

METRO PARKS TACOMA

PORTLAND AVENUE PARK

MASTER PLAN REPORT

MAY 18, 2023



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PART I

ACKNOWLEDGEMENTS

METRO PARKS TACOMA - PARK BOARD
STEERING COMMITTEE
DESIGN TEAM

ACKNOWLEDGEMENTS

Following a collaborative and community focused planning process was an overarching goal and guiding principle throughout the reimagining of Portland Avenue Park. Metro Parks Tacoma would like to acknowledge the following groups and individuals who contributed to effort:

METRO PARKS TACOMA - PARK BOARD

Andrea Smith, President
 Aaron Pointer, Clerk
 Rosie Ayala
 Tim Reid
 Michael Liang

STEERING COMMITTEE COMMUNITY MEMBERS

Sean Arent
 Jason Blessing
 Theresa Evans
 Haydeé Lavariega
 Robert McAfee
 Luetta Patton
 Jason Shelton

METRO PARKS TACOMA STAFF

Sheryl Blessing - Recreation Supervisor
 Mike Borlander - Maintenance Leader
 Rosemary Ponnekanti - Communications Media Administrator

GOVERNANCE & AGENCY LEADERSHIP

City of Tacoma
 Puyallup Tribe of Indians
 Pierce Transit

DESIGN TEAM

METRO PARKS TACOMA STAFF

Kristi Evans - Capital Program Manager
 Nancy Johnson - Community Engagement Manager
 Delia Flores - Community Engagement Supervisor
 Jorge Villamil - Equity Outreach & Engagement Coordinator

CONSULTANTS

Bruce Dees & Associates - Landscape Architect
 PRR - Community Engagement
 ARC Architects - Architect
 McInnis Engineering - Civil Engineer



EXECUTIVE SUMMARY

PROJECT OVERVIEW
DESIGN PRINCIPLES
MASTER PLAN DRAWING

PROJECT OVERVIEW

PORTLAND AVENUE PARK

A 13.4 acre community park on Tacoma's Eastside serves a diverse community. Metro Parks Tacoma initiated a park master planning and community outreach process to reimagine opportunities for future investment to further diversify and enhance the park's recreational, open space, public health, and cultural value to the community.

Primary objectives envisioned a park that:

- Is welcoming to all
- Accommodates multiple users and activities
- Is safe and full of people
- Provides high-quality features
- Connects the park to the community
- Considers current and future users

DESIGN PRINCIPLES

The following design principles were informed by community outreach efforts, meetings, and public surveys, in an effort to define the primary objectives of the park master planning process. The following principles guided the development of the park design concepts and final master plan.

DESIGN PRINCIPLES

- Activate the park with the desired features and amenities
- Improve visibility, safety and security
- Reintroduce water play to the park
- Create space for gathering and events
- Tell the park's "Indigenous Story"
- Enhance connectivity and walkability throughout the park
- Enhance access points into the park
- Support a future connection to First Creek
- Incorporate nature and native landscaping within the park
- Increase shade throughout the park
- Provide features and amenities that are accessible to everyone



PORTLAND AVENUE PARK - MASTER PLAN



LEGEND

- ① ACTIVITY NODE: INTERPRETIVE SIGNAGE, SEATING, AND/OR EXERCISE EQUIPMENT
- ② BLEACHERS
- ③ COMMUNITY ART WALL
- ④ ENHANCED PARK ACCESS
- ⑤ EVENT / GATHERING LAWN
- ⑥ EXPANDED PARKING LOT (103 SPACES)
- ⑦ FIRST CREEK
- ⑧ FUTURE ACCESS TO FIRST CREEK
- ⑨ GRASS LAWN AREA
- ⑩ HARD COURT IMPROVEMENTS: BASKETBALL, TENNIS, FUTSAL, AND/OR LIMITED PARKING
- ⑪ INCLUSIVE PLAYGROUND
- ⑫ NATIVE REVEGETATION AREA
- ⑬ OVERLOOK PLAZA: PUBLIC ART, INTERPRETIVE SIGNAGE, SEATING
- ⑭ PEDESTRIAN PATHWAY
- ⑮ PROPERTY LINE
- ⑯ RAIN GARDEN
- ⑰ RESTROOM W/ STORAGE & MECHANICAL ROOM
- ⑱ RUGBY FIELD
- ⑲ SEATING TERRACE
- ⑳ SECONDARY PARK ENTRANCE/TRAILHEAD
- ㉑ SHADE PAVILION
- ㉒ SKATEPARK
- ㉓ SPORTS LIGHTING
- ㉔ SPRAYGROUND
- ㉕ WETLAND
- ㉖ WETLAND BUFFER

PASSIVE RELAXATION-BASED RECREATIONAL FEATURES:

- Community Art Wall
- Interpretive Signage
- Outdoor Seating Opportunities
- Seating Terrace
- Shade Pavilions
- Tribal Art Opportunities
- Welcome Plaza

ACTIVE-PLAY BASED RECREATIONAL FEATURES:

- Exercise Equipment
- Gathering / Event Lawn
- Grass Lawn Areas
- Sprayground
- Playground
- Rugby Field
- Skatepark
- Sport Courts

CIRCULATION IMPROVEMENTS:

- ADA Walking Paths
- Enhanced & New Park Access Points
- Future Access to First Creek

NATURE-BASED IMPROVEMENTS INCLUDE:

- Alignment with First Creek Action Plan
- Native Revegetation Areas
- Preservation of Wetlands
- Rain Gardens
- Shade Trees



PART III

PARK MASTER PLAN

HISTORY
SITE INVENTORY & ANALYSIS
COMMUNITY ENGAGEMENT
PROGRAMMING
PROBABLE COST
MASTER PLAN DRAWING

HISTORY

LAND ACKNOWLEDGEMENT

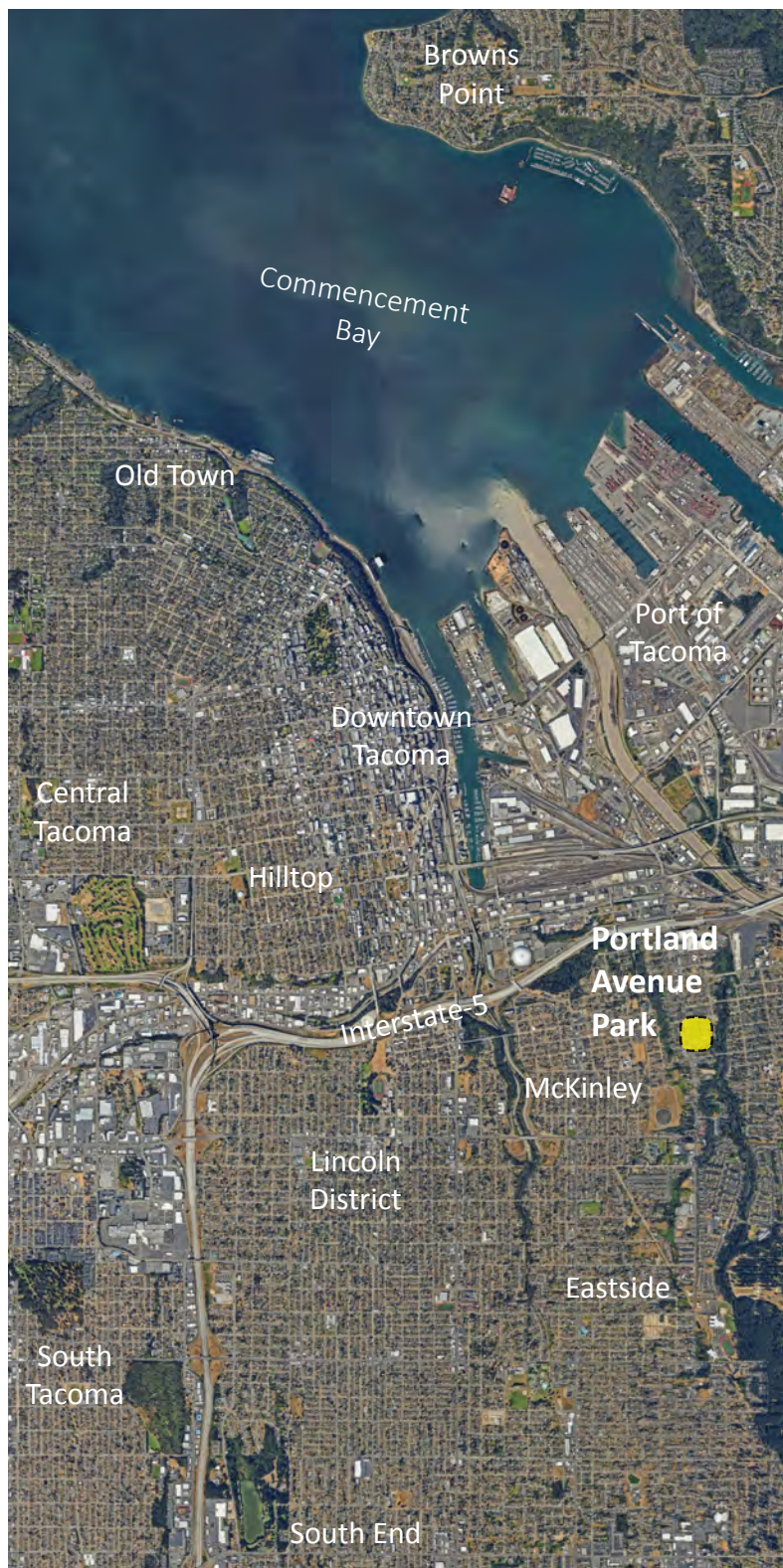
Metro Parks Tacoma acknowledges that we operate on the traditional homelands of the Puyallup and Nisqually Tribes, and on lands with deep significance to other Coast Salish tribes. Coast Salish people have lived on and stewarded these lands since time immemorial and continue to do so today. We recognize that this land acknowledgement is one small step toward true allyship and we commit to uplifting the voices, experiences, and histories of the Indigenous people of this land and beyond.

PORTLAND AVENUE PARK

Originally a cedar forest, Portland Avenue Park has a complex history. The park today sits within the boundary of the Puyallup Indian Reservation, reconfirmed in 1990. The land was originally part of the Puyallup Tribe's territory until the reservation was broken up into allotments in 1887, and Pierce County acquired the land from the tribe. Pierce County eventually passed the land over to Metro Parks Tacoma.

Since the 1930s, Portland Avenue Park has served a key recreational role for Tacoma's Eastside neighborhood. In 1939, a community led effort by the Portland Avenue Improvement Club leveled the park grounds utilizing a bulldozer rented from the park district. The wading pool was then installed in 1949 after successful fundraising efforts of the Kiwanis Club. Over time, additional improvements including sports fields, sport courts, parking, a playground and the Portland Avenue community building were added to the park property.

Portland Avenue Park has been well utilized throughout the years with numerous community events occurring at the park. In recent years, with the aging of existing park amenities and new facilities opening nearby the park has seen a significant reduction in use. The original wading pool has now been removed after reaching the end of its viable life span, and the Portland Avenue community building is not currently in use. Today, the park continues to serve the local community and groups such as the Tacoma Rugby Club. The Rugby Club is a frequent and active user utilizing the park for practices, games, and tournaments. The master planning effort hopes to reimagine and revitalize Portland Avenue Park.



SITE INVENTORY & ANALYSIS

EXISTING PARK

The existing park amenities include:

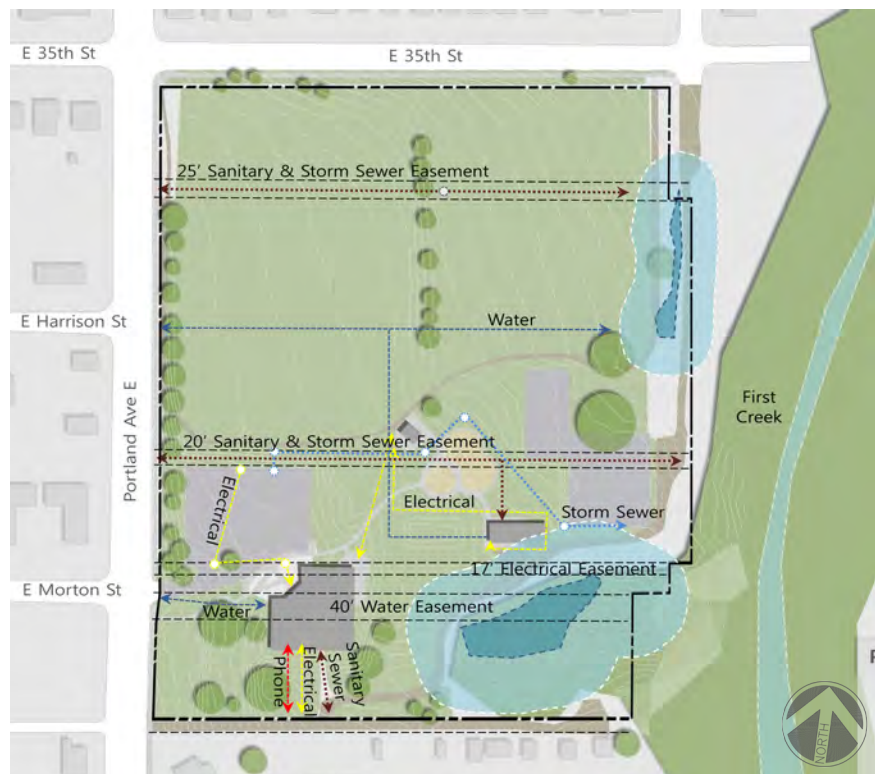
- (1) Rugby / Multi-Use Field with underdrainage
- (1) Multi-Use Field
- (1) Basketball Court
- (1) Tennis Court
- (1) Playground (2 -5 Year Old)
- (1) Playground (5-12 Year Old)
- (1) Picnic Shelter
- (1) Restroom Building
- (1) Community Center Building
- Parking Lot (80 Parking Stalls)
- Concrete & Dirt Pathways

PARK ACCESS

- Vehicular access to the park is provided off Portland Avenue
- Pedestrian access is provided off Portland Avenue and E 35th Street
- Park maintenance access is provided along the north, east, south and west boundaries of the park
- The perimeter of the park is largely surrounded by a chain link fence allowing the park to be closed off when needed

UTILITIES

- Water service is provided off Portland Avenue to service the community center, restroom and park irrigation system
- Electrical service is provided from Morton Street servicing the community center, parking lot lighting, picnic pavilion and restroom
- Storm sewer is provided from Portland Avenue and assists with draining the parking lot, playground area, sport courts and fields
- Sanitary sewer is provided off Portland Avenue servicing the community building and restroom buildings.



