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PROJECT NUMBER: 2200507.00                      ISSUE DATE: July 2, 2021  
PROJECT NAME: Rassekh Park

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RECORDED BY: Andrew Schneider – Landscape Architect  
TO: FILE  
PRESENT: Jenny Anderson, Jeff Munro – City of Lake Oswego Parks and Recreation (LOPR)  
Jen Gray-O’Connor, Zach Johnson, Shannon Rhoads – Lois Cohen Associates (LCA)  
Randall Yamada – Stafford Hamlet Neighborhood Association  
Travis Schoonover – Lake Oswego Soccer Club  
Scott Bullard – Parks, Recreation, and Natural Resources Advisory Board/Forest Highlands Neighborhood Association  
Robert Heape – Palisades Neighborhood Association (PNA)  
Harold Rust – Palisades Neighborhood Association (PNA)  
Richard Herman – Friends of Luscher Farm  
Steven Tuttle, Matt Butts, Andrew Schneider – Mackenzie

**SUBJECT: Public Advisory Committee (PAC) Meeting Minutes #03 (June 24, 2021)**

### ACTION ITEMS

3.1 Zach Johnson (LCA), by 7/2/2021, to post the full report for survey #2 to the project website.

### UNRESOLVED ITEMS

*None at this time.*

### RESOLVED ITEMS

2.1 Jenny Anderson (LOPR), by 6/4/2021, to distribute the common PAC email address and access information to PAC members. **6/24/2021: Resolved.**

2.2 Steven Tuttle (Mackenzie), Andrew Schneider (Mackenzie), and Zach Johnson (LCA), by 6/4/2021, to finalize images, graphics, and survey for Open House #2. **6/24/2021: Resolved.**

### INFORMATION ITEMS

1. Jen Gray-O’Connor (LCA) began the meeting by welcoming the group and giving an overview of the meeting’s agenda. She asked if there were any questions, comments, or revisions related to the minutes for PAC Meeting #2. There were no questions, comments, or revisions.
2. Project Update:

- A. Steven Tuttle (Mackenzie) discussed the current project timeline, giving the following updates:
  - I. The pre-application package has been submitted to the City. The pre-application conference is scheduled to take place the week of 7/12/2021.
  - II. A neighborhood meeting is planned for the end of July, details are forthcoming.
  - III. The schematic design plan set is scheduled to be completed at the end of July.
  - IV. A community meeting is planned for August, details are forthcoming.
  - V. The design team will be attending a working session with City Council in early September.
  - VI. The land use review (LUR) plan set is scheduled to be completed and submitted to the City in October.
  - VII. Construction documents will be developed over the winter.
  - VIII. Construction is set to begin summer of 2022.
- B. Jenny Anderson (LOPR) gave an overview of the different reports and analyses that are currently underway:
  - I. Traffic Impact Analysis
    - a. The Traffic Impact Analysis (TIA) is currently incomplete. This document had previously been completed with the analysis studying park access from Stafford Road.
    - b. City code requires development access be taken from local access roadways and is prohibited from arterial roadways. This initiated a supplemental report to study the impact of access off Atherton Drive which is in progress at the time of PAC meeting #3.
    - c. Preliminary findings in the supplemental report indicate that while traffic is expected to increase on Atherton Drive, it is not expected to make a significant impact.
    - d. The TIA and supplemental report will be submitted with the LUR plan set. This submittal will incorporate traffic concerns from neighbors.
    - e. During the LUR, the City will give official feedback on what can and cannot be done by way of access to the park.
  - II. Parking Study
  - III. Cultural assessment report
  - IV. Wetland delineation and restoration
    - a. In addition to previously determined wetland boundaries, the sensitive land buffer (RP District) is determined by a 40' offset from the center of the Atherton tributary. Development is excluded from this area.

- b. Jeff Munro (LOPR) commented that LOPR staff has committed to the restoration of the RP district at the park since 2014 and plans to continue the restoration into the future through new plantings and invasive species removal.

### 3. Survey Results

#### A. Zach Johnson (LCA) gave an overview of the second survey and its results:

- I. The priority rankings mirrored that of survey #1. Zach Johnson (LCA) clarified that the list from the survey is just a ranking of priorities and does not indicate that the lowest ranked items are unimportant.
- II. The group reviewed the different charts generated for each option.
- III. The survey indicated that Option 2 was the preferred option of the three with Options 1 and 3 nearly tied.
- IV. Jen Gray-O' Connor (LCA) asked if there were any surprises from the survey, none were noted.
- V. Jen Gray-O' Connor (LCA) asked what survey results met the PAC members expectations.
  - a. The Palisades Neighborhood Association (PNA) commented that results seemed more unclear than anything, noting the conflict between a desire for maximum field space versus meeting diverse needs. They commented that the overall proportion of the field compared to other space types felt out of balance as well as having a concern that there may be plans for athletic tournaments for this site, noting this would be inconsistent with the Lusher Area Master Plan (LAMP). They also noted that the PNA does not feel as though the preferred design meets the LAMP.
  - b. The Stafford Hamlet voiced a concern of how the design is being developed and how the survey has been presented noting that they want a space/place that reflects the views and values of the Hamlet.

