expansion of Lilly K. Johnson Woods Natural Area \$55,126 will be reimbursed from Metro grant |
| 11/8/2013  | NW       | 0.76  | \$219,000 | Adjoins Quarry Park   |
| 11/21/2013 | SE       | 2.23  | \$480,000 | Near Hall and Allen Blvds. in Beaverton   |
| 5/10/2013  | NE       | 5.49  | \$54,850  | Bronson Creek watershed   |
| 4/25/2014  | NE       | 3.00  | \$124,309 | In Multnomah County, near Bannister Creek Greenway  |
| 5/12/2014  | NW       | 1.50  | \$482,000 | Downstream from Crowell Woods Natural Area  |
| 6/12/2014  | NE       | 1.54  | \$63,342  | In Multnomah County, near Bannister Creek Greenway  |
|            |          |       | \$385,235 | Various soft costs in support of acquisitions   |

# find your way

INTERPRETIVE ARTWORK AT  
JORDAN WOODS NATURAL AREA



# dig in

VISTA BROOK PARK



# grow together

A. M. KENNEDY PARK



**A. M. Kennedy Park  
Community Garden**

**Rules**

- Plots are rented for a full calendar year January-December.
- Gardeners must provide their own equipment.
- Motorized vehicles are prohibited in the garden.
- Gardeners are responsible for maintaining their plots for the entire year.
- Gardens are intended for growing produce and flowers for personal use only.
- Trespassing in other garden plots is prohibited.
- Theft will result in exclusion from garden.
- Pets must be on a leash in the garden at all times.
- Green waste stations are provided for gardeners' use only.

For further information call 563-845-4433.

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

# *take a slide*

ROY DANCER PARK  
NEW PLAYGROUND



# *look around*

LOWAMI HART WOODS  
NATURAL AREA



# *take a stroll*

HANSEN RIDGE PARK



# Parks & Youth Athletic Fields



Pioneer Park



The THPRD standard for a neighborhood park is about three acres. The target for community parks is 10–25 acres. Park amenities depend on the size of the site, but community parks usually offer larger facilities such as sports fields, sheltered group picnic areas, on-site parking and restrooms.

Funds allocated for four Youth Athletic Fields, two Synthetic Turf fields and an Outdoor Splash Pad have been combined for efficiency with funds allocated to Community and Neighborhood Parks. The original commitment of 10 athletic fields and two synthetic turf fields and splash pad will be monitored and confirmed in future reports.

The current budget for the 26 Parks, Athletic Fields and Splash Pad is \$30,557,800. Actual and estimated future expenditures total \$32,652,200, resulting in a projected deficit of \$2,094,400.

*“It is a happy talent to know how to play.”*

—RALPH WALDO EMERSON



Barsotti Park

**Table 4. Parks & Youth Athletic Fields Fiscal Years 2009–2014 Financial & Project Summary**

(Dollars in Thousands)