SITE INVENTORY & ANALYSIS

HYDROLOGY

In general, the park slopes northeast towards First Creek with the exception of the southeast wetland which drains southeast towards First Creek.

From the southwest corner of the site (elevation of 104') to the northeast corner of the site (elevation 71') there is approximately 33' of grade differential.

Two wetlands have been delineated on the park property. Wetland A (Type III) featuring a 75' wetland buffer, and the smaller Wetland B (Type IV) featuring a 50' wetland buffer.

The eastern and southeast edges of the park occasionally experience saturated soils and standing water at the basketball and tennis courts during periods of prolonged wet weather.



VIEW OF PORTLAND AVENUE PARK LOOKING NORTHEAST



SITE INVENTORY & ANALYSIS

OPPORTUNITIES & CONSTRAINTS

The park showcases a number of exciting opportunities given its location and place within the community, as well as constraints and challenges.

OPPORTUNITIES

- **First Creek** - The park has an opportunity to engage and provide access to First Creek while also assisting in improving the overall ecological health of the ravine.
- **Developable Area** - The 13.4 acres of the site are relatively flat sloping towards First Creek. The flat land provides good opportunity for future development of applicable recreational amenities that are ADA accessible, as well as expansion of the existing parking lot.
- **Rugby Field** - The westernmost field is currently well-utilized by the Tacoma Rugby Club, and has potential to continue to serve their needs as valued park users.
- **Existing Trees** - The park is lined by large existing shade trees along Portland Avenue. Large trees are also present near the sport courts, wetlands and existing community building. Maintaining and enhancing the park's existing tree canopy provides an opportunity to provide needed shade for park users.
- **Utilities** - The park is currently serviced by existing utilities including storm sewer, sanitary sewer, electric, and water connections which will be of benefit to new construction. The park is currently irrigated as well. Minimal lighting is provided at the parking lot and existing community building.

CONSTRAINTS

- **Walkability** - As the park is largely fenced in, walkability along Portland Avenue and E 35th Street has been a voiced concern by the community given a lack of safe crosswalks and traffic calming. Additionally, there is limited ADA circulation within the park.
- **Safety** - Safety within and around the park has been a voiced concern given illegal activity and dark areas of the site.
- **Drainage** - Storm drainage improvements are currently needed at the area where the sport courts are located given saturated soils and inundation of the court surfaces during heavy rains.
- **Lack of Shade** - During hot summer days, the park currently lacks shade or other amenities to assist in cooling down users of the park.
- **Aging Amenities** - A number of the existing park amenities are aging and close to the end of their life cycle including the restroom, sport courts and play equipment.



GRAVEL PATH LOOKING EAST



NORTHEAST ENTRY AT 35TH STREET LOOKING SOUTHWEST



PORTLAND AVENUE LOOKING SOUTHEAST

SITE INVENTORY & ANALYSIS



SITE INVENTORY & ANALYSIS



ENTRY WALK LOOKING NORTHWEST



PLAYGROUND LOOKING NORTH



MULTI-USE FIELD LOOKING WEST

COMMUNITY ENGAGEMENT

GOALS & OBJECTIVES

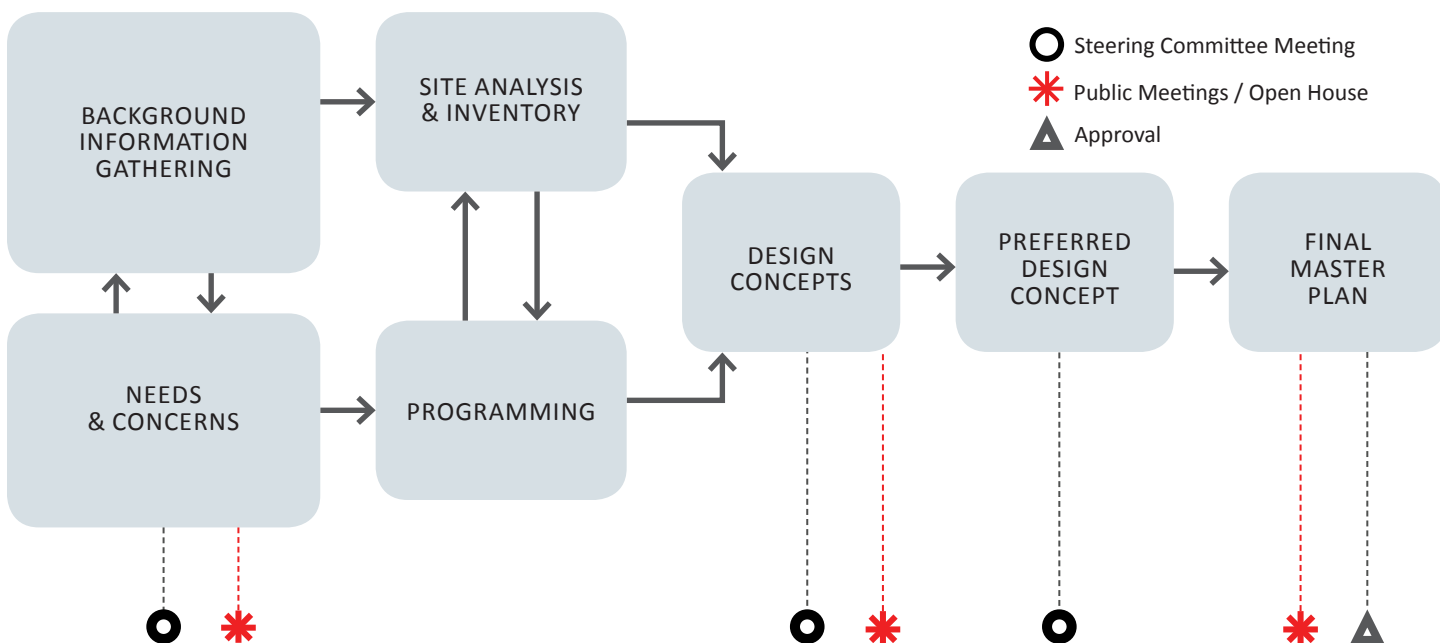
Gathering feedback from the community has been crucial towards the development of a successful master plan that directly responds to the needs of the diverse surrounding community. In an effort to ensure an inclusive planning and design process, a community outreach strategy was developed which included:

- Development of a community-based steering committee
- Spreading the word at community events such as the Eastside Community Market Resource Fair, and Co-Create Night
- Delivery of mailers and flyers to inform the surrounding community
- Development of a Metro Parks Tacoma project website to provide information and gather feedback
- Spanish translated outreach materials and website
- Initial round of Steering Committee and Public Meetings to understand the needs and concerns of the community
- Launch of an online Social Pinpoint Platform (SPP) Public Survey #1 and Community Vision Board
- Generation of initial design concepts for community feedback
- Second round of Steering Committee and Public Meetings to receive feedback on the design concepts
- Launch of online SPP Public Survey #2
- Development of the preferred design concept based upon the feedback received
- Third Steering Committee meeting to gather final feedback on the preferred design concept



EASTSIDE COMMUNITY MARKET RESOURCE FAIR

MASTER PLANNING PROCESS DIAGRAM



COMMUNITY ENGAGEMENT

STEERING COMMITTEE MEETING #1

The meeting provided the Steering Committee with an overview of the park and defined parameters of the project, discussed roles and expectations, and looked to discover insight on who uses the park, and what aspirations are for the future of the park.

The Steering Committee provided valuable feedback regarding the current usage of the park and valuable community programs that the park currently supports or has supported in the past. Additionally, the Committee voiced concerns regarding park use, and safety around the park. The Committee was also asked to respond to how they utilize the park, and what programming, activities and features are currently missing within the park.



PUBLIC MEETING #1

The first public meeting provided the community with an overview of the master planning process including the scope of work, history of the park, community outreach goals, and existing conditions of the park. Following the project overview, attendees were asked to break into rotating groups to assist in responding to each of the following questions:

- Do you use the park? If so, what for? If not, why not?
- What type of programming and activities are missing in the park?
- How do you get to the park and what would make it more accessible?

All participants were given an opportunity to provide verbal and/or written responses. Note takers then wrote out the responses on large note pads. Afterwards, each attendee was given 3 dots to vote on the ideas or responses that resonated the strongest with them.

NEEDS & CONCERNS

Some key themes for the park revitalization based on the initial Steering Committee and Public Meetings included:

- Bringing nature and green infrastructure into the park
- Honoring the park's indigenous history
- Providing a dedicated gathering space for the Puyallup Tribe
- Supporting First Creek environmental restoration efforts
- Increasing park programming and activating the park
- Increasing shade and access to drinking fountains
- Creating an ADA pedestrian loop around the park
- Improving the park's drainage
- Focus on pedestrian safety and walkability
- Expanding seating and gathering opportunities
- Providing community art within the park
- Revitalizing summer programs and events
- Improved lighting and visibility across the park
- Providing food growing opportunities
- Creating an area dedicated for skateboarders
- Upgrading the playground area
- Expanding parking opportunities
- Creating a dedicated space for events
- Reintroducing water play to the park
- Advocating for pedestrian and traffic safety improvements around the park

COMMUNITY ENGAGEMENT

STEERING COMMITTEE MEETING #2

The second meeting presented the public survey results, preliminary program, design goals, and initial park design concepts for feedback by the Committee.

The Committee was asked what resonated with them from the outreach results, and what their thoughts were regarding the initial design concepts. The intent of the meeting was to ensure that we were focusing on the needs of the community while getting the Committee's feedback towards addressing concerns, and refining the designs to ensure all their needs and concerns were adequately addressed within the designs. In addition, hearing what they enjoyed regarding each concept was beneficial towards maintaining their favorite design elements moving forward.

PUBLIC MEETING #2

Similar to the Steering Committee Meeting, the meeting presented the survey results, preliminary program, design goals, and initial concepts. Comment sheets were also passed out for each design concept providing an opportunity for attendees to write down their comments, and design ideas.

After the presentation the audience was asked a series of questions regarding each design concept:

What features of design do you like?
 What would you like to see in the design?
 What is missing from the design?
 What other questions or comments do you have?

PRELIMINARY CONCEPT FEEDBACK

Feedback received from the Steering Committee and the public regarding the initial design concepts would be valuable towards creating the preferred design concept.

The community expressed appreciation for the following:

- Skatepark with a preference towards a larger skate area
- Connected ADA walking loop around the park
- Inclusion of Tribal art and gathering space
- Added green space and native vegetation enhancements
- Community inclusion in the design process
- Focus on safety and activation of the park
- Future access to First Creek
- Sport courts with a preference towards a larger court area
- Locating the spray ground close to the parking lot
- Location of the event lawn for gatherings, dancing and cultural performances

The community provided requests regarding the following:

- Providing additional park safety lighting
- Providing intentional spaces for experiential learning or educational opportunities for BIPOC youth
- Urban farming or community gardening opportunities
- Creating separation between the skatepark, playground, and walking loop
- Too much open field area could result in unused dark space
- Playground should be in close proximity to the parking lot
- Outdoor covered spaces and additional shade
- Safety concerns regarding adding parking off 35th Street
- Potential conflict between groups with a graffiti wall
- Resolving the scale differential between the playground and skatepark
- July 4th is a large event around the park bringing fire concerns
- Consider visibility across the park when planting new trees

Note: Throughout the master planning process, there was a large and organized turnout by the skateboarding community advocating for their needs. While this engagement and passion is always encouraged it can disproportionality impact the overall survey results. The ultimate goal remains to adequately meet the needs of all park users and of the neighborhood surrounding the park.