### 4. Design Discussion

- A. Steven Tuttle (Mackenzie) gave an overview of Option 2 which was the highest ranked design, stating that this option is an attempt to strike a balance between all park users.
- B. Steven Tuttle (Mackenzie) discussed what the design team is hearing and evaluating between the survey, the PNA, the Stafford Hamlet, and the Hazelia Agricultural Heritage Trail Option. The following items were discussed:
  - I. Priorities:
    - a. Maximum Field Space
    - b. Providing a variety of options/activities
    - c. Natural Character – it was noted that the intent is difficult to illustrate at this stage of design, but the desire is to wrap the site in native vegetation to better balance the athletic field with the landscape.
    - d. A combination playground

- e. Berm and spectating opportunities that were shown in Option 1
  - f. Inclusive play and general accessibility throughout the site
  - g. Opportunities for picnicking
- II. Concerns
- a. Ensuring the sensitive lands, natural area is respected – it was noted that there is currently a buffer in place that is to be protected from development and that LOPR staff has and will continue to restore this area. The goal is to protect and enhance the sensitive lands as much as possible.
  - b. The preference for access off Stafford – it was noted that access off Stafford was the initial assumption and direction until the design team received code clarification requiring access off Atherton.
    - i. Scott Bullard (Parks Board) asked if there has been any conversation with the church to work within their driveway easement and if there is possibility for parking along the north side of the site?
    - ii. Steven Tuttle (Mackenzie) responded that there is possibility of parking along the northside of the site, but it depends on access location, and safety is the primary driver. He noted that the traffic study is ongoing but the preliminary findings are that the traffic load from the park will not make or break the roundabout.
    - iii. Jenny Anderson (LOPR) responded that access off Stafford poses the possibility of an increase of accidents due to a combination of having to turn left into the site and the high speed of Stafford which is an arterial road. She noted that the church has changed ownership and LOPR is reaching out for discussion.
    - iv. Robert Heape (PNA) agreed that safety concerns are valid and that it would be wise to follow the recommendations from a traffic engineer. He also communicated that the PNA is concerned about parking quantity and that neighborhood streets might act as overflow.
    - v. Jenny Anderson (LOPR) responded that in the past there was an agreement with the church to share parking when possible but that LOPR needs to engage with the new owners.
    - vi. Steven Tuttle (Mackenzie) commented that a parking study is currently being developed and the design team will be receiving additional direction at the pre-application conference and LUR. There is a strong desire from the design team to ensure that the park and parking is right sized so that there is a balance between program elements and infrastructural needs.
  - c. Lack of clarity around field lighting, day use only would be preferred – it was noted that concerns around glare are valid. It was communicated that LOPR has a time limit on how late lights will stay on and that the field lighting being pursued is highly directional to shield as much glare as possible.

- d. Artificial turf does not fit the desired natural aesthetic – it was noted that from the City’s and athletics’ groups perspectives there would be limited use of the athletic field if was not artificial.
  - e. Is there need for additional athletic fields? – it was noted that LOPR is trying to meet as many needs as possible from the largest variety of users.
- C. Neighborhood Concerns
- I. Robert Heape (PNA), commented that the PNA endorsed Option 4 due to it meeting the following criteria:
    - a. Allocates over 50% of the park space allocated to family neighborhood park setting.
    - b. It supports the City’s multi-sport field to be designed and constructed.
    - c. It preserves the wildlife corridor for animals that currently use Park pathways as “home.”
    - d. It would encourage stewardship of Pecan Creek and begin the conversation of returning wetlands preservation to the Confederated Tribes of Grand Ronde who have been effective in other areas.
    - e. The parking/entrance would be on the north side of the park, away from neighborhood streets, sensitive lands and habitats.
  - II. The PNA further stated the following preferences and concerns:
    - a. Rassekh Park should be a family oriented park and not so focused on high attendance, tournament-style events.
    - b. Light pollution that should not adversely impact the quality of life for abutting neighborhoods
    - c. Natural turf is preferred over artificial turf fields.
    - d. Including a covered area with a fireplace similar to Lake Oswego’s Foothills Park would be nice.
  - III. The Stafford Hamlet shared the following concerns:
    - a. Natural area preservation is key to the hamlet.
    - b. There is concern over building something that is contrary to the desires of the neighbors.
    - c. There is preference for access off Stafford.
    - d. There was an expectation for generous space for a community park that doesn’t necessarily preclude athletic fields so long as they are not an intensive use/stadium-like facility.
    - e. Concerns over traffic, cost overruns, and a stadium-like effect.
5. Working Session
- A. Jen Gray-O’Connor (LCA) led a conversation around likes/dislikes of different park elements and characteristics. This conversation focused around Option 2, which is viewed as the

compromise plan, and how it might be adapted to address the concerns that have been voiced.

- I. Natural character
  - a. The PNA commented that people take this idea literally and that artificial turf and lighting don't align with it. Option 2 feels dominated by artificial turf and lighting.
  - b. Another PAC member commented that situating parking adjacent to the natural area does not conform with a natural character.
  - c. Jen Gray-O'Connor (LCA) asked if the mound specifically affects natural character. The PNA said there was no negative feedback, this would generally conform with natural character.
  - d. In response to the comments around artificial turf, LOPR staff noted that the Parks Department and City Council has given the direction that fields are to be programmable and that artificial turf and lighting make that possible. It was also noted that artificial turf prevents the need for fertilizer, chemicals, and frequent use of gas-powered equipment for field maintenance.
  - e. The PNA commented that natural character would align with accommodating small events throughout the day rather than large events at limited times.
    - i. Steven Tuttle (Mackenzie) and Jenny Anderson (LOPR) each confirmed there is no master plan for tournaments at Rassekh at the moment. They also confirmed that the field is only intended to be used by organized youth sports teams for practice and games.
- II. Jen Gray-O'Connor (LCA) asked that, due to a shortage on time, what are general likes and dislikes about Option 2:
  - a. The Stafford Hamlet voiced concerns around sound and lighting and their effects on wildlife. They asked if a sounds study would be performed. The PNA also voiced concerns of hearing cheering or other loud noises from the park.
    - i. Jeff Munro (LOPR) explained that the City has seen success in wildlife successfully coexisting with athletic fields and lighting. He specifically noted East Waluga Park and George Rogers Park, the latter of which has eagles and ospreys nesting near or within the parks and returning to their nests annually.