|  | Adjusted Bond Program Allocation | Expended through 6/30/2014 | Estimated Cost to Complete | Final or Estimated cost | Projected Balance <sup>a</sup> | Status    |
|--|----------------------------------|----------------------------|----------------------------|-------------------------|--------------------------------|-----------|
| <b>NEW NEIGHBORHOOD PARK DEVELOPMENT</b>         |                                  |                            |                            |                         |                                |           |
| AM Kennedy Park & Athletic Field                 | \$1,335.7                        | \$1,686.6                  | \$0.0                      | \$1,686.6               | (\$350.9)                      | Completed |
| Barsotti Park & Athletic Field                   | \$1,312.4                        | \$1,258.1                  | \$0.0                      | \$1,258.1               | \$54.3                         | Completed |
| Hansen Ridge Park                                | \$787.2                          | \$753.7                    | \$0.0                      | \$753.7                 | \$33.5                         | Completed |
| Roy Dancer Park                                  | \$787.5                          | \$651.3                    | \$0.0                      | \$651.3                 | \$136.2                        | Completed |
| Roger Tilbury Park                               | \$787.4                          | \$291.3                    | \$646.2                    | \$937.5                 | (\$150.1)                      | 2014      |
| Funding Category Transfer                        | \$277.0                          | \$0.0                      | \$0.0                      | \$0.0                   | \$277.0                        |           |
| <b>Total</b>                                     | <b>\$5,287.2</b>                 | <b>\$4,641.0</b>           | <b>\$646.2</b>             | <b>\$5,287.2</b>        | <b>\$0.0</b>                   |           |
| <b>RENOVATE AND REDEVELOP NEIGHBORHOOD PARKS</b> |                                  |                            |                            |                         |                                |           |
| Cedar Mill Park, Trail & Athletic Fields (2)     | \$1,149.8                        | \$304.5                    | \$721.8                    | \$1,026.3               | \$123.5                        | 2014      |
| Camille Park                                     | \$542.7                          | \$585.4                    | \$0.0                      | \$585.4                 | (\$42.7)                       | Completed |
| Somerset West Park                               | \$1,050.2                        | \$154.3                    | \$2,122.8                  | \$2,277.1               | (\$1,226.9)                    | 2016      |
| Pioneer Park and Bridge Replacement              | \$566.0                          | \$533.4                    | \$0.0                      | \$533.4                 | \$32.6                         | Completed |
| Vista Brook Park                                 | \$534.5                          | \$733.5                    | \$0.0                      | \$733.5                 | (\$199.0)                      | Completed |
| <b>Total</b>                                     | <b>\$3,843.2</b>                 | <b>\$2,311.1</b>           | <b>\$2,844.6</b>           | <b>\$5,155.7</b>        | <b>(\$1,312.5)</b>             |           |
| <b>NEW COMMUNITY PARK DEVELOPMENT</b>            |                                  |                            |                            |                         |                                |           |
| SW Community Park and Athletic Fields (2)        | \$7,877.0                        | \$167.4                    | \$8,093.9                  | \$8,261.3               | (\$384.3)                      | 2017      |
| Funding Category Transfer                        | \$384.3                          | \$0.0                      | \$0.0                      | \$0.0                   | \$384.3                        |           |
| <b>Total</b>                                     | <b>\$8,261.3</b>                 | <b>\$167.4</b>             | <b>\$8,093.9</b>           | <b>\$8,261.3</b>        | <b>\$0.0</b>                   |           |
| <b>RENOVATE AND REDEVELOP COMMUNITY PARKS</b>    |                                  |                            |                            |                         |                                |           |
| Cedar Hills Park and Synthetic Athletic Field    | \$6,326.8                        | \$174.0                    | \$7,677.2                  | \$7,851.2               | (\$1,524.4)                    | 2018      |
| Schiffler Park                                   | \$3,671.4                        | \$2,647.1                  | \$0.0                      | \$2,647.1               | \$1,024.3                      | Completed |
| <b>Total</b>                                     | <b>\$9,998.2</b>                 | <b>\$2,821.1</b>           | <b>\$7,677.2</b>           | <b>\$10,498.3</b>       | <b>(\$500.1)</b>               |           |
| <b>YOUTH ATHLETIC FIELD DEVELOPMENT</b>          |                                  |                            |                            |                         |                                |           |
| Winkelman Park                                   | \$548.5                          | \$941.9                    | \$0.0                      | \$941.9                 | (\$393.4)                      | Completed |
| Meadow Way Park                                  | \$518.9                          | \$407.3                    | \$0.0                      | \$407.3                 | \$111.6                        | Completed |
| New Fields in NW Quadrant                        | \$525.1                          | \$0.1                      | \$525.0                    | \$525.1                 | \$0.0                          | 2018      |
| New Fields in NE Quadrant (Cedar Mill Park)      | \$525.1                          | \$5.2                      | \$519.9                    | \$525.1                 | \$0.0                          | 2014      |
| New Fields in SW Quadrant                        | \$525.1                          | \$0.7                      | \$524.5                    | \$525.1                 | \$0.0                          | 2017      |
| New Fields in SE Quadrant                        | \$525.2                          | \$0.1                      | \$525.1                    | \$525.2                 | \$0.0                          | Unknown   |
| <b>Total</b>                                     | <b>\$3,167.9</b>                 | <b>\$1,355.2</b>           | <b>\$2,094.5</b>           | <b>\$3,449.7</b>        | <b>(\$281.8)</b>               |           |
| <b>GRAND TOTAL</b>                               | <b>\$30,557.8</b>                | <b>\$11,295.8</b>          | <b>\$21,356.4</b>          | <b>\$32,652.2</b>       | <b>(\$2,094.4)</b>             |           |