COMMUNITY ENGAGEMENT

PUBLIC SURVEYS

The public surveys sought to understand the local community's aspirations, needs, and priorities towards reimagining Portland Avenue Park.

Public Survey #1 was released after the initial Steering Committee and Public Meeting prior to developing the initial design concepts.

The survey asked the following questions:

- How often do you visit Portland Avenue Park?
- In the past three to five years, what kinds of activities have you and/or members of your household participated in at Portland Ave Park?
- What activities do you most want to see accommodations for at the park?
- What features do you most want to see in the park?
- What would prevent you from using the park?
- How close do you live or work to the park?
- What times of day are you most likely to use the park?
- If you visited Portland Avenue Park, how would you get there?
- What is the best way to communicate park information?

Public Survey #2 was released following the second Steering Committee and Public Meeting showcasing the initial design concepts. The survey sought further input that would allow the design team to prioritize the proposed improvements. Questions included:

- What programs would you most like to see provided at the park?
- What new active (play-based) recreation features would you most like to see added to the park?
- What new passive (relaxation-based) recreational features would you most like to see added to the park?
- What existing amenities would you most like to see improved?
- What do you like about each concept?
- What additional feedback / comments do you have?

*Please refer to the appendix for the complete meeting minutes and survey results.

SOCIAL PINPOINT PLATFORM

A dedicated Social Pinpoint Platform (SPP) was created for the Portland Avenue Park master planning effort to provide an online forum where the community could stay up-to-date with project information, respond to surveys, post their ideas, and provide their comments.

As part of the website, a Community Vision Board was created which allowed the community to post their own ideas, images and sketches while engaging with other members of the community as well. Overall, the Community Vision Board saw 36 unique posts, 16 post comments and 120 post reactions. Additionally, the (2) public surveys posted on the website recieved 147 total responses.

SPP ENGAGEMENT SUMMARY



ⓘ This data from Google Analytics is subject to sampling due to the project timeframe. The current data is an estimate based on 35.86% of all available sessions. [More information](#)

The final Steering Committee meeting presented the preferred park design concept which was informed by community and stakeholder input along with the public survey results. The results of the second survey were presented along with a recap of the community engagement efforts to date.

- Requests for a covered skatepark
- Removal of the proposed parking lot along 35th Street in response to community concerns
- Appreciation for new pedestrian access points
- Requests for urban gardening and fruit trees within the park
- Resolving current drainage issues and concerns
- Support for reduction of existing lawn area
- Providing environmentally friendly, low impact development solutions
- Appreciation for more shade and walking paths
- Maintenance concerns regarding trees near hardscape areas
- Appreciation for the centralized sprayground, playground, and gathering lawn
- Questions regarding storage availability for park partners

- The committee responded that they felt the project team had listened to the community feedback, and the design feels representative of the community's comments.

Following the final Steering Committee meeting, the preferred design concept was further developed as the Final Master Plan and revealed to the public at an open house along with background park information, character images, and a slide show displaying the master planning process and progression of design concepts.



WORD CLOUD GENERATED FROM ONLINE COMMENTS

PROGRAMMING

PRELIMINARY PROGRAM

- Sprayground
- Playground
- Skatepark
- Sport Courts
- Event Lawn
- Shade Pavilions
- Sport Courts
- Shade Trees
- Native Landscape Areas
- Restroom
- Parking Improvements
- Pedestrian Pathways
- Pedestrian Access Points
- Exercise Stations
- Site Furnishings
- Seating Opportunities
- Interpretive Signage
- Tribal Art
- Community Art

INITIAL DESIGN CONCEPTS

The initial design concepts were informed by the community outreach efforts, design principles, and preliminary program. The intent of the initial concepts was to provide two contrasting designs in order to gather feedback and reactions from the steering committee and the public. Feedback received was highly valuable in the development of the second public survey which then informed the preferred design concept. The preferred design concept was then presented to the steering committee for their final input prior to developing the final master plan and report.



SECTION THROUGH SPORT COURT, SPRAYGROUND & PLAYGROUND



SECTION THROUGH SPRAYGROUND, PLAYGROUND & EVENT LAWN

CENTRAL PLAY GROVE

The concept focused on maintaining the existing sport fields while creating a centralized play area with tightly clustered amenities and a concentrated center of activity near the parking lot and community center building.

MEANDERING NATURE PARK

The concept took additional steps towards bringing nature into the park and providing larger, less concentrated amenities that would be dispersed throughout the park by removing the eastern multi-use field.

PROGRAMMING

PREFERRED CONCEPT

The preferred concept builds off the Central Play Grove and Meandering Nature Park design concepts in alignment with the vetted design principles and program while incorporated feedback received by the community and stakeholders.



PROGRAMMING

GRADING & DRAINAGE

The conceptual grading and drainage approach works with the natural topography and slope of the site as it drains towards the First Creek ravine. A sustainable approach seeks to incorporate rain gardens along the eastern edge of the property to capture and cleanse stormwater by slowing the flow of water, allowing it to infiltrate and hydrate native vegetation. In addition, the site grading will look to accentuate the new park amenities via the creation of raised berms around the playground and gathering / event lawn, along with terracing at the gathering / event lawn. The overall grading approach will seek to balance the cut and fill of the proposed improvements. In addition, new storm drain lines and catch basins are proposed for the parking lot, sprayground, playground and skate park which will route stormwater to the rain gardens and over to the City of Tacoma's storm sewer for capture of heavy stormwater flows.

UTILITIES

Utility lines will be extended through the site to service the restroom, sprayground, and rugby field. The existing water service line will be intercepted with a new water line extended to the restroom and sprayground area. The existing sewer line will be intercepted with a new sewer line connection to the proposed restroom. Electrical lines and associated electrical equipment will be provided to service the rugby field lighting, restroom and sprayground.

WETLANDS

The site features two (2) delineated wetlands. The southeast Wetland A has been delineated as a Category III wetland with a 75' buffer, and the smaller east Wetland B has been delineated as a Category IV wetland with a 50' buffer. The existing wetlands should be protected as they are environmentally critical areas, and any work within the buffer should minimize any impacts to the wetlands and/or mitigate their impacts. Work within the buffer will need to go through City of Tacoma Critical Areas Permitting.

PROBABLE COST

TEMPORARY FACILITIES & EROSION CONTROL \$58,850.00

- Construction Staking
- Construction Entrances
- Construction Fencing
- Silt Fencing, Straw Wattles & Sediment Barriers

CLEARING & DEMOLITION \$127,668.00

- Clearing & Stripping
- Removal of Existing Paving, Courts & Pathways
- Removal of Existing Restroom Building
- Removal of Existing Play & Sports Equipment

EARTHWORK \$216,000.00

- Cut & Fill
- Site Grading

UTILITIES \$299,640.00

- Sanitary Sewer
- Domestic Water
- Storm Sewer
- Electrical Connections

SPORTS LIGHTING \$345,000.00

- Light Poles
- Flood Lights
- Foundations
- Junction Boxes
- Control Panel
- Wire and Conduit

SITE IMPROVEMENTS \$435,510.00

- Concrete Paving at Overlook Plaza, Seating Terrace & Activity Nodes
- Asphalt Paving at New Pathways
- New Site Fencing

PARKING LOT \$337,500.00

- Concrete Curbs
- New Asphalt Paving
- Vehicular Signage & Striping

RESTROOM BUILDING \$1,200,000.00

- (4) Unisex Stalls, Storage & Mechanical Room

SPRAYGROUND \$1,640,805.00

- Mechanical Equipment, Nozzles & Spray Features
- Concrete Paving

PLAYGROUND \$732,949.00

- Play Equipment
- Playground Surfacing & Safety Pad
- Concrete Curbing
- Concrete Paving

EVENT / GATHERING LAWN \$91,760.00

- Amphitheater Seatwalls
- Concrete Paving

SHADE STRUCTURES \$360,000.00

- (4) Picnic Pavilions

SKATEPARK \$1,535,000.00

- Concrete, Ramps, Rails, and Fencing
- Community Art Wall

SPORT COURTS \$318,000.00

- Asphalt Paving
- Court Surfacing & Striping
- Sports Equipment
- Fencing

SITE FURNISHINGS \$218,700.00

- Park Benches & Tables
- Bicycle Racks
- Waste Receptacles
- Sport Bleaches
- Park Signage
- Bollards

IRRIGATION \$199,937.00

- Lawn Areas
- Native Planting Zones

LANDSCAPING \$912,154.00

- Topsoil & Soil Amendments
- Hydroseed
- Native Planting Zones
- Bioswale Planting
- Trees

SUB-TOTAL \$9,029,473

10% MOBILIZATION \$902,947

10% CONTRACTOR MARK-UP \$902,947

CONSTRUCTION TOTAL \$10,835,367.00

*Note: Sales tax, permits and design fees not included.

PORTLAND AVENUE PARK - MASTER PLAN



LEGEND

- ① ACTIVITY NODE: INTERPRETIVE SIGNAGE, SEATING, AND/OR EXERCISE EQUIPMENT
- ② BLEACHERS
- ③ COMMUNITY ART WALL
- ④ ENHANCED PARK ACCESS
- ⑤ EVENT / GATHERING LAWN
- ⑥ EXPANDED PARKING LOT (103 SPACES)
- ⑦ FIRST CREEK
- ⑧ FUTURE ACCESS TO FIRST CREEK
- ⑨ GRASS LAWN AREA
- ⑩ HARD COURT IMPROVEMENTS: BASKETBALL, TENNIS, FUTSAL, AND/OR LIMITED PARKING
- ⑪ INCLUSIVE PLAYGROUND
- ⑫ NATIVE REVEGETATION AREA
- ⑬ OVERLOOK PLAZA: PUBLIC ART, INTERPRETIVE SIGNAGE, SEATING
- ⑭ PEDESTRIAN PATHWAY
- ⑮ PROPERTY LINE
- ⑯ RAIN GARDEN
- ⑰ RESTROOM W/ STORAGE & MECHANICAL ROOM
- ⑱ RUGBY FIELD
- ⑲ SEATING TERRACE
- ⑳ SECONDARY PARK ENTRANCE/TRAILHEAD
- ㉑ SHADE PAVILION
- ㉒ SKATEPARK
- ㉓ SPORTS LIGHTING
- ㉔ SPRAYGROUND
- ㉕ WETLAND
- ㉖ WETLAND BUFFER

FINAL CONCEPT

The master plan incorporates key elements of both the Central Play Grove and Meandering Nature Park design iterations. A centralized core features the sprayground, playground, and central lawn which will become the nucleus of activity within the park. Throughout the park, larger amenities have been provided with the desired sizing and separation between conflicting activities made possible through the removal of the underutilized eastern field. Finally, meandering ADA accessible walking paths and activity nodes throughout the park allow visitors to connect with nature and the First Creek ecosystem.

PASSIVE RELAXATION-BASED RECREATIONAL FEATURES:

- Community Art Wall
- Interpretive Signage
- Outdoor Seating Opportunities
- Seating Terrace
- Shade Pavilions
- Tribal Art Opportunities
- Welcome Plaza

ACTIVE-PLAY BASED RECREATIONAL FEATURES:

- Exercise Equipment
- Gathering / Event Lawn
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- Sport Courts

CIRCULATION IMPROVEMENTS:

- ADA Walking Paths
- Enhanced & New Park Access Points
- Future Access to First Creek

NATURE-BASED IMPROVEMENTS INCLUDE:

- Alignment with First Creek Action Plan
- Native Revegetation Areas
- Preservation of Wetlands
- Rain Gardens
- Shade Trees



NATURAL GRASS ATHLETIC FIELD

The park's existing rugby field underwent renovations in 2009 to provide an underdrainage system that allows the natural grass field to be used year-round. The field is currently the most utilized amenity in the park and will be retained in the master plan as one of the few rugby fields in Tacoma, providing a valuable athletic resource for the community.

The master plan includes further improvements to the rugby field, such as new team benches, bleachers for spectators, and LED sports field lighting. These upgrades will enhance the field's functionality and aesthetics for athletes and spectators.

In addition to the upgrades to the rugby field, perimeter improvements will also be made, including the addition of a walking path to provide better access to the field while allowing circulation for passive recreation like walking and jogging.

Overall, the upgrades to the rugby field and its surroundings will transform the space into a versatile amenity for the community making the overall park more accessible and welcoming.



PARKING LOT & COMMUNITY BUILDING

The master plan includes several enhancements aimed at improving the visitor experience at the park. An expanded parking lot with ADA parking spaces will provide safe and accessible parking for all visitors, while a new welcome plaza will create a more inviting and educational entrance to the park. The addition of new trees will enhance the park's greenery, providing a pleasant and shaded environment for visitors. The expanded and shaded parking lot will also add to the overall flexibility of the park as a potential area for event staging to support large community gatherings.

The programming of the community building is not a part of this planning process, however enhancements to the surrounding site area are suggested to improve circulation and visibility while increasing indoor-outdoor connectivity in alignment with potential future renovations.

SPORT COURTS & SKATEPARK

The park's master plan includes a multi-sport area that will cater to different hard court sports. This paved area will be designed to maximize the number and variety of sports that can be played while remaining flexible enough to accommodate other events, gathering, or park needs.