6. Final Comments:

- A. Richard Herman (Friends of Luscher Farm) commented that they would like to see a strong connection to Luscher Farm. There is recognition that the City needs more fields and the distance from the proposed field location to Luscher Farm appears acceptable. He also stated that it is important to work with the Stafford Hamlet and there is some interest in the Grand Ronde conversation noted in Option 4.
- B. Travis Schoonover (Lake Oswego Soccer Club) stated that it is nice to hear the opinions of groups outside the youth sports organizations.

- C. Scott Bullard (Parks Board) commented that he is thankful for all the comments, stating that the conversation is not about right and wrong but about the process and how City staff will respond. He stated a preference to see parking move to the northside of the site, noting that this move would be worth sacrificing basketball and pickleball since those are not multi-sport facilities.
- D. Randy Yamada (Stafford Hamlet) stated that Option 4 is the preference for the Stafford Hamlet and that the people of the Hamlet thought the Grand Ronde conversation was a significant component to move forward with.
- E. Robert Heape (PNA) stated that he appreciates all the input and all comments have been captured in the PNA statement about the Rassekh Park development.

Every effort has been made to accurately record this meeting. If any errors or omissions are noted, please provide written response within five days of receipt.

Enclosure(s): Attachment A – Rassekh Park PAC #3 slide deck dated June 24, 2021

- c: Present
  - Harold Rust – Palisades Neighborhood Association
  - Curtis Hidalgo – Lake Oswego Youth Lacrosse
  - Richard Herman – Friends of Luscher Farms



# RASSEKH PARK DEVELOPMENT

Project Advisory Committee

June 24, 2021

4:00 – 6:00 P.M.

Attachment A



<b>4:00-4:05</b>	Welcome and Review of Agenda	Jen Gray-O'Connor
<b>4:05-4:10</b>	Meeting Minutes Review and Comments	Jen Gray-O'Connor
<b>4:10-4:25</b>	Project Update Timeline Traffic Report	Jenny Anderson
<b>4:25-4:55</b>	Review Open House Survey Results Question and Answer Session	Zach Johnson
<b>4:55-5:10</b>	Break	
<b>5:10-5:50</b>	Discuss Design Survey Input Considerations Neighborhood Input and Concerns Question and Answer Session	Steven Tuttle
<b>5:50-6:00</b>	Next Steps and Adjournment	Jen Gray-O'Connor



# PROJECT UPDATE

Jenny Anderson

# Project Timeline

Schematic Design - Spring 2021 - Summer 2021

Design Development - Summer 2021 - Fall 2021

Construction Documents – Fall 2021 - Winter 2022

Permitting and Bidding - Spring 2022

Construction – Summer - Fall 2022

# What Is Happening Now

- Traffic Impact Analysis
- Parking Study
- Cultural Assessment Report
- Wetland Delineation Report
- Arborculturist Report
- Geotechnical Report
- Sustainability Matrix

# Traffic Report

- Designing to LOC: 50.06.003.1 iii Direct permanent access from a development to an arterial street is prohibited where an alternate access is either available or is expected to be available
- Supplemental Report with access/ traffic concerns.
- Land Use – City will inform us what the requirements for our site will be
- Preliminary Findings