Note 1: See Funding Category Transfers on Page 10

## *What's In a Name?*

Ever wonder, as you stroll through the woods, swing a racquet or have a picnic, just how some of THPRD's facilities got their names? We dug into the archives to share with you a few of the stories behind the people behind the parks.



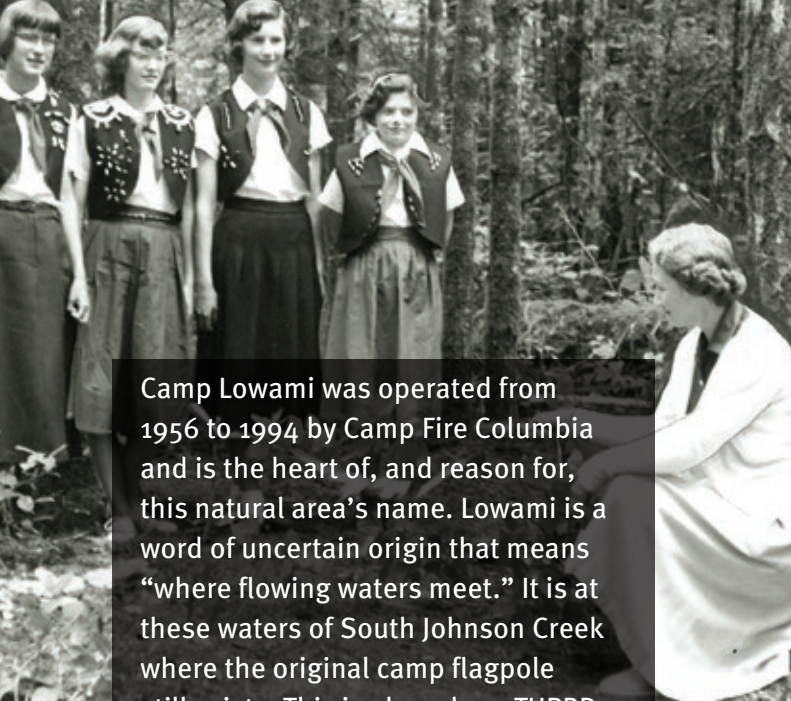
### *Barsotti Park*

Approximately 60 years before selling their land to THPRD for the creation of a new neighborhood park, Bruno and Catherine Barsotti moved their family of twelve there to cultivate the land. Family members recall being fed entirely from the farm, which was also a local gathering spot for neighbors. After the passing of Mr. Barsotti in 1996, the family sold the property with one goal in mind, to continue the half-century tradition of providing opportunities for family celebrations and outdoor recreation. Over 100 members of the Barsotti family attended the grand opening celebration in 2014.