During the public engagement meetings, the Tacoma skate community voiced their support for a large skatepark. The proposed skatepark will be designed to accommodate skaters and rollers of all skill levels further adding to the park's versatility. The design of the skatepark is undetermined at this time and should involve further conversations with the skateboard community, as well as consultation with a professional skatepark designer.

With these new additions, the park will be transformed into a hub of recreational activities, providing a safe and welcoming space for visitors of all ages and interests.



SPRAYGROUND, PLAYGROUND, & EVENT / GATHERING LAWN

A new center of activity is proposed with the addition of a new sprayground, playground, and central lawn area. A modern sprayground will include a restroom building, storage, and a mechanical room to meet the park needs, as well as code requirements. The inclusive playground will feature new equipment for all ages, designed with safety and fun in mind. This area will also feature winding pathways, shade pavilions, and seating areas to create an inviting atmosphere for visitors.

The event / gathering lawn will provide a stage and terraced amphitheater seating ideal for community gatherings and events. The space is intended to support the Puyallup Tribe's storytelling, events, and gatherings. Surrounded by cedar trees and located against First Creek the event / gathering lawn will reconnect visitors with nature and history.

Overall, the new additions to the park will provide a safe space for everyone in the community to enjoy that will encourage diverse community gatherings.





PART IV

OTHER CONSIDERATIONS

PERMITTING
TRANSPORTATION
OTHER DESIGN PLANS
COMMUNITY BUILDING ASSESSMENT

PERMITTING

CITY OF TACOMA

The proposed park improvements will require permitting through the City of Tacoma including:

Conditional Use Permit

The park's Conditional Use Permit was last updated in 1986. New uses within the park will require an update to the Conditional Use Permit including the skatepark, expansion of sport courts, sports lighting and/or parking expansion.

Site Development Permit

Site improvements including grading, installation of new paving, parking expansion, and utilities will require a Site Development Permit.

Building Permit

The proposed new restroom building and shade pavilions will each require a Building Permit as will any improvements to existing structures or buildings.

Critical Areas Permitting

Any work within the delineated wetland buffers will require Critical Areas Permitting and potential mitigation.

Right-of-Way Permit

Any work which occurs within the project Right-of-Way will require a separate permit.

WASHINGTON DEPARTMENT OF ECOLOGY

Required permitting includes:

SEPA Environmental Checklist

Checklist will be required to determine if the proposed improvements are likely to have a significant environmental impact.

TACOMA-PIERCE COUNTY HEALTH DEPARTMENT

The proposed sprayground will require plan review and inspection by the Tacoma-Pierce County Health Department.

TRANSPORTATION

CITY OF TACOMA

VISION ZERO

Throughout the master planning process, we heard concerns from the community regarding pedestrian safety, speeding vehicles, and lack of safe street crossings surrounding Portland Avenue Park. In 2020, the Tacoma City Council passed Resolution 40559, committing the City to Vision Zero. Vision Zero is a global initiative to eliminate traffic fatalities and severe injuries, while increasing safe, healthy and equitable mobility for all. The City is currently working on the Vision Zero Action Plan with a goal of eliminating traffic fatalities and serious injuries in the City by 2035. The plan will explore opportunities to improve City streets for people driving, walking, biking, rolling, and taking transit. The Vision Zero Action Plan is considering the following solutions:

- Designing streets that make safe behavior the default.
- Making changes to laws and policies that result in safer roadways for all, such as reducing speed limits, adding traffic cameras in key locations, and calming traffic in our neighborhoods.
- Educating drivers to be safe and respectful of all road users.
- Creating systems for evaluation as we make ongoing improvements to shared roadways.
- Significantly increasing investments in safety and active transportation projects and ensuring that every transportation project is approached as an opportunity to improve safety.

As part of the initiative, improvements are planned for the Portland Avenue corridor. The East Portland Avenue Safety Improvements project proposes improvements to key intersections from Puyallup to East 72nd Street.

OTHER DESIGN PLANS

FIRST CREEK ACTION PLAN

First Creek is an environmentally sensitive area and former fish bearing stream located outside the eastern edge of the park property. In 2013, the City of Tacoma developed the First Creek Action Plan which seeks to improve the environmental condition of the First Creek corridor while providing opportunities for recreational access. Additionally, the First Creek Action Plan has identified access points to the proposed trail system with a trailhead identified at Portland Avenue Park.

The Portland Avenue Park Master Plan seeks to align with the City of Tacoma's efforts toward revitalizing First Creek by utilizing sustainable low impact development strategies, increasing the habitat value of the park, and allowing the park to become a gateway to the First Creek corridor. As the First Creek study corridor has identified proposed connections to both Portland Avenue Park and Swan Creek Park, the corridor could provide a link between the two parks in future years.

The City of Tacoma's plan also defines the First Creek Vision and Action Areas:

FIRST CREEK VISION

First Creek is a valued natural, cultural, and educational resource and center of community in East Tacoma. The First Creek system is composed of healthy habitats with native plants and urban wildlife, clean fresh water, and a system of safe and well-used trails.

FIRST CREEK ACTION AREAS

Access

Strengthen the community's physical access to First Creek

Safety

Make First Creek a safe place for recreation, education, and family and community activities.

Identity

Create a positive identity for First Creek and strengthen the community's understanding of its importance socially, culturally and historically.

Habitat

Enhance First Creek's valued natural habitats and communities.

Water

Enhance water quality and improve creek hydrology to achieve a healthier, more continuous flow.

Community

Broaden community awareness and participation in First Creek stewardship, events and celebrations.

Education

Strengthen stormwater education and outreach throughout the watershed, and make First Creek programs and activities models for watershed science and education.



FIRST CREEK ACTION PLAN KEY PROJECT OPPORTUNITY AREAS

PROPERTY LINE

EXISTING SEWER

EXISTING WATER SERVICE

PARKING LOT

RUGBY FIELD

SPORT COURT

SKATE PARK

GATHERING LAWN

Spray Park

RESTROOM

EX BUILDING

WETLAND

BIORETENTION

PROPOSED WATER SERVICE

PROPOSED MANHOLE

PROPOSED 8" SEWER

ABANDON EXISTING STORM DRAIN LINE

EXISTING 8" SEWER

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COMMUNITY BUILDING ASSESSMENT

PORTLAND AVENUE PARK COMMUNITY BUILDING ASSESSMENT

First constructed in 1988, the community building has been utilized by numerous community groups over the years, and has supported the surrounding community while also enhancing the park's overall use and experience. Upon the opening of the Eastside Community Center in 2018, the Portland Avenue community building has not been programmed or utilized as it was prior to 2018. Currently, the community building is planned to be temporarily operated and occupied by the Asia Pacific Cultural Center while their new cultural center is under construction.

As the Portland Avenue Park Master Plan makes recommendations towards improving the park to better serve the community, an assessment has been provided to review the current condition of the community building. The assessment reviews the functionality and performance of the current building in terms of its existing condition, programmatic requirements, and current code compliance. The intent of the assessment is to provide a high-level understanding of the building's current condition and long-term viability. The planning effort at this time does not include any programming or design related to the existing building, however the assessment will be a valuable tool in helping Metro Parks Tacoma understand the current condition of the building and the viability of future improvements towards revitalizing the community building.

Additional assessment by engineers and specialists should be commissioned to provide a comprehensive review of the existing systems and potential renovations based upon the desired future use of the community building. At such a time, Metro Parks Tacoma will need to consider what level of renovation is necessary, desired and feasible. The assessment provided within this Portland Avenue Park Master Plan Report is a first step to understanding the potential improvements that may be needed down the road.

*Please see appendix for the complete assessment.





APPENDIX

MEETINGS
SURVEYS

COMMUNITY BUILDING ASSESSMENT

MEETINGS

STEERING COMMITTEE MEETING #1

PUBIC MEETING #1

STEERING COMMITTEE MEETING #2

PUBLIC MEETING #2

STEERING COMMITTEE MEETING #3

Portland Ave Park Steering Committee – Meeting 1

Date: October 13, 2022, 6:00 – 7:30 pm PT

Location: Hybrid

Virtual – Zoom meeting platform

In-person – Community Center, 1721 E 56th St, Tacoma, WA 98404

Attendees

Staff:

- Kristi Evans, MPT
- Delia Flores, MPT
- Rosemary Ponnekanti, MPT
- Mike Faulkner, Bruce Dees and Associates
- Reece Vissia, Bruce Dees and Associates
- Tammy Leigh DeMent, PRR
- Morgan Calder, PRR
- Emily Wheeler, Arc Architects

Steering Committee Members:

In person

- Sean Arent
- Jason Blessing
- Cheryl Blessing
- Luetta Patton

Virtual

- Haydeé Lavariega
- Robert McAfee

Purpose:

To present to the project to the Steering Committee and ask for their initial feedback on the park's function and design. This feedback will be used to help build the design of the project and will be used to influence discussion at upcoming public meetings.

Introductions:

Kristi Evans, Metro Parks, opened the meeting with a land acknowledgement. Tammy Leigh DeMent, PRR, welcomed the attendees and facilitated brief introductions of the group.

Project Overview:

Kristi provided brief history of Portland Ave Park, highlighting that it was opened in the 1930s as a result of passionate neighborhood advocacy.

Mike Faulkner, Bruce Dees and Associates, provided an overview of the existing park using photos and digital renderings of what the park currently looks like. Kristi clarified that the community building on the park property is not currently up for discussion. She added that this project is a Master Plan for the park itself, not the community center, so discussions about programming will have to be a separate from park design.

Discussion:

Do you use the park? If so, what for? If not, why not?

- The park is used for a summer meals program to offer free meals to children.

- The wading pool was an attraction to get children and families in the park, but now without it, families don't come to the park as often.
- I live across the street and use the park to run and play basketball.
- I no longer use the park, because I now live closer to a different park, but I previously used it for walking and playing basketball.
- I live in the neighborhood, so my family and grandchildren use the playground often. We used to have more community events at the park, but not as much anymore.
- I am excited about the tennis courts being used for pickleball.
- I grew up in the neighborhood and use the park for running, playing soccer, or watching the geese migration. I grew up at the park, and so have my children.
- I live on the other side of First Creek, so I mainly use the park from the other side. There is a lot of wildlife that I get to enjoy.
 - Response – The City of Tacoma is working on First Creek planning.
- I had never been to the park until yesterday, but I think the sports fields are awesome and the running path is nice, though the park is thoroughly de-natured. It doesn't honor the creek ecosystem or indigenous land.
- Was First Creek ever a historic salmon run?
 - Response – Yes! It got plugged up and the neighborhood has helped restore the water flow.
- I want to reiterate the importance of the fields as a gathering spot that connects the neighborhood and the Puyallup nation close by through sports, community events, picnics, and bar-b-ques. The park needs more trees for shade and for wetland restoration but maintaining the fields as a gathering spot is very important.

Delia Flores, MPT, added that a resource fair was recently hosted in the park to reinvigorate utilization of the park. The resource fair was used to provide food security, education and employment opportunities, vaccinations, and to gather feedback from youth on park design. Many kids want the park to have a trampoline. Rosemary Ponnekanti, MPT, added that she also attended the resource fair and observed that on a hot day there was not enough shade.

What type of programming or activities are missing from the park?

- I am hoping to bring back youth programming that is accessible for families. An attraction other than the playground, like a water feature, would help bring people to events like a Summer Bash.
- More equipment for older adults for exercise or play.
- A pool is something people of all ages can enjoy!
- It makes sense to put a community garden in the park to help with the food security efforts running out of the park. The triangle lot between the park and First Creek could make a good garden. The plot by the front entrance should be native plantings to bring back native species and edible plants.
- There is a strip between 35th and the park that is unused, which could be a good location for a garden. There are a lot of houseless youth in the area, so as much as we can provide food, the better.

- Youth want to play in the basketball court, but there is nothing else there to do. We need more ideas to get the youth engaged in the park.
- You cannot walk or ride a bike around the park because the path is unfinished. Cars drive quickly down Portland Ave, so safety is a concern, that could be partially solved with a finished park loop.
- The area along 35th gets very muddy when it rains, so we should consider rain gardens to help with flooding.
- Geese continue to migrate through this park, so we should ensure they are not displaced.
- The park gets very dark and the only people who can play at night are those who can afford to rent one of the rugby lights. Lights would help people use the park more during the night and throughout the winter, as well as increase safety.
- Ideas around music or concerts? Kids or adult bands? Traditional dance spaces?
 - Response – The community wanted to have a dance party, but we had to do it in Seattle because we couldn't find an open space that felt safe and community oriented. We could use this park for cultural events if it was safer.
- I agree with the need for lighting! Lighting at the corners of the main field would increase safety and help with evening events.
 - Response – Metro Parks has policies on lighting, which will be partially determined by how we decide to repurpose the park. For sports, it won't be lit at night unless there is a specific sporting event and won't be accessible for public play after park hours. Light spill is a concern with neighbors.
 - Follow-up question – Would that include ground solar lights?
 - Response – We fear low, ground lights will get too quickly damaged by play.
- We need to incorporate overflow or flexible parking options for large events because there is no parking in the alley or along Portland Ave. We could make the southwest corner more parking and make it a multi-use sport area by fencing it off to make a court. East of the existing parking could have more vegetation or a garden to help with water filtration before it gets into the wetlands.
- Gentrification is a concern in this neighborhood. Folks who have lived here a long time are being pushed out. The question, "Who are we building this park for?" should be a priority.
- I was wondering about access paths or cut throughs. Are there any ways that the community goes around the park that could be developed better?
 - Response – There is uninterrupted fencing along the perimeter, so that could be opened to add more access points.
 - Response – The entry points through the fence could be more formalized. A looped path was suggested that could increase access and safety.
 - Response – We should ask the community at the public meeting if the current gaps in the fence are at the right locations!