# OPEN HOUSE SURVEY RESULTS

Zachary Johnson

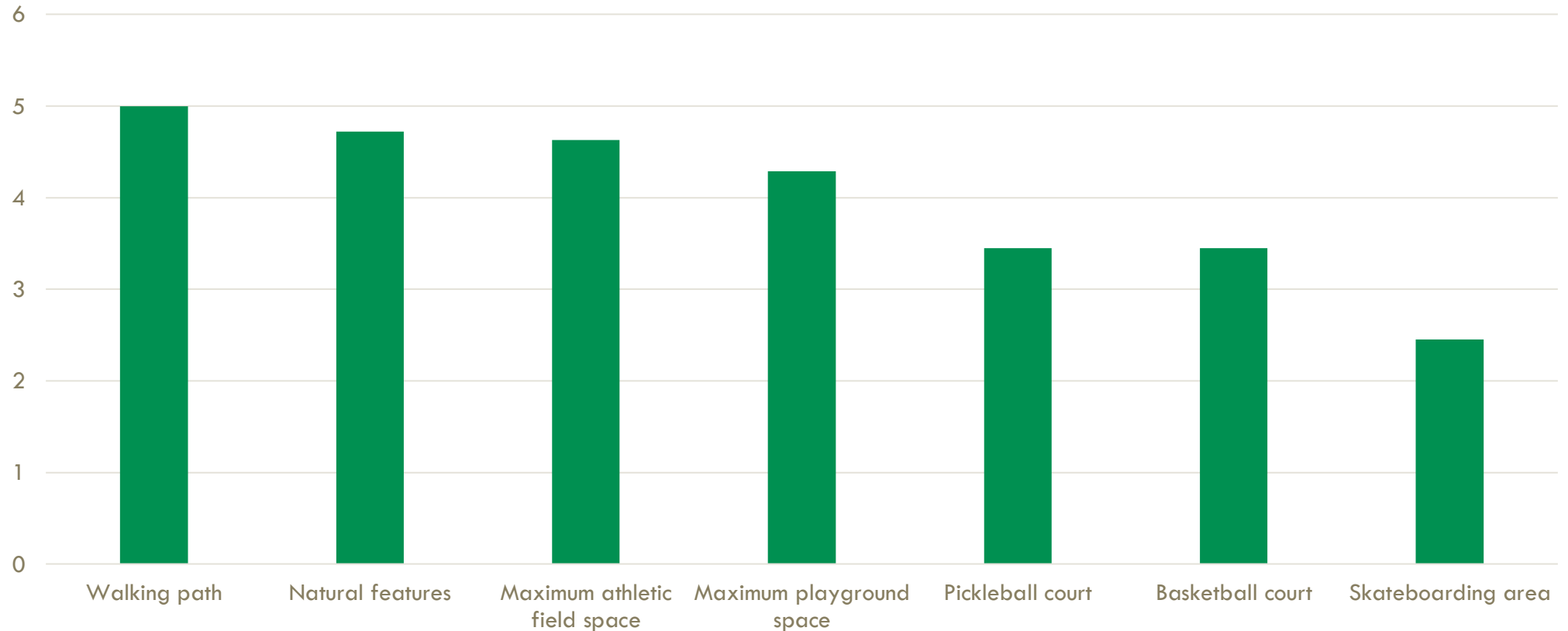
# Online Open House Summary

815 online open house views

Survey responses ranging from 177 to 335 depending on the question

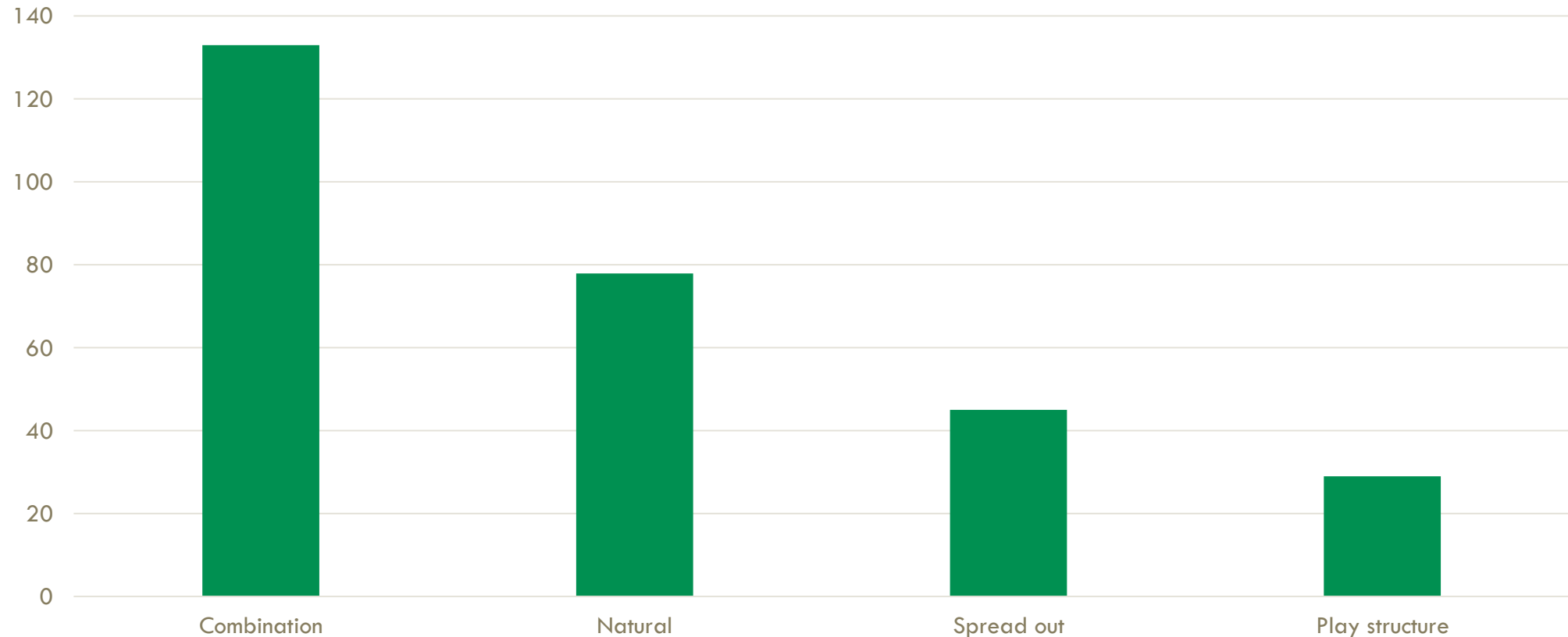
Open house remains viewable, but the survey is closed