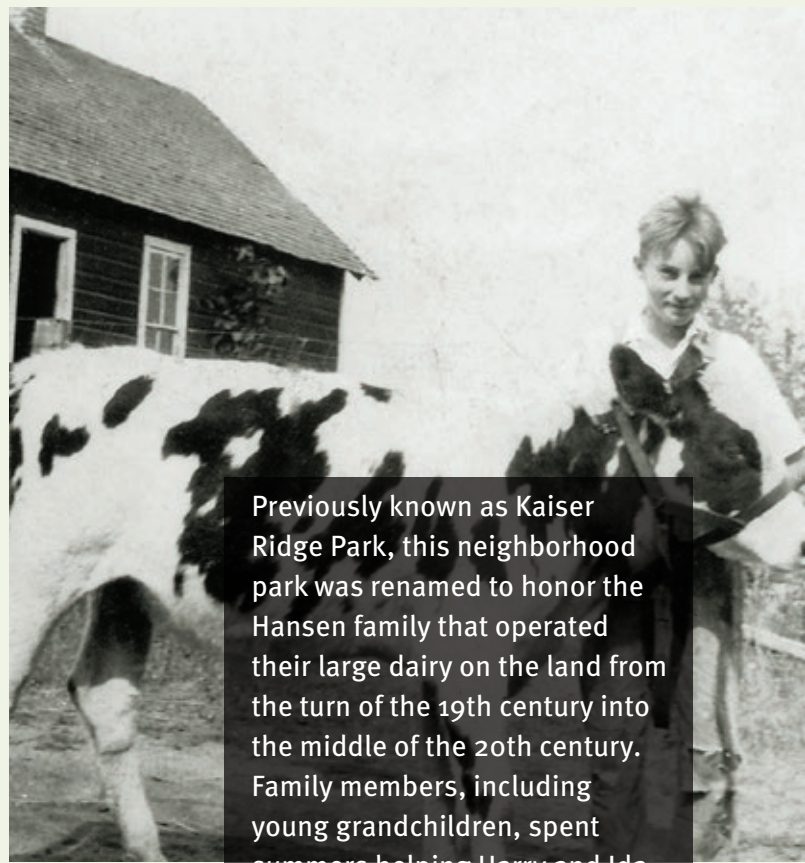
### *Roy E. Dancer Park*

As a dedicated volunteer, Roy E. Dancer spent countless hours rallying the community to join him in support of parks, the preservation of residential land from retail encroachment, the establishment of the City of Beaverton's first neighborhood involvement program, and to help curtail the prevalence of smoking among the community's youth. As a member of a district citizen advisory group, Mr. Dancer was an ardent supporter for the establishment of the Tualatin Hills Nature Park. Hours before his passing, the City of Beaverton honored him by proclaiming January 2008 as Roy Dancer Month.



Camp Lowami was operated from 1956 to 1994 by Camp Fire Columbia and is the heart of, and reason for, this natural area's name. Lowami is a word of uncertain origin that means "where flowing waters meet." It is at these waters of South Johnson Creek where the original camp flagpole still exists. This is also where THPRD created a gathering spot with large logs to continue the tradition of nature education that Camp Fire started.

### *Lowami Hart Woods Natural Area*



Previously known as Kaiser Ridge Park, this neighborhood park was renamed to honor the Hansen family that operated their large dairy on the land from the turn of the 19th century into the middle of the 20th century. Family members, including young grandchildren, spent summers helping Harry and Ida Hansen with farm chores. The Hansen family's farm home is still standing, located across NW Kaiser Road, and is now a private residence.

### *A.M. Kennedy Park*

Andrew M. Kennedy was born in Maine in 1858 and headed west at age 21. After marrying the daughter of a fellow pioneering family, he and his wife Anna Mary settled in Beaverton and shortly thereafter purchased 40 acres. They renamed the land previously known as Steel Addition to Kennedy Acres. In the late 1880s he built the family home and continued to live on a portion of the original property for nearly 70 years until his death in 1948. After early work as a farmer and in a sawmill, Mr. Kennedy became the first U.S. mail carrier in the rural Beaverton-Tigard area, making deliveries by a horse-pulled buckboard and later, a 1908 Plymouth Brush.