In the park, what are the comfort zones? We hear a lot about the playground and the sports field, but what else?

- Picnic tables along the trees or fields could help people enjoy the nature and have a place to sit during events. The rugby bleachers aren't very usable for day-to-day.
- Rugby field seems to be the most used part of the park.

- People sit in the middle line of trees and the benches by the basketball court.
- Youth roller skate on the basketball court.
- Bar-b-que space is limited, so it would be nice to have more.
- The picnic shelter could be more used, but the tables are not under the shelter.
 - Response – Historically, the shelter was used as a stage, so that is why there is no seating under the structure.
- The creek should have more education posted about the wetland and more observation points and accessible trails to allow for more interaction with nature and will act as a reminder of the indigenous lands.
- The idea of tables under shelter is great, but we could also consider adding tables along the edge of the field. If we could work in native landscaping with the tables that would be great, not one or the other.
- The path down to the creek has a flooding storm drain, so we should consider rain gardens in that space.
 - Response – Moving the hard ground courts closer to the street to make the back area more nature could also help.
 - Response – Permeable pavement could be a conservation too for the flood reduction as well!
- Do you know who the artist is on the restroom?
 - Response – The mural artist is Christopher Paul Jordan.
- I suggest a graffiti wall for continued art.
- The community has been advocating unsuccessfully for a speed bump on 35th.
- There have been several shootings around this area, specifically where youth were involved, so we need to consider this activity along 35th. Often stolen cars get taken to this area. Do folks have ideas to program for the unsheltered people in the area? There are systemic issues that need to be addressed that are intersecting with our park design.

Next Steps:

Tammy Leigh directed attendees to the social pinpoint survey and community vision board for continued interaction with the project at: <https://engagepiercecounty.mysocialpinpoint.com/portland-ave#/sidebar/tab/about>.

Tammy Leigh also reminded the group to invite their network to the public meeting on Thursday, October 27 from 6-7:30 pm at Eastside Community Center.

The next Steering Committee meeting will be Thursday, December 8 from 6-7:30 pm, and will be another hybrid set-up, via Zoom and in person at the Eastside Community Center.

Contact Kristi with any questions at: kristie@tacomaparks.com

Portland Ave Park Public Meeting – Meeting 1

Date: October 27, 2022, 6:00 – 7:30 pm PT

Location: Community Center, 1721 E 56th St, Tacoma, WA 98404

Attendees

Staff:

- Kristi Evans, MPT
- Delia Flores, MPT
- Jorge Villamil, MPT
- Rosemary Ponnekanti, MPT
- Nancy Johnson, MPT
- Mike Faulkner, Bruce Dees and Associates
- Reece Vissia, Bruce Dees and Associates
- Jeff McInnis, McInnis Engineering
- Will McInnis, McInnis Engineering
- Morgan Calder, PRR
- Bryon Krasovetz
- Harley Lewis
- Shauna Hansen
- Luetta Patton
- Wolf Patton
- Jacob Huizenga
- Jami Staulus
- Gail Spencer
- Jan Forsyth
- Ed Rickert
- Aaron Artis
- Lauren Rellinger
- Johnathan Wier

Community Members:

- Andrea Smith
- Tim Reid
- Alicia Hadash
- Jody Bratton
- Ryan Spence
- Rosie Ayale
- Larry Davis
- Lionel Donovan
- DJ Thompson

Purpose:

To present the Portland Avenue Park project to the public and gather initial feedback on the park's current function and design. This input will be used to influence a new park design from a community perspective and will be used as discussion points in future meetings.

Introductions:

Kristi Evans, Metro Parks, opened the meeting with a land acknowledgement, welcomed attendees, and introduced project staff.

Project Overview:

Kristi provided brief history of Portland Ave Park, highlighting that it was created in the 1930s as a result of passionate neighborhood advocacy.

Michael Faulkner, Bruce Dees and Associates, provided an overview of the existing park using photos and digital renderings of what the park currently looks like. Kristi clarified that the community building

on the park property is not currently part of this discussion. She added that this project is a Master Plan for the park itself, not the community center. Discussions about programming will be separate from park design.

Discussion:

Kristi opened the floor for general questions from the group before moving into a smaller group activity. Questions received included:

- There used to be a baseball field at this park. Why was it taken out?
 - Response - An amateur league did use this park in the 40s and 50s, but we are not sure when exactly the field was removed. Now, this space is a multi-use sports field to serve more sporting events.
- Accessing the park can be difficult with the fast traffic along Portland Avenue. Will there be transportation considerations and crosswalk improvement as part of this project?
 - Response – We can work with the City of Tacoma to move traffic improvements forward, but we will be interested in hearing specific feedback from the community tonight on what improvements need to be made.

Kristi introduced the small group activity.

Methodology – community members received a number when they signed in that assigned them to one of three groups. The groups travelled around three stations where they worked with facilitators to answer a series of questions about the park. At each station, participants were given three stickers to upvote comments they agree with on the boards. The input from the activity includes:

Do you use the park? If so, what for? If not, why not?

- Reasons the park is not being used:
 - 1 vote: Utilized the community center
 - 1 vote: Community resource events need access to the building and restrooms
 - Used to use the community center for kids to take dance classes and then the parents would play a sport during the class time
 - Need access to the community building for meetings
 - 1 vote: Safety concerns with unsheltered folks
 - Stopped coming to the playground due to safety concerns at the park
 - Used to play in the water feature because it was a free activity for my family
 - There is not enough pause and play areas to help people move through the park
 - There is too much passive space, not enough active play space for action sports
 - Switched to using a closer park, but would use this park again if it had newer amenities
- Reasons the park is being used:
 - 1 vote: I use the park for dog walking
 - 1 vote: The playground
 - 1 vote: The sporting fields for soccer, especially for youth in middle and high school
 - Rugby
 - Community space for events like National Night Out
 - Used as a space to offer community resources every Friday

- o Wide sidewalks for learning to ride bikes
 - o Nature observation
- Things that would make people use the park more:
 - o 3 votes: Multi-use space – tennis courts could double as pickleball courts, picnic tables could have a gaming element (like chess), skateboarding features could double as seating, benches could double as flowerpots
 - Pickleball
 - o 2 votes: Updated playground area – Star Center is a good example
 - Softer ground in the play area, turf or rubber instead of wood chips – Penny Park is a good reference
 - o 2 votes: Disc golf
 - o 1 vote: Fishing pond
 - o 1 vote: Continuous ADA path for walking, running, biking, rolling, etc.
 - o 1 vote: Pump track for biking
 - A full loop around the park for biking
 - o 1 vote: Skateboarding area, some also said a covered skate area
 - More hard surfaces for skateboarding
 - o 1 vote: Covered or shaded spaces for picnics and events like Easter egg hunts
 - o Art/graffiti wall
 - o Food garden
 - o Functioning restroom and water fountain, could make restroom dusk 'til dawn hours if safety was a concern, but families and children need access to these services
 - o More benches for nature observation
 - o Bridge from Morton Street to the park
 - o Need a Parks employee or Ranger for security
 - o Splash pad or other water features
 - o Outdoor movies

What type of programming or activities are missing from the park?

- 5 votes: Skate park; covered, to stay dry.
 - o Skate zone
- 3 votes: More parking; street parking, and a drop off area.
 - o Larger parking lot
- 3 votes: Walking/Running track; paved; inside the park to avoid having to walk on the street sidewalk; to be somehow associated with a football field.
- 2 votes: Athletic field improvements; underdrain the multi-use (east) field similarly to the rugby field for more usability during wet seasons; baseball and football fields were mentioned.
 - o Multi-use amenity zone
- 1 vote: Pump track; inclusive, community, any material: dirt, asphalt, or concrete.
- 1 vote: Honor indigenous history; with signage, education, indigenous structures such as a totem pole or longhouse; multi-cultural amenities and programs.
 - o How does the park reflect the multi-cultural community?
- 1 vote: Lighting throughout the park; to be able to walk around safely in dark mornings or evenings.

- 1 vote: Restrooms; updated, accessible, and safe; include drinking fountain.
- 1 vote: Dog Park
- 1 vote: Spray ground; water park/play area.
- 1 vote: Fishing pond
- 1 vote: Event stage; elevated for performances and large enough for events.
- 1 vote: Improved playground surfacing; poured-in-place rubber
 - Outdoor preschool; more play equipment for younger kids/toddlers.
 - More play equipment; updated newer equipment
 - Pause and play/small experience
- Tennis and pickle ball courts that are well maintained and do not have any ponding
 - Pickleball
- Covered area; basketball court
- Chess tables
- More waste receptacles with trash/recycle/compost bins
- More picnic tables around the park
- Barbeque grills with sink; outdoor kitchen
- Rock climbing wall
- Outdoor fitness equipment; for all ages including seniors
- Covered seating at the athletic fields
- More security; park ranger/employee
 - More visibility and security
- More shaded areas; more natural shade through planting of new trees; provide seating under existing shade
- Access to First Creek; more natural areas; views of the creek; nature trails
- Bus service with covered bus stop
- Crosswalk with Pedestrian Hybrid Beacon (PHB)
 - Increased pedestrian pathways
- Festivals
 - National night out event; second Tuesday of August
 - More covered areas/spaces for playing, meetings, accommodating multiple activities; covered spaces to have electricity for events

How do you get to the park and what would make it more accessible?

- 2 votes: Crosswalks – safer access for vulnerable users
 - 2 votes: Crosswalk button light
 - 2 votes: Entrance and separate exit with turn lanes
 - Portland Avenue crosswalk with lights
 - I walk to the park
 - Crosswalks with flashing lights – add more lighting
- 2 votes: Parking on E 35th with lighting
 - 1 vote: Extend parking north with access from 35th or 2 lots connected with road so you don't have to go back out to Portland
 - Traffic light into parking lot

- o More parking off 35th – NE corner
- 1 vote: Closer bus stop
 - o Bus stop in front of the park
- 1 vote: Truck traffic is dangerous to pedestrians. Route from 512 to Port of Tacoma
- Turn lanes from Portland Avenue
- 1 vote: Traffic circle at 35th
 - o Traffic circle for access
- 1 vote: Speed cameras on Portland Avenue
 - o Slower speed limit
 - o Lower speed limit on Portland Avenue specifically
- 1 vote: Connect the Pipeline trail to park for bicyclists
 - o Bike lanes to access
 - o Fix surrounding roads and add bike lanes
- More lighting throughout the park
- Median near casino calms traffic
- Angle parking on Portland Avenue – reduce Portland to two oneway lanes

Next Steps:

Kristi directed attendees to the social pinpoint survey and community vision board for continued interaction with the project at: <https://engagepiercecounty.mysocialpinpoint.com/portland-ave#/sidebar/tab/about>.

Contact Kristi with any questions at: kristie@tacomaparks.com

Photos:



3) How do you get to the Park & what would make it more accessible?

- Entrance + Separate exit
 - ↳ w/turn lanes
 - Bike lane to access walk
 - Bus Stop in front of Park
- Parking on E. 35th w/lighting
 - ↳ Angle parking on Portland
 - ↳ Reduce Portland to 2-1 way lanes
- Connect pipeline trail to park for bicyclists
- More lighting throughout Park

3) How Do You Get To THE PARK & WHAT WOULD MAKE IT MORE ACCESSIBLE?