# Please rank the following park elements from most important to you (1) to least important to you (8)

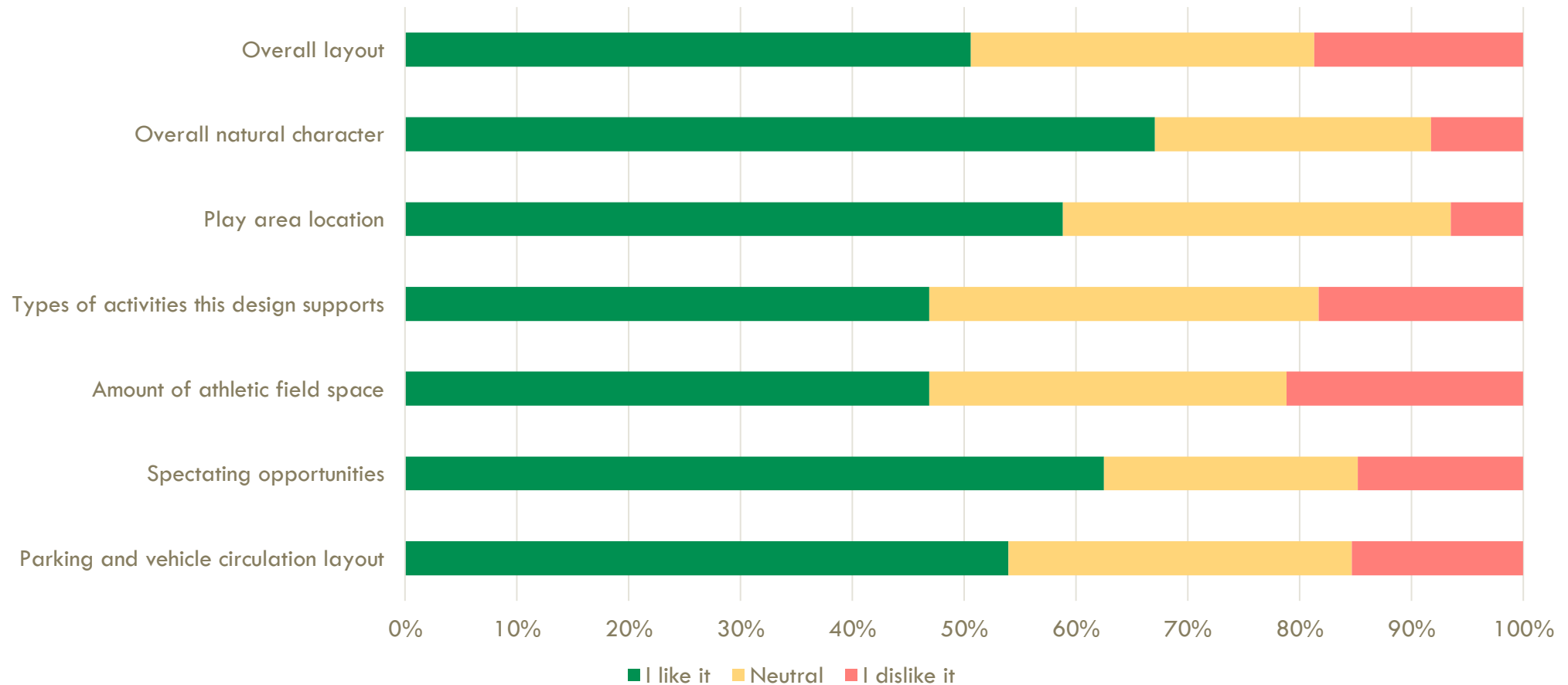




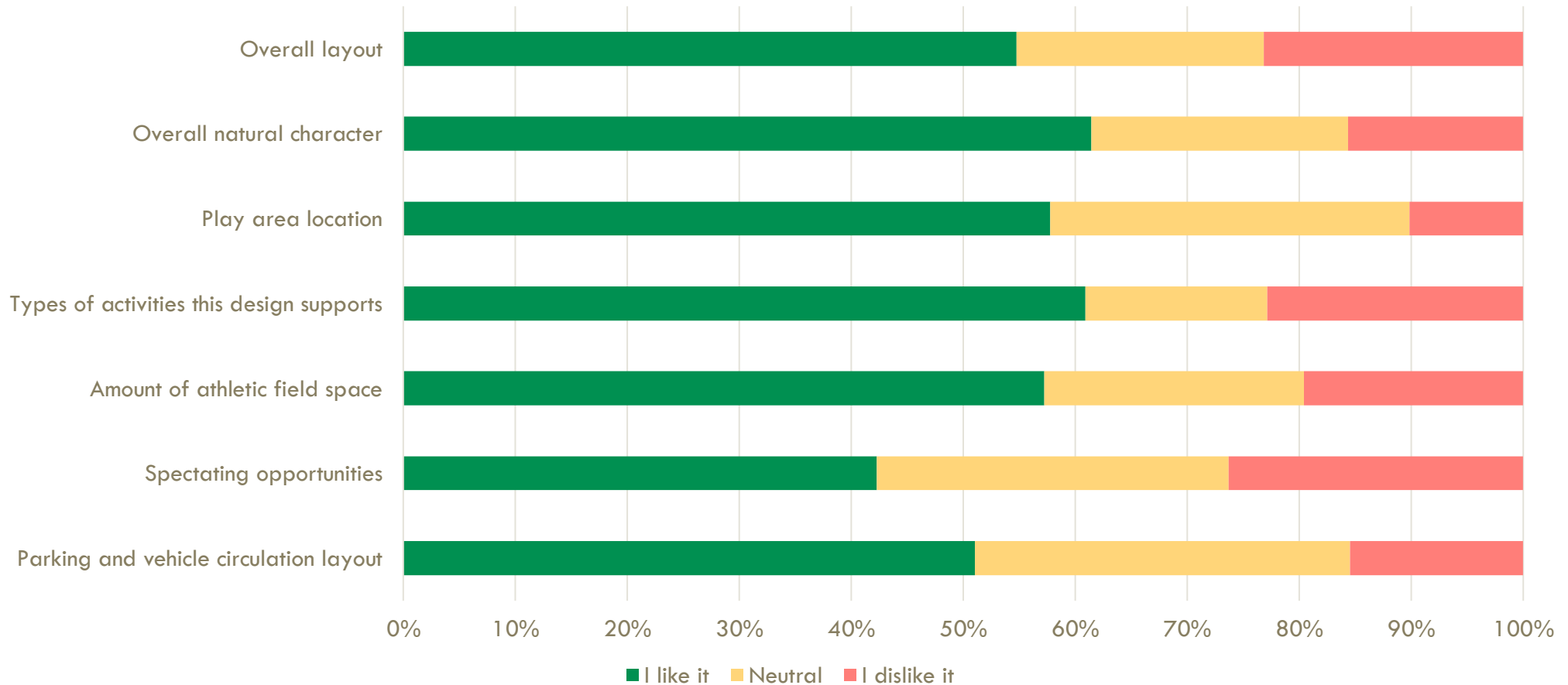
# What type of play area do you think would be best for this park?