### *Hansen Ridge Park*

# Natural Area Restoration Projects



Habitat enhancement at the Koll Center Wetlands



The current total project budget for this category is \$3.8 million, of which 23.6 percent has been spent to date.

Much of the natural area restoration takes place in conjunction with other park projects, with approximately 20 percent of target funds being set aside for restoration work on newly acquired natural areas.

Currently, THPRD expects this area to be \$478,000 under budget due primarily to partnering with other agencies. Expectations are that the surplus will be dedicated to other projects within the category, such as completely restoring natural areas in parks that only were budgeted for partial restoration.

Most of the natural area restoration funds are to be used for removal of various invasive non-native weeds and replanting with native plants. Results of this work generally take multiple applications and may be scheduled over five years.

Work proceeded on 25 restoration projects in 2013–2014, four of which included significant installation of native plants during the year. An additional 10 were in the planning stage. Funds during 2013–2014 were expended on invasive plant removal; replanting native trees and shrubs; enhancing trails, including those along the Fanno Creek Greenway and at Koll Center wetlands; and the Interpretive Signage project, which encompassed constructing and installing interpretive artwork throughout significant natural areas to educate patrons about natural history and the environment. An innovative approach including artwork designed to show “changes over time” is being used in place of traditional interpretive signage to encourage people to come back repeatedly to see what is new.

Projects will continue in 2014–2015 to replace non-native with native plants in Fanno Creek, complete the Interpretive Signage/Artwork projects, plan and begin work for new natural area restoration, and bring other restoration projects to completion.



# New Linear Park & Trail Development



The New Linear Park and Trail Development project category is substantially complete. Progress is shown in the following table.

**Table 5. New Linear Park and Trail Development**

| Trail/Park Name  | Construction Status   | Comment  |
|--|---|--|
| Westside Trail Segments 1, 4, & 7                        | Completed Fall 2013   |  |
| Jordan/Husen Park Trail                                  | Completed Winter 2013   |  |
| Waterhouse Trail Segments 1, 5 and West Spur             | Nearly complete, planned Summer 2014                                  |  |
| Rock Creek Trail Segments 2 & 5, North Bethany Segment 2 | Rock Creek Trail Segments 2 & 5 Completed Winter 2013                 | Work on North Bethany Segment 2 is currently suspended pending further design and funding options                            |
| Miscellaneous Natural Trails                             | Whispering Woods, Hyland Woods Park and Bauman Woods Trails Completed | Planning is underway for trails at Mt. Williams Park and at the Jenkins Estate. THPRD is working with the City of Beaverton. |
| Nature Park: Old Wagon Trail                             | Completed Fall 2010   |  |
| NE Quadrant Trail: Bluffs Park (Phase 2)                 | Completed Winter 2013   |  |
| Lowami Hart Woods  | Completed Winter 2014   |  |
| Westside/Waterhouse Trail Connection                     | Scheduled for Completion Fall 2016                                    | Delayed due to right-of-way acquisition and jurisdictional design requirements. Planning underway.                           |



Waterhouse Trail

# TRAIL PROJECTS

AS OF JUNE 30, 2014

## LEGEND

### Regional Trail

- Completed
- - - In Progress
- Existing non-bond related

### Community Trail

- Completed
- - - In Progress
- Existing non-bond related

- Recreation facility
- THPRD boundaries
- Park/greenway/natural area



# Maintenance & Improvements



Construction of an ADA parking lot at the Howard M. Terpenning Recreation Complex



Financial data in this section comes from Table 2 on page 3. There is a projected surplus of approximately \$2,068,000 in this category. The THPRD Board is considering applying this surplus to deal with a projected shortfall in the Parks and Youth Athletic Fields category, as discussed above in the section dealing with Community and Neighborhood Parks & Youth Athletic Fields.