- X-walks - SAFER ACCESS FOR VULNERABLE USERS
 - Portland Ave. X-walk
 - ↳ w/lights
 - Traffic circle for access
- Truck traffic is dangerous to pedestrians. Route from 512 to Port Median near Casino calms traffic
- X-walk/button light
 - Slower Speed limit
 - Traffic light into parking lot

Playground

Community center
- dance classes

Skate area
- Switched to closer location

National Night Out

Art wall - graffiti wall

• Continuous ADA path
↳ walking, running, biking, rolling

Food garden

community space

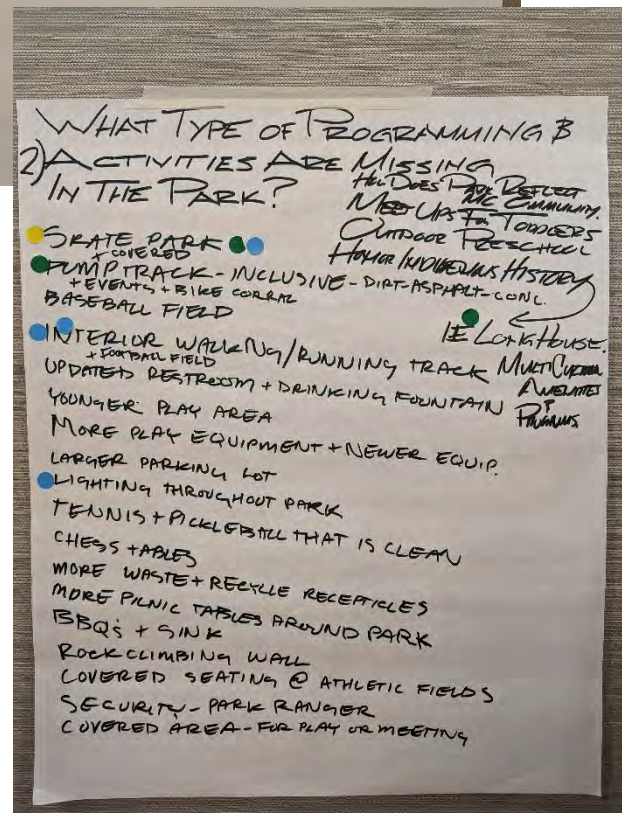
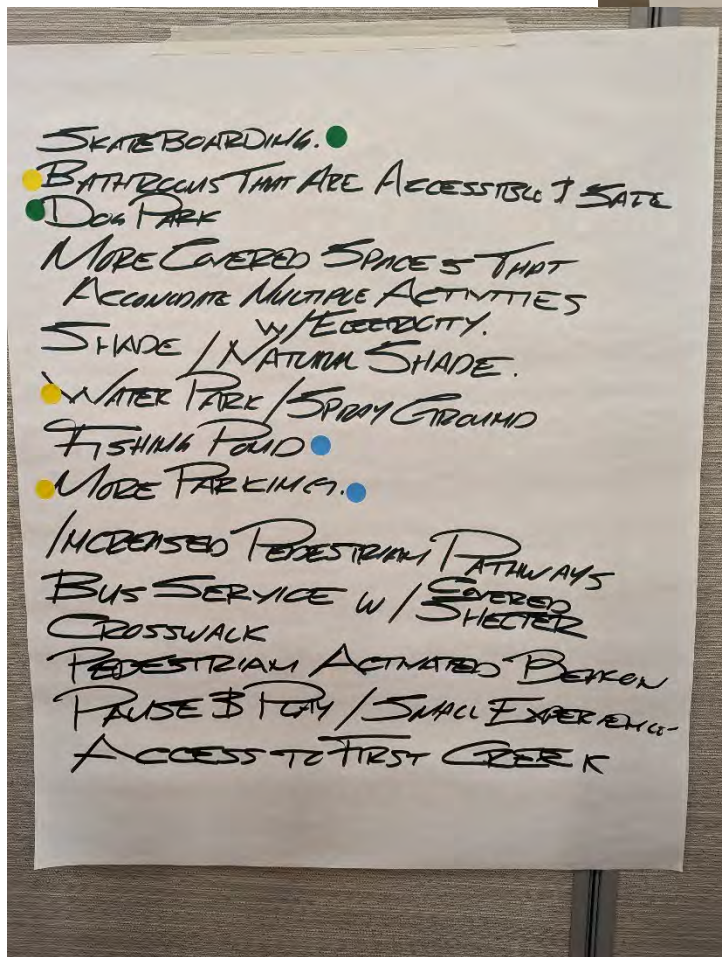
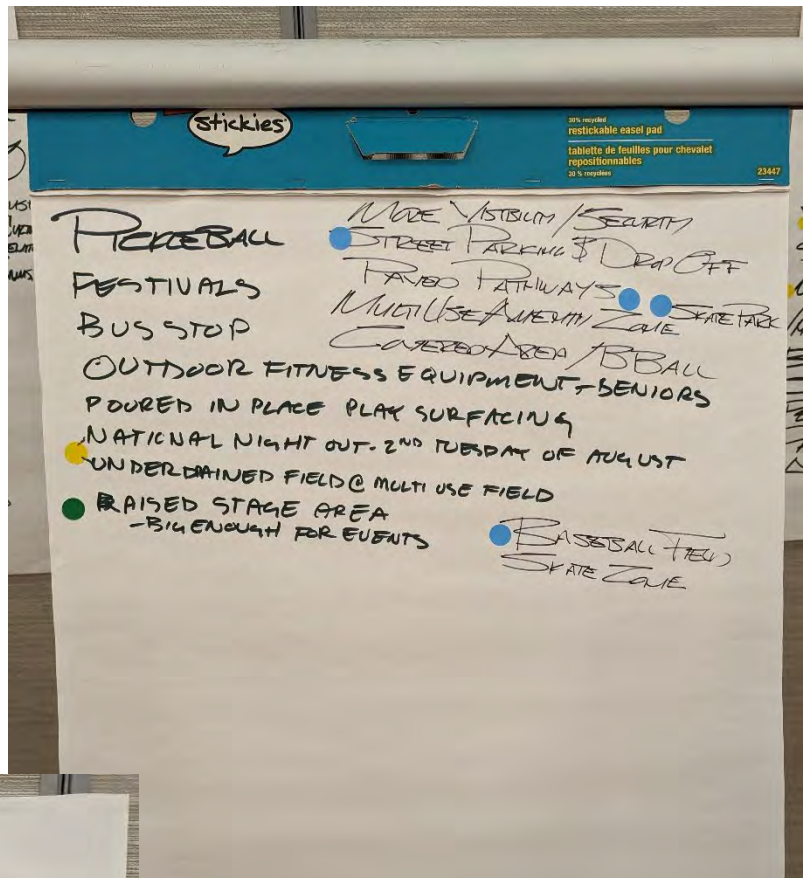
rugby

Water features

Safety!

Multi-use

- tennis + pickleball
- picnic tables
- - skateboarding features
- benches + flower pots



Portland Ave Park Steering Committee – Meeting 2

Date: December 8, 2022, 6:00 – 7:30 pm PT

Location: Hybrid

Virtual – Zoom meeting platform

In-person – Community Center, 1721 E 56th St, Tacoma, WA 98404

Attendees

Staff:

MPT

- Sheryl Blessing
- Michael Bornander
- Kristi Evans
- Delia Flores
- Jorge Vilamil

Consultants

- Mike Faulkner, Bruce Dees and Associates
- Morgan Calder, PRR
- Tammy Leigh DeMent, PRR

Steering Committee Members:

In person

- Luetta Patton

Virtual

- Theresa Evans
- Haydeé Lavariega
- Robert McAfee

Purpose

To present initial park redesign concepts to the Steering Committee and ask for feedback on what in the initial park designs accurately reflect the community input and what elements might still be missing from the design concepts. This feedback will be used to further refine concepts prior to the public meeting on December 15.

Introductions

Tammy Leigh DeMent, PRR, welcomed the attendees, led introductions, and opened the meeting with a land acknowledgement. Mike Faulkner, Bruce Dees and Associates, introduced the meeting agenda.

Park Overview

Mike Faulkner, Bruce Dees and Associates, provided a review of the existing park using photos and digital renderings of what the park currently looks like. Mike clarified that the community building on the park property is not included in this redesign.

Survey Results

Mike Faulkner, Bruce Dees and Associates, reviewed results from the outreach survey and community vision board responses. Mike highlighted several elements of the outreach feedback, including:

- Most respondents use the park sparingly and reported mostly using the park for passive play, the playground, and sports fields

- Some of the top-ranking desires for the park include bigger features, more nature areas, and updated playground equipment or water play area
- There were a lot of responses requesting a skatepark or more skateboarding features with acknowledgement that the skateboarding advocacy group was very active in responding to the survey
- Other priority elements included more security measures, ADA accessibility, and parking improvements
- Most respondents live within a few miles of the park, but some travel more than ten miles to visit the park
- The afternoon has the highest use
- Most respondents drive to the park, but many bike, walk, or use transit

Discussion

What resonated with you from the outreach results?

- Several SC members expressed surprise and interest to see a desire for skateboarding.
- Playground and water play resonated with multiple SC members
- Walking and dog walking were of interest, especially the perimeter path with exercise equipment
- Bringing more nature to the park and restoring the tree canopy was received well
- With the high percentage of people coming from far away to visit the park, adequate parking will remain a priority (travel is likely by rugby players)

Is anything missing from the current list of responses?

- Tennis and pickleball

Design Goals

Mike Faulkner, Bruce Dees and Associates, presented design goals for both Concept A and B and highlighted that coordinating with the City of Tacoma on support for pedestrian safety and the First Creek Action Plan are priorities in these designs, Design Goals include:

- Activate the park with desired features and amenities
- Improve visibility, safety and security
- Reintroduce water play to the park
- Create space for gathering and events
- Tell the park's "Indigenous Story"
- Enhance connectivity and walkability throughout the park
- Enhance access points into the park
- Future connection to First Creek
- Incorporate nature and native landscaping within the park
- Increase shade throughout the park
- Provide features and amenities that are accessible to all

Design Concepts

Concept A

This design centralizes the activity areas to create an active core zone. Main features include:

- Field improvements include two fields, one specifically sized for rugby with lighting, storage and bleachers
- Centralized area with the playground, sprayground, terraced event/gathering lawn, shade pavilion, basketball court, and skatepark in close proximity
- Increased parking but with naturalized design to include trees and flexible use for farmers market
- Skatepark
- Wetland area
- Walking paths including perimeter access points, exercise equipment, and future access to First Creek
- Community art wall (graffiti wall)

Discussion

The skatepark and basketball court has been moved forward and are close to the sprayground and playground. The centralization of the amenities helps families to keep a closer eye on their children. The trees and additional covering at the park help protect from the summer heat and there is a natural flow with the connected walking loop.

Appreciation for

- responsiveness to community feedback
- storage needs
- expanded parking
- centralized activity areas
- native vegetation and wetlands
- interpretative signage along the loop to education about indigenous vegetation
- connected path
- indigenous artwork

Missing elements

- pickle ball court
- tennis court
- covered shelter area
- stage

For consideration

- be thoughtful of the tree perimeter having to balance shade and visibility. Would all of the added trees in this design hinder visibility or light in the winter?

- Response – We would be using mostly canopy trees and would take visibility into consideration when selecting the vegetation to ensure a balanced amount of shade.
- I want to show my child this design to see if youths might notice more missing assets
 - Response – Great idea, more youth perspective is welcome. MPT will also connect with youth activity leaders.
- With the addition of trees in the parking lot, I am worried it might reduce available spots. From a maintenance perspective, the graffiti wall might be better placed near the skatepark.
 - Response – Although there are added trees in the parking area, the design adds parking space. Moving the graffiti wall can be considered.

Concept B

This design reimagines a larger portion of the park and spreads elements throughout. Main features include:

- Rugby field improvements with lighting, storage and bleachers
- Court area to accommodate hardcourt activities such as futsal, basketball, tennis, pickleball, etc.
- Central restroom and shade pavilion
- Larger skatepark
- Spray ground and playground adjacent
- Park overlook with interpretive signage (from parking lot)
- Expanded parking area
- Gathering area/event lawn
- Meandering pathways with perimeter access points and future access to First Creek
- Expanded indigenous plantings, shade trees

Appreciation for

- Hard court to accommodate futsal or other sport courts
- Access to First Creek
- Spray-ground closer to parking
- Larger skate park
- Larger hard-court area
- Separation of sprayground and playground
- Location of the event lawn for gatherings, dancing, and cultural performances

Missing elements

- Dedicated basketball court

For consideration

- Parking close to 35th St near the hard court for easier access
- Having a combination of futsal, tennis, and basketball all on the same court may cause conflict when multiple groups want to use the courts at the same time
- A futsal game can be played on a basketball court, so maybe make it a basketball court and encourage futsal play

- Since this design loses the second grass field, could the rugby field be used as a half field for more informal play?
 - Response - We can get more exact measurement information to ensure that a half field could still be conducive for more play opportunities.

Additional feedback:

- Suggestions for Tacoma artists/muralists:
 - Adika Bell: <https://www.adikabellart.com/about>
 - Tiffany Hammonds: <https://tiffannyhammonds.com/>
 - <https://www.instagram.com/faceofnations/?hl=en>
- Suggestions for presentation improvements for the public meeting:
 - Add the labels to identify all features at once, and then break down each element in subsequent slides
 - Label the street names for better orientation
 - Have a slide with both design concepts side-by-side for easier comparison and present that at the beginning and then again at the end after walking through both designs separately
 - Name the concepts for easier identification of the major difference in features
 - Better labels on the slides viewing design cross sections to help orient the view

Next Steps:

Kristi reminded the group to invite their networks to the public meeting on December 15 from 6-7:30 pm at Eastside Community Center.

The next Steering Committee meeting will be January 26 from 6-7:30 pm PT to present a single, refined concept. This final plan will be presented at an open house.

There will be a second social pinpoint survey beginning Dec 12 for the public to comment on the two design concepts.