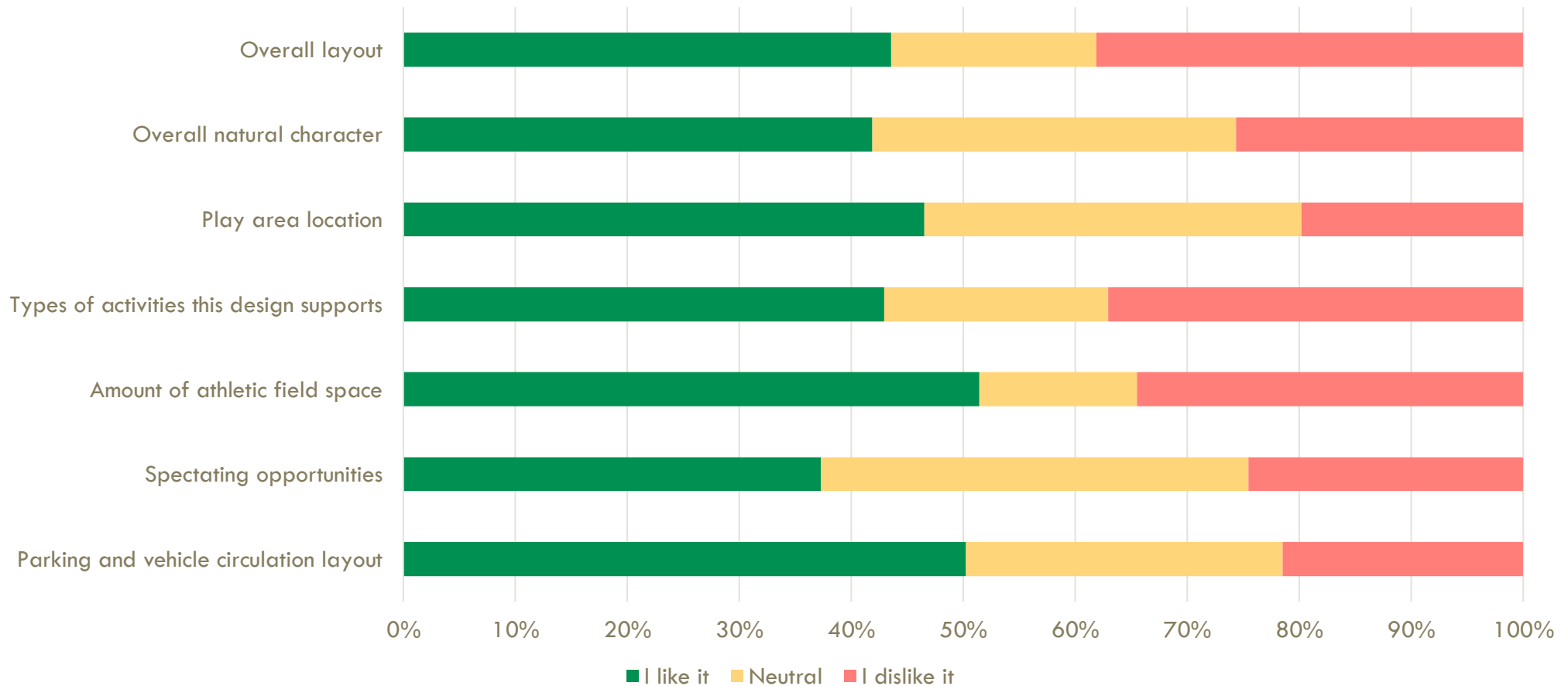
# Design Option 1



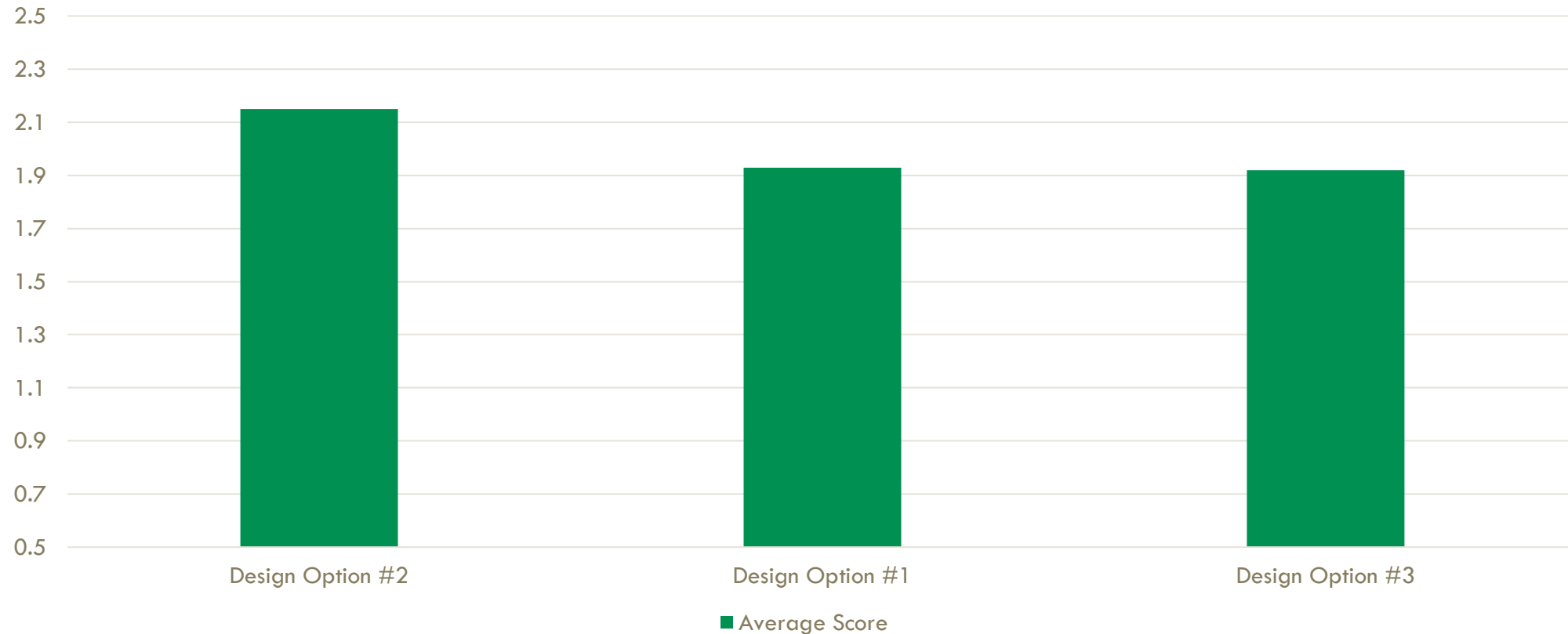
# Design Option 2



# Design Option 3



Please rank the design options from favorite (1) to least favorite (3).



# Why?

Topic	Mentions
Maximize sports fields	66
Meets diverse needs	57
Pickleball	48
Natural area	41
Parking	36
Basketball	30
Play area/playground	22
Traffic	22
Spectating	17
Skate park	16
Walking path	11
Lighting	9
Soccer	8
Safety	8
Family friendly	6
Drop off	3