## Deferred Maintenance & Replacements

Projects in this group include work such as parking lot maintenance at the Sunset Swim Center and play structure replacement at the Waterhouse playground site. All of the \$1,832,000 budgeted for this category has been spent, and all scheduled projects have been completed.

## Facility Rehabilitation, Expansions & Improvements

Upgrades for safety and seismic protection have been addressed in this category. Projects such as problems with air circulation tunnels at swim centers and general rehabilitation needs were ranked using an engineering analysis. This category has a current projected budget of \$6,333,000, with \$3,300,000 obligated as of June 30, 2014. \$964,000 remains to be spent, giving a projected surplus of \$2,068,700 (see the discussion of “Funding Category Transfers” on Page 18. This expenditure is expected to cover all projects identified in the engineering analysis.

Improvements to existing facilities, such as new dressing rooms at swim centers and the Elsie Stuhr Center expansion, have been completed. This project category has an adjusted budget of \$8,157,000, which has been spent, with all projects completed.

## ADA Access Improvements

The purpose of this category is to improve access and opportunity for disabled people. Improvements have included family-accessible dressing rooms at swim centers, accessible parking and drop off facilities in district parks. Of the 13 projects in this category, 12 have been completed, and a contract for the HMT ADA parking and site improvements project has been let. \$384,000 has been spent with an estimated \$835,000 remaining to complete the final project.

# Administrative



Interpretive art installation at Hazeldale Park

## Project Management, Bond Issuance Costs, Accounting

THPRD's goal for this category is three percent of the \$100,000,000 Bond Measure. As of June 30, 2014, actual expenditures were \$2,099,854, approximately two percent of the Total Program Allocation.

Project Management costs are composed of Planning and Natural Resources staff time spent on each project (other than Land Purchases), and temporary personnel hired for the duration of bond funding.

THPRD initially transferred \$1,780,000 and later transferred an additional \$191,110 of Project Management and Administrative budget authority to all projects' budgets (other than Land Purchases) based on the relation of individual project budget amounts to the total project budget. THPRD's accounting system tracks bond-related Project Management costs and charges them to each individual project. Total Project Management costs through June 30, 2014 were \$1,730,200, and Bond Issuance and Accounting totaled \$369,654. Any additional Project Management costs will be captured in the individual project budgets and estimates to complete.

## Funding Category Transfers

Transferring funds between categories as needed helps ensure that all objectives of the bond measure are met, to the public's benefit. This policy was discussed in the Committee's 2013 report. In general, funds are only transferred from a category when it has been determined that all objectives and projects have been or are going to be met. Such transfers must be approved by THPRD's Board.

### **Prior to June 30, 2014, the following have been approved:**

- » \$278,875 to New Neighborhood Park Development from Bond Issuance and Project Management;
- » \$1,656,103 to New Neighborhood Park Land Acquisition from New Community Park Land Acquisition;
- » \$556,809 to New Neighborhood Park Land Acquisition from New Community Center Land Acquisition;

- » \$384,251 to New Community Park Development from New Community Center Land Acquisition;
- » \$176,920 to Deferred Park Maintenance from Facility Expansion and Improvements;
- » \$193,207 to Deferred Park Maintenance from Bond Issuance and Project Management;
- » \$171,067 to ADA/Access Improvements from Bond Issuance and Project Management.

**Future:** The Projected Balance as of June 30, 2014 shown in the Financial & Summary above indicates a significant surplus of \$2,068,700 in the Facilities Rehabilitation, Expansion and Improvement Category, and a significant deficit of \$2,094,000 in the Neighborhood and Community Park Renovation categories. The projected surplus in the Facilities Rehabilitation, Expansion and Improvement Category is attributed to project savings after nearly all projects in this category have been completed. The deficit is attributable to the Somerset West and the Cedar Hills Park and Athletic Fields. Increases from the original estimates for these projects developed during the detailed planning and approval process for these parks. Significant delays and increased costs were incurred in the transportation planning and access and environmental areas, as well as the synthetic athletic field installation. These two parks are among the last to go through the permitting and final planning process, and have been impacted by the overall increase in construction activity, and consequent change in contractor's willingness to offer more favorable bids, noted elsewhere in this report.