Contact Kristi with any questions at: kristie@tacomaparks.com

Portland Ave Park Public Meeting – Meeting 2

Date: December 15, 2022, 6:00 – 7:30 pm PT

Location: Eastside Community Center, 1721 E 56th St, Tacoma, WA 98404

Attendees

Staff:

MPT

- Kristi Evans
- Delia Flores
- Jorge Villamil

Consultants

- Mike Faulkner, Bruce Dees and Associates
- Reese Vissia, Bruce Dees and Associates
- Morgan Calder, PRR

Community Members:

- | | |
|--------------------|--------------------|
| • Jim Byrd | • Ryan Spence |
| • Aaron Artis | • David Artis |
| • Nolan Wilson | • Wu Knowles |
| • Bryan Krasover | • Haydeé Lavariega |
| • John Farley | • Courtney Gilman |
| • Gail Spence | • Filiberto Osorio |
| • Ted Kim | • Sheryl Blessing |
| • Oceun Epring | • Jason Blessing |
| • Cornelius Epring | |

Purpose

To present initial park redesign concepts to the community and ask for feedback on what in the initial park concept redesigns accurately reflect community input and what elements might be missing. This feedback will be used to further refine design concepts.

Introductions

Kristi Evans, MPT, welcomed the attendees, led introductions, read the meeting agenda, and opened the meeting with a land acknowledgement.

Park Overview

Mike Faulkner, Bruce Dees and Associates, provided a review of the existing park using photos and digital renderings of what the park currently looks like. Mike clarified that the community building on the park property is not included in this redesign.

Survey Results

Mike Faulkner, Bruce Dees and Associates, reviewed results from the outreach survey and community vision board responses. Mike highlighted several elements of the outreach feedback, including:

- Most respondents use the park sparingly and reported mostly using the park for passive play, the playground, and sports fields
- Some of the top-ranking desires for the park include bigger features, more nature areas, and updated playground equipment or water play area
- There were a lot of responses requesting a skatepark or more skateboarding features with acknowledgement that the skateboarding advocacy group was very active in responding to the survey
- Other priority elements included more security measures, ADA accessibility, and parking improvements
- Reasons people don't currently use the park include safety concerns, maintenance concerns, and lack of features
- Most respondents live within a few miles of the park, but some travel more than ten miles to visit the park
- The afternoon has the highest use
- Most respondents drive to the park, but many bike, walk, or use transit

Community Feedback Discussion

- Will we be able to access these survey results on the website for future reference?
 - Response – Yes, this information will be on our project website and will also be included as a recap in the second Social Pinpoint survey

Design Goals

Mike Faulkner, Bruce Dees and Associates, presented design goals for both the Central Play Grove and Meandering Nature Park designs and highlighted that coordinating with the City of Tacoma on support for pedestrian safety and the First Creek Action Plan are priorities. The designs Design Goals include:

- Activate the park with desired features and amenities
- Improve visibility, safety and security
- Reintroduce water play to the park
- Create space for gathering and events
- Tell the park's Indigenous Story
- Enhance connectivity and walkability throughout the park
- Enhance access points into the park
- Future connection to First Creek
- Incorporate nature and native landscaping within the park
- Increase shade throughout the park

- Provide features and amenities that are accessible to all

Design Concepts

Central Play Grove

This design centralizes the activity areas to create an active core zone. Main features include:

- Field improvements include two fields, one specifically sized for rugby with lighting, equipment storage, and bleachers
- Centralized area with the playground, sprayground, terraced event/gathering lawn, shade pavilion, basketball court, and skatepark in close proximity
- Increased parking (increasing the current 68 spaces to 96 spaces) but with naturalized design to include trees and flexible use for farmers markets
- Skatepark
- Walking paths including perimeter access points, exercise equipment, and future access to First Creek
- Community art wall (graffiti wall)

Discussion

Appreciation for

- Connected walking trail
- Nature enhancements and the use of native plants
- Skate park amenity
- Connected loop to help move people through the park
- Inclusion of Salish art designs
- Skate park being next to the parking lot for easy access and the ability to skate in the parking lot as well
- Graffiti wall
- Community inclusion
- Park access points from 35th Street
- Added green space
- Paved pathway for ADA accessibility and biking
- The tribal partnership

Missing elements

- Bigger skatepark
- Bike racks
 - Metro Parks noted that bike racks are planned for installation in advance of redesign
- More lighting, especially near amenities
- Lights throughout the park that are operated by a button so you can walk along the path safely in the evening
- Experiential learning or educational opportunities for the youth community – the project team should seek more input from BIPOC youth to understand what they need for a community space

- Metro Parks noted that their community engagement team, Delia and Jorge, are working with the youth from the Late Night program, but are always looking for more opportunities to engage with community groups. Please share ideas with us after the meeting!
- Urban or community gardening space for food and traditional medicine
- More intentional spaces for group learning or reading circles
- Dog waste bag stations

Comments for consideration

- Motion sensing lights or button lights that can allow for continued park use without having to invest in full lighting infrastructure
- Put the skatepark further away from the playground to prevent accidental injuries from cross play. Having a mix of ages easily accessing the skate area can impede on safe skating opportunities, so if younger kids using the play structure can easily hop into the skate area, they might get hurt
- Potentially use gravel instead of concrete for the trail loop around the park to be more environmentally friendly
- Leaving too much open field might result in unused space
- Having too much open space might make the park feel less safe if there is not additional lighting to illuminate the open field at night
- The playground should be closer to the parking lot for easier access for families. Consider flipping the locations of the skatepark and playground

Meandering Nature Park

This design reimagines a larger portion of the park and spreads elements throughout. Main features include:

- Rugby field improvements with lighting, equipment storage, and bleachers
- Court area to accommodate hardcourt activities such as futsal, basketball, tennis, pickleball, etc.
- Central restroom and shade pavilion
- Larger skatepark
- Spray ground and playground adjacent
- Park overlook with interpretive signage (view from parking lot)
- Expanded parking area (increasing the current 68 spaces to 106 spaces) and a new parking area off of 35th Street that would add an additional 22 spaces
- Gathering area/event lawn
- Meandering pathways with perimeter access points and future access to First Creek
- Expanded indigenous plantings, shade trees

Appreciation for

- Larger skatepark
- Separation between the skating and playground to prevent cross-play
- This design seems safer

- The bigger parking lot
- A more integrated design instead of splitting the park between fields and amenities
- The added and larger amenities that provide more play and gathering opportunities

Missing elements

- A second pathway option to avoid walking directly past the skatepark area – if there is a lot of action at the skatepark, you might want an alternate route to avoid it with your children or dogs
- An indoor gathering aspect for community events in the winter
 - Metro Parks noted that this design has an outdoor covered space. The park building (not part of this planning effort) could be used for future indoor programming.

Comments for consideration

- The bigger skatepark design is appropriate because Tacoma doesn't have many skating options and too small of a skatepark ends up being dead space because there must be enough space for multiple people to move freely
- Remove the extra parking off 35th Street for safety concerns – people drive fast or end up parking for an extended amount of time on this street, so this parking spot has the potential to increase accidents or encampments
- Consult local community members to monitor the community art space for potential conflict with things like designs, symbols, or inflammatory words, especially among youth communities
- Intentionally design the features of the spray ground that could be skating area when water is off in the winter
- Consider the size difference between the playground and other features to ensure equity in design with the amount of use for each feature
- The sport courts and playground should be closer together so families can view all kids at once
- Youth currently rollerblade and skate on the sport courts, so intentionally design the skate area to include roller skate features

Additional discussion looking at both designs side-by-side:

- I like the connection between the playground, sprayground, and gathering space in the Central Play Grove design, but I like the bigger footprint of amenities in the Meandering Nature Path. Try to combine the connection and engagement of features while having larger amenities. You could also add benches to build connectivity and viewing opportunities for families with children using multiple amenities
- Are there other graffiti walls in Tacoma? I am concerned that other parts of the park would end up being tagged
 - Metro Parks noted that this would be the first graffiti wall in Tacoma and staff would work with the Tacoma Arts Commission to monitor the art area. This would also pay homage to the current art wall that is on the existing restroom building
- Add multiple, small shade pavilions throughout the park like little bus stops with a small table or water fountain to encourage passive use and rest areas
- Add a speed bump on 35th Street to help reduce safety concerns

- Metro Parks noted that the Parks Department cannot add speed bumps but can coordinate with the City of Tacoma. If you provide contact information, we can provide the City's form for submitting speed bump suggestions
 - Community response - Try to get a traffic representative to come to the next meeting to provide the community the opportunity to give them direct feedback. The neighborhood has already tried the formal process five years ago without success.
- It is extremely important to talk to the community directly living near the park
- How much is the tribe being consulted for this design?
 - Metro Parks noted that staff meets with the tribe separately to get their input on design and to collaborate on interpretative signage
- July 4 is a large event at this park, especially on the corner of 35th Street where they often sell and/or set off fireworks. Caution that if there is more flammable vegetation in the park, the project team needs to plan for mitigating fire risks
- This neighborhood only has corner stores, so we don't have a grocery store to provide access to nutrient rich and culturally relevant foods. It is imperative for this long-term project to prioritize urban agriculture to help build more opportunities for food security
 - Community suggestion – We could replace the alternative parking lot on 35th Street with vegetable beds
 - Community suggestion – Incorporate fruit trees in addition to canopy trees to help build relationship with the land
- It is nice to see the scale and quality of the amenities for this community in these designs. These investments create powerful opportunities for our neighborhood.
- Who is the point person for suggesting community meetings the project team should attend?
 - Metro Parks contacts are Delia Flores deliaf@tacomaparks.com and Jorge Villamil jorge.villamil@tacomaparks.com

Next Steps:

A second social pinpoint survey began Dec 12 for the public to comment on the two design concepts <https://engagepiercecounty.mysocialpinpoint.com/portland-ave>

Kristi reminded the group that the next Steering Committee meeting will be on January 26, 2023, from 6:00 -7:30 p.m. at Eastside Community Center. There will be an open house in late February or early March to reveal the final plan to the community.

Contact Kristi with any questions at: kristie@tacomaparks.com

Appendices:

Portland Avenue Park

(A)

Central Play Grove



MPT SHOULD PURCHASE THIS PROPERTY

¿Qué me gusta de este diseño?

LARGE PLAY GROUND + SPRAY GROUND
RELATIONSHIP OF PLAY/SPRAY/LAWN

¿Lo que falta?

- ☐ LOOP TRAIL
- ☐ MORE NATURAL SPACE
- ☐ URBAN AGRICULTURE
- ☐ LIGHTING THROUGHOUT

Portland Avenue Park

(A)

Central Play Grove



What I like about this design

Rugby Field w/ Lighting

What is missing

Portland Avenue Park

(A)?

What I like about this design

Central Play Grove



~~Native Center~~ ~~Backyard~~ ~~WRS & nice~~
 layout

What is missing

- ☐ Bigger skatepark maybe bring the Rugby field in to make it smaller. we don't want another mistake like McKidley skate park. You don't want small skate parks that will not be used and waste of taxpayers money. mistakes like that is why you want skate board & the community to have input with skate park projects.

skate park is to close to playground.

BBO'S

Portland Avenue Park

(A)

Central Play Grove



What I like about this design

- Includes everything.
- Safe access
- can be used for after school programs
- Non-exclusive Park Design/for the use of everyone.
- Skating
- The introducing water play again
- Adding more cross walks, meaning safer use
- Few rules and more playful access
- Parking close/near by.

What is missing

- Division by Topography
- Lone Paths
- The importance of first creek wetland
- New access point down to wetland is missing the material of a spacious area

Portland Avenue Park

(A)

Central Play Grove



What I like about this design

Open Area
Skate
Gazebo

What is missing

- Overall Lighting
- Very Subdivided

Portland Avenue Park

(A)

Central Play Grove



What I like about this design

- The grouping of the sprayground, playground, and gathering lawn.
- The green spaces that would be added.
- Gathering event lawn.
- Lighting on Rugby Field.

What is missing

- The multi-sports field.
- Bigger parking lot.

Portland Avenue Park

(A)

Central Play Grove



What I like about this design

Access Points

Activity nodes

Paved Pathways

Smaller walking Paths.

Spray Park

What is missing / wrong

lights around Pathway

Skate Park by Play ground

ocean

Portland Avenue Park

(B)

Meandering Nature Park



What I like about this design

The distance from the playground and ^{skate park} ~~play~~
Big skate park 😊

What is missing

Some spots are completely packed

Portland Avenue Park

(B)

Meandering Nature Park



What I like about this design

Rugby Field w/ Lighting

What is missing

Multi-use field or
more open space

(B)

Meandering Nature Park



the skate park is 13:6 but could
be bigger. could extend the park
to the east more, making it to almost
the property line and have enough
room for a walk path from north
and south. the native center backyard
has a nice layout, maybe use gravel instead
of concrete to leave less
of a carbon foot print

☐

More Bathrooms & water fountains. Hygiene
and ^{hydration} ~~water~~ is always needed, throughout
the whole park.

BATHrooms

Water fountains

BIGGER Skate PARK!!!

BBQ'S

BATHROOMS; D

(B)

(B)

Meandering Nature Park



What I like about this design

Skate Park location

Spray ground + Play ground

gathering lawn

Extending large parking lot

Paved Pathways

New access points

What is ~~missing~~ wrong

Parking on 35th Street

extremely large skatepark

Sports Court far from playground.