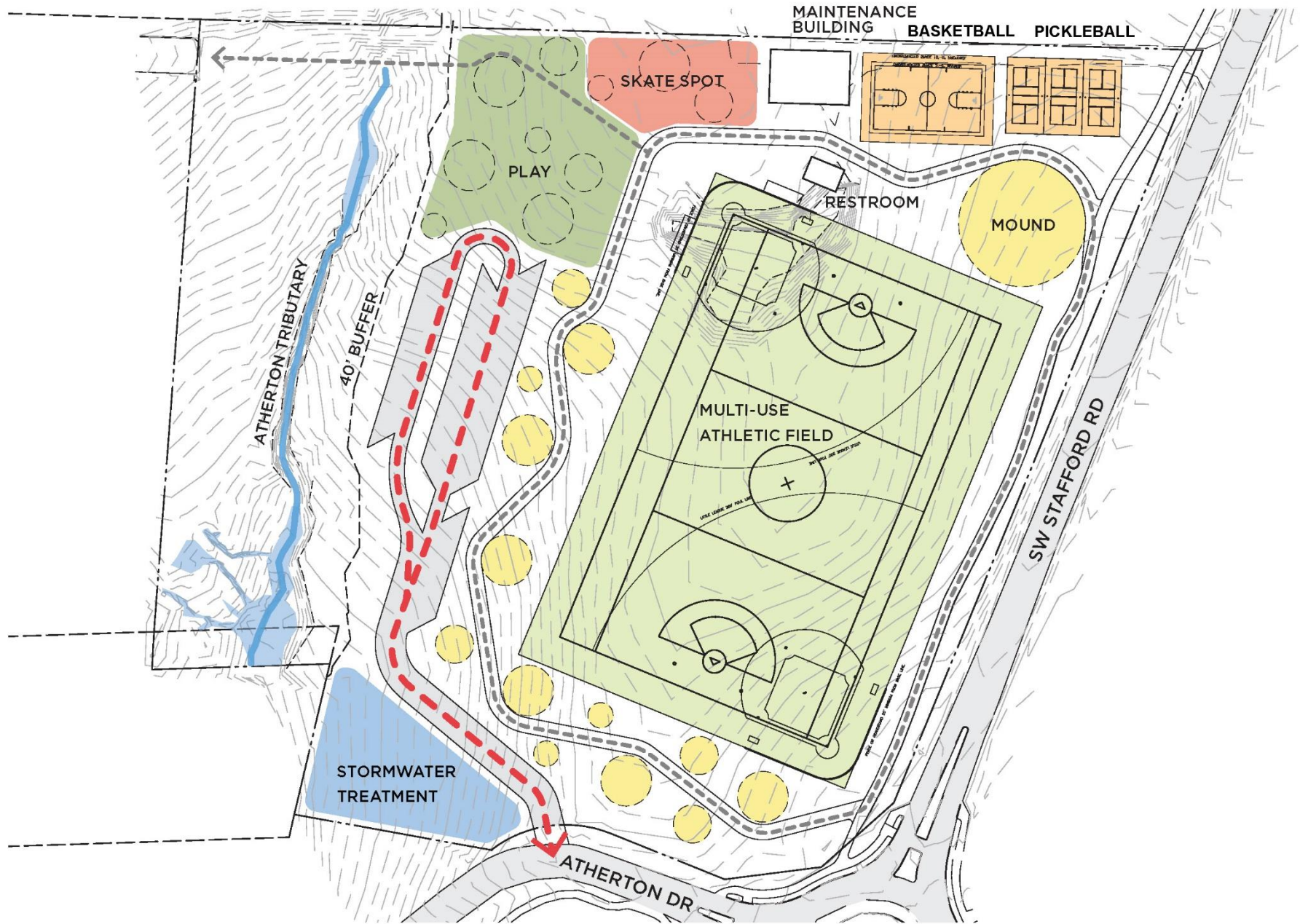


# DESIGN DISCUSSION

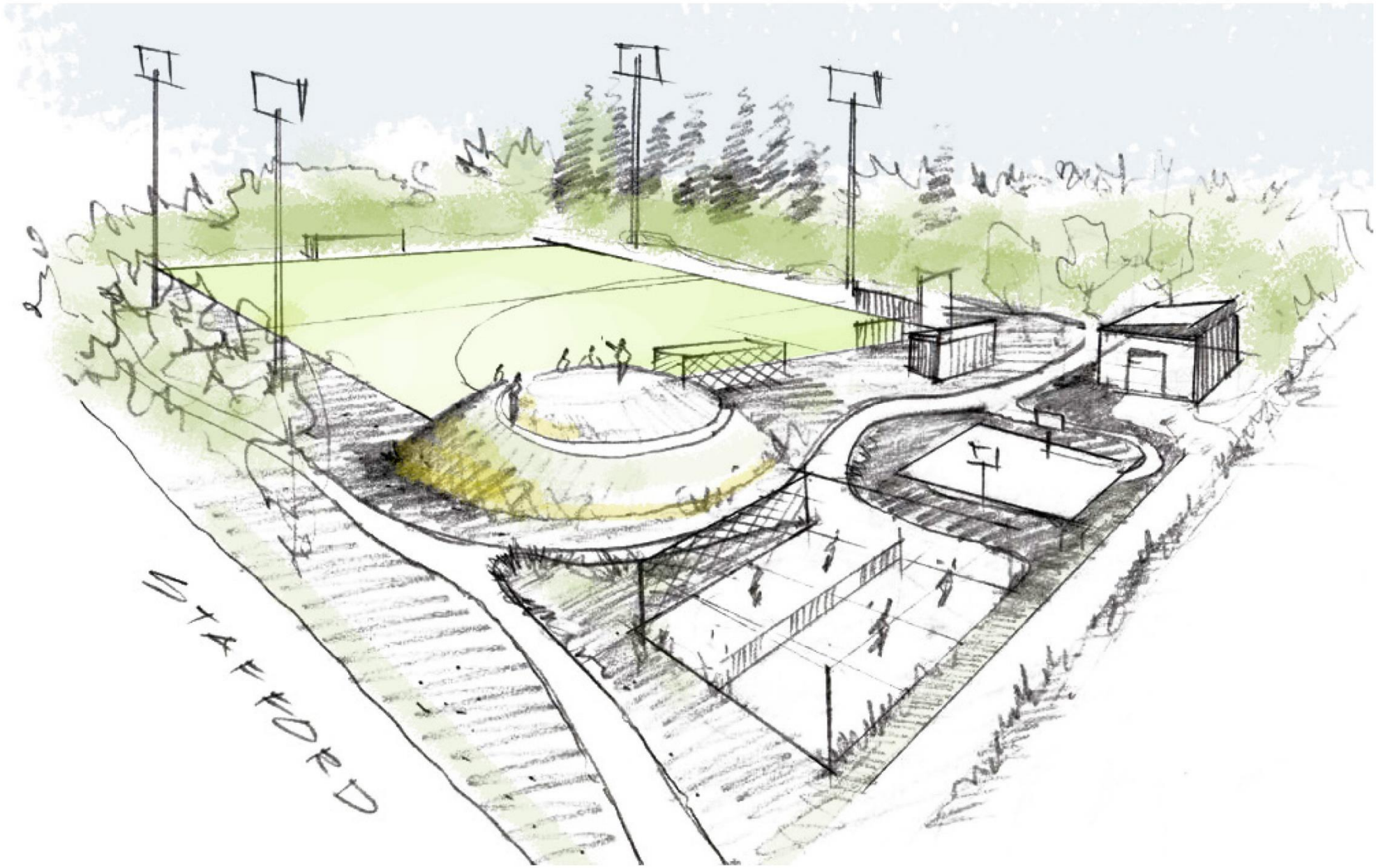
Steven Tuttle











# What We Are Hearing

What we are hearing and are evaluating from the survey, from the Palisades neighborhood, Stafford Hamlet and the Hazelia Agri-Cultural Heritage Trail :

## Priorities:

- Maximum field space
- Variety of options/activities
- Natural character
- Combination Playground
- Berm and spectating opportunities in option 1
- Inclusive play / Accessibility
- Picnicking

## Concerns:

- Make sure the plan respects the sensitive lands, natural area.
- There's a preference for access off of Stafford.
- There will be more traffic.
- There's too much parking. There's not enough parking.
- It's unclear where lighting is going to be. Day use only would be better.
- Artificial turf fields don't fit this park.
- We don't need another sports field.