After June 30, 2014, THPRD's Board began considering using the projected balance in the Facility Rehabilitation category to offset the projected deficits in Neighborhood Park Renovation and Community Park Renovation categories. No formal commitments have been made and none will be required until final costs of the park renovation are determined, but the option to transfer these funds allows planning on the park renovation projects to proceed. There is a relatively small projected deficit balance in the linear parks and trails category. Final project contracts have not been let in this category, and it is possible that savings in the final bidding process will be sufficient to cover this deficit.

# Looking Ahead



Lowami Hart Woods Natural Area

THPRD has now accomplished much of the Bond Program, with positive outcomes in several areas. Many categories are nearing full completion. The committee's charge is to make sure programs and projects are completed as intended, so the committee's primary focus continues to be on projects not yet completed and areas needing additional work.

The Committee continues to monitor the rate of land acquisition for natural areas. For sensible reasons THPRD initially emphasized acquisitions for other categories, but this category maintains the largest ratio of unspent funds. Progress has been made in this area; a number of acquisitions have closed, and THPRD is actively pursuing more sites. THPRD is committed to full completion in this area, but there is quite a bit of money yet to be spent in this important category.

The Committee continues to monitor spending, progress, and results for athletic fields, which is the second largest incomplete category. THPRD is working diligently to finish development and approval of plans for the few remaining fields, but final work schedules are not yet set.

The Committee continues to track instances where a project exceeds its budget or expands its scope, and other sources of funding are applied to complete the project. These are sensible choices for complex projects with unexpected or opportunistic changes, and represent considered decisions by the Board.

Finally, some Bond Program funding categories have generated surpluses once all committed projects or acquisitions were completed, while funding deficits have shown in other categories, as shown in the financial and project summary tables on pages 2 and 6. THPRD, after discussions with the Committee, has begun to re-allocate the surpluses to address deficits, while remaining consistent with the commitments made by THPRD to the voters in the original bond measure. The Committee will continue to monitor this aspect of the Bond Program and report results.



## Parks Bond Citizen Oversight Committee

**MISSION** On an ongoing basis, the charge to the Committee is to verify how much work has been done, how much money has been spent, and how those results match up to the promises described in the Bond Measure and its supporting materials. The Committee will continue to pursue this charge as its primary mission.

### MEMBERS

Frank Angelo  
Wink Brooks  
Rob Drake  
Boyd Leonard  
Kahler Martinson  
Rob Massar  
Matthew McKean  
Anthony Mills  
Kevin O'Donnell  
Stephen Pearson  
Jack Platten  
Marc SanSoucie  
CHAIR

### EX-OFFICIO MEMBERS

Bob Scott  
BOARD OF DIRECTORS  
Keith Hobson  
DIRECTOR OF BUSINESS & FACILITIES  
Aisha Willits  
DIRECTOR OF PLANNING

*This report was authored and edited by the Committee, except for historical biographies.*

Doug Menke, THPRD GENERAL MANAGER



Tualatin Hills Park & Recreation District  
15707 SW Walker Road  
Beaverton, OR 97006

[www.thprd.org](http://www.thprd.org)  
503-645-6433

The cover of the 2014 Making Good report features a photograph of a young child in a red jacket swinging on a blue swing set. To the left of the photo is a blue vertical banner with the text "Making Good" in a white script font, "2014" in a smaller white font, and "5TH REPORT ON BOND MEASURE PROGRESS" in a white sans-serif font at the bottom. To the right of the photo is a vertical column of six green circular icons: a mountain, a tree, a soccer ball, a wrench and hammer, a person walking, and a wheelchair.