Speed bumps on 35th Street

Portland Avenue Park

(B)

Meandering Nature Park



¿Qué me gusta de este diseño?

NEW PARKING ON 35TH

KEEP EXISTING PARKING LOT TO 96 SPACES.

LOTS OF TREES!

PLACES ALONG THE PATH TO SIT + RELAX

¿Lo que falta?

SEATING TERRACE NEAR SKATE PARK.

THE PROPERTY EAST OF THE PARK IS

A CRIME HOTSPOT AND SHOULD BE

PURCHASED AND TURNED INTO PARK SPACE.

LIGHTING THROUGHT

Portland Avenue Park

(B)

Meandering Nature Park



What I like about this design

- The sports courts + multi-use fields.
- Bigger parking space.
- Lighting on Rugby Field.

What is missing

- Better grouping of spray ground/ playground, and gathering event lawn.

Portland Avenue Park

(B) Preferred Option

Meandering Nature Park



What I like about this design

- Skate Park / Increased # Users
- Activity Nodes
- More Integrated Zones / w Movement Throughout the Park
- Graffiti Wall
- Parking on 55th

What is missing

- Overall Lighting Plan: Increase Hours of Use for whole park not just Rugby.
- Create Skate Opportunities / Spray During Periods w/ No H₂O

Portland Ave Park Steering Committee – Meeting 3

Date: January 26, 20223, 6:00 – 7:00 pm PT

Location: Virtual – Zoom meeting platform

Attendees

Staff:

MPT

- Sheryl Blessing
- Michael Bornander
- Kristi Evans
- Delia Flores
- Jorge Vilamil

Consultants

- Aaron Warner – ARC Architects
- Emily – ARC Architects

- Mike Faulkner, Bruce Dees and Associates
- Morgan Calder, PRR
- Tammy Leigh DeMent, PRR

Steering Committee Members:

- Luetta Patton
- Theresa Evans
- Haydeé Lavariega
- Sean Arent
- Jason Blessing

Purpose

To review the redesign process to date and present the updated park design concept that incorporates community feedback on previous concepts.

Introductions

Kristi Evans, Metro Parks Tacoma, welcomed attendees and led a land acknowledgement to start the meeting, and reviewed the agenda.

Park Overview

Mike Faulkner, Bruce Dees and Associates, reviewed the existing park conditions using photos and digital renderings of what the park currently looks like. Mike clarified that the community building on the park property is not included in this redesign.

Outreach review

Mike reviewed the engagement process to date, highlighting previous steering committee meetings, public meetings, two social pinpoint surveys, and tabling at community events.

Public Meeting #1

The first public meeting helped the team gather ideas from the community on what the needs and wants were from people using the park regularly. The team learned:

- Reasons the park is not being used: community events need access to the community center, meeting space & restrooms not enough active amenities; would use park again if it had newer amenities, safety concerns, and they used to utilize the wading pool.
- Reasons the park is being used: bike riding, community events, dog walking, nature observation, the playground, for rugby, and the sport fields.
- Things that would make people use the park more: updated playground area, skatepark, multi-use space, continuous ADA path, disc golf, fishing pond, and a pump track.

- Types of programming and activities that are missing in the park: a skatepark, a paved track, additional parking, athletic field improvements, a dog park, an event space, a fishing pond, honoring indigenous history, improved playground, lighting, multi-cultural programs, multi-use amenities, a pump track, a sprayground, and an updated accessible restroom.
- Things that would make the park more accessible: crosswalks with pedestrian activated lights, bike lanes, closer to a bus stop, parking, lower speed limits around the park, stop light at parking lot, and vehicular turn lanes.

Initial Survey

The initial community survey also gathered information from the community on how they use the park. There were 104 responses that included information like:

- Most respondents use the park sparingly and reported mostly using the park for passive play, the playground, and sports fields.
- Some of the top-ranking desires for the park include bigger features, more nature areas, and updated playground equipment or water play area.
- There were a lot of responses requesting a skatepark or more skateboarding features with acknowledgement that the skateboarding advocacy group was very active in responding to the survey.
- Other priority elements included more security measures, ADA accessibility, and parking improvements.
- Most respondents live within a few miles of the park, but some travel more than ten miles to visit the park.
- The afternoon has the highest use.
- Most respondents drive to the park, but many bike, walk, or use transit.

Public Meeting #2

The second public meeting presented initial park re-designs to the community to gather more feedback. The team was interested in learning from the community which design elements park users liked and what design elements were missing from each of the two park design options: the Central Play Grove design and the Meandering Nature Park design. The team learned:

- In the Central Play Grove design, people liked: the ADA accessible trail, added green space, added park access points, community inclusion, the graffiti wall, inclusion of Salish art opportunities, nature enhancements, and the skatepark.
- What was missing from the Central Play Grove design included: a bigger skatepark, community gardening space, experiential learning and educational opportunities, group gathering spaces, lighting. Other comments suggested moving the playground closer to the parking lot, more skatepark and playground separation, and avoiding unused open field area.
- In the Meandering Nature Park design, people liked: the additional, larger amenities, the more integrated design, that it felt safer, had larger parking areas, the larger skatepark, and the separation between the playground and skatepark.
- What was missing from the Meandering Nature Park design included: other comments suggested concerns over the size difference between the playground and skatepark, concerns about the graffiti wall, indoor programming, pathways to avoid walking directly next to the

skatepark, safety concerns with 35th street parking, and sprayground could be a multi-use skate area.

- Additional feedback on both designs included: needed amenities for dog walkers, embracing and protecting First Creek, honoring indigenous history, providing shade, pedestrian safety and walkability, play equipment for all ages, providing space for community event needs, reflecting the multi-cultural community, and sustainable storm water solutions.

Second Survey

The second community survey was intended to gather more information from the community about prioritizing the most desired amenities and features. There were 43 responses that told the team the community prioritizes:

- Providing community events, multi-cultural events, and arts and craft.
- Providing new amenities like a skatepark, sprayground, and basketball court.
- Incorporating shade, natural habitat, and seating opportunities.
- Improving landscaping, trees, playground, and walking and jogging paths.

Community Vision Board

Throughout the project design, the community could also add ideas to a virtual community vision board through Social Pinpoint. <https://engagepiercecounty.mysocialpinpoint.com/portland-ave> There were 48 comments that expressed more ideas for the park design.

Design Goals

Mike presented design goals for the redesign and highlighted that coordinating with the City of Tacoma on support for pedestrian safety and the First Creek Action Plan are priorities in these designs Design Goals include:

- Activate the park with desired features and amenities.
- Improve visibility, safety, and security.
- Enhance pedestrian safety and walkability throughout the park.
- Reintroduce water play to the park.
- Create space for gathering and events.
- Tell the park's "Indigenous Story".
- Enhance access points into the park.
- Future connection to First Creek.
- Incorporate nature and native landscaping within the park.
- Increase shade throughout the park.
- Provide features and amenities that are accessible to all.

Design Concept:

Mike Faulkner, Bruce Dees and Associates, presented the updated park design that incorporates feedback on the two original draft designs. This design combines the gathering space centrality from the

Central Play Grove with the meandering path design and bigger amenities from the Meandering Nature Park.

The new design moved the skatepark further from the path of travel, re-envisioned the graffiti wall into a community art wall, increased the gathering lawn space, and added more shade pavilions. This design also increased parking and created a plaza or seating terrace for indigenous education opportunities, creates sustainable ecosystem management, improves the rugby field with lighting, storage, and seating, and moved the sprayground and playground closer to visible seating spaces and the parking lot.

Mike highlighted that the team will continue to coordinate with the City of Tacoma to improve walkability and safety around the park.

Discussion on updated design:

- Did the team receive requests for a covered skatepark?
 - Response - Yes, we heard that during the second survey, as well as a request for more lighting near the skate area.
- Were the parking spots along 35th Street removed in this design?
 - Response – Yes, that additional parking was taken out and repurposed as a native vegetation area.
- I appreciate the team listening to requests for pedestrian access points to the park, especially off 35th Street. The neighborhood is hoping to get a speedbump on that street.
- You mentioned possibilities for urban gardening in the park. Where is that located on the design map?
 - Response - Metro Parks has specific parks (Blueberry Park and Swan Creek) with organized community gardens. It can present challenges to have a small community garden in a small park. With this park, the focus is more on active play and we don't have enough land to have a large space for community gardens. If we install a small box garden, it would likely get neglected because it is more difficult to successfully grow crops. We have some open space around the edges of this park design that we can potentially use, but we haven't specifically labeled it as garden space.
- There is a broken storm drain at the park that often backfills. Is that addressed?
 - Response - All drainage issues will be rectified during construction.
- Does this design consider the community center?
 - Response - This Master Plan design does not incorporate the community center. For the next two years, the building will be occupied by a community organization. During that time, Metro Parks will begin planning how to program the community building moving forward. ARC Architects will inspect the condition of the building and its renovation potential.
- The skatepark and sport courts should be covered to ensure it is usable throughout the year.
 - Response - Options for covering amenities will be determined when we design specifics of the skatepark and if we have enough space for that infrastructure.
- The roof space on the community building could be utilized for green space, solar, or a garden. There is also an opportunity to select fruiting trees and shrubs if a garden area is not possible.
 - Fruit trees is a good idea, and suggestions like that will be helpful in the actual phase design where we will select specific materials. As for lawn maintenance concerns, the

lawn around the field would be mowed regularly, but the other green space on the map will be left natural, so that will reduce upkeep resources and increase natural habitat

- I am not a big fan of lawns due to their drain on maintenance resources, so I appreciate the reduction in field space, but why do we still have a gathering event space if we have a field as well?
 - The rugby field can be used for large events when it is not in use for sports events, but the gathering lawn is a performance-based space that the community is asking for to replace the current shelter in the park.
- When considering the pavement, consider permeable pavement. Also consider native species for plant design.
- I am really in love with the parking lot that adds more spaces and trees. I also love the walking trail. I am also longing for access to First Creek and am excited for that. Thank you for creating a connection to the creek.
- We have begun trying to add more fruit trees in parks for foraging, so I appreciate the comments about wanting that design at this park.
- One thing about trees in the parking lot is that roots can create future maintenance needs where the roots can break up asphalt. If they were planted in tree trenches instead of tree pits, it would reduce parking space options.
 - Response – This is something to explore more! We have to continue to find the balance between green space and parking.
- I like the future access to First Creek. I wondered about the trees in the parking lot also. I also like the gathering lawn for events, the meandering path, and the sport courts.
- I like the combination of the sprayground and playground and gathering lawn that merges both previous design concepts. I also like the possibility of covering the sports courts. I really like the walking path and for people to have access to the activity nodes along the path. I appreciate the green and nature space, but I am also concerned about root systems destroying parking spaces. I like having the ability to have storage and restroom access for summer programming in the park.
- Will there be access to store things in the building?
 - Response - There has to be enough storage room for field equipment and the mechanics of the sprayground, so some space in the building will be taken up, but this is something to consider during full design.

Kristi posed a question to the group: Do you feel we have captured the community's thoughts in this final concept? Did we design in accordance with what we heard? Responses included:

- I think you did listen to the community feedback. For example, you removed the extra parking along 35th Street after receiving community concerns.
- The design looks representative of the community's comments.
- Thank you for the change on the parking lots and the pathways. I like that there is now path access along the rugby field.

Note from Sean Arent in chat - I've got a connection for free chestnuts and some other fruit trees if folks at Metro Parks or others are interested.

Next Steps:

Kristi explained the project's next steps.

- The team will get approval on the updated design from tribal partners and the Metro Parks Tacoma executive staff.
- Metro Parks will host an open house for the community to review the redesign March 9. The design will make final edits and then present to the Parks Board for final approval.
- After approval, the team will begin identifying funding opportunities to begin Stage 1 design construction. Kristi reminded the group that there may be changes to the concept as the design goes through design development and the park is evaluated to see what is physically possible.

Kristi reminded the group to invite their networks to the open house on March 9, 2023 from 6-7:30 pm at Eastside Community Center. Contact Kristi with any questions at: kristie@tacomaparks.com

Kristi ended the meeting by thanking the Steering Committee for participating in the process and encouraged them to stay involved with the when the project begins such as during material selection.

Action Items:

- Follow up with Haydeé Lavariega to provide more information about the community gardening opportunities.

SURVEYS

ONLINE PUBLIC SURVEY #1

ONLINE PUBLIC SURVEY #2

PORTLAND AVE PARK

Survey #1 - information gathering

Help Metro Parks Tacoma design the future of Portland Avenue Park!

By taking this brief survey, you can help us understand the local community's aspirations, needs, and priorities as we think about how to reimagine the park. This survey is for the outdoor area of the park and does not include renovations to the adjacent community building.

Please use the *Community Vision Board* section of this site for additional comments and to share your ideas. Thank you for your input. Please join us for an open public meeting to discuss ideas:

October 27, 6:00 – 7:30 pm at Eastside Community Center

1) How often do you visit Portland Avenue Park?

More than 2 times a week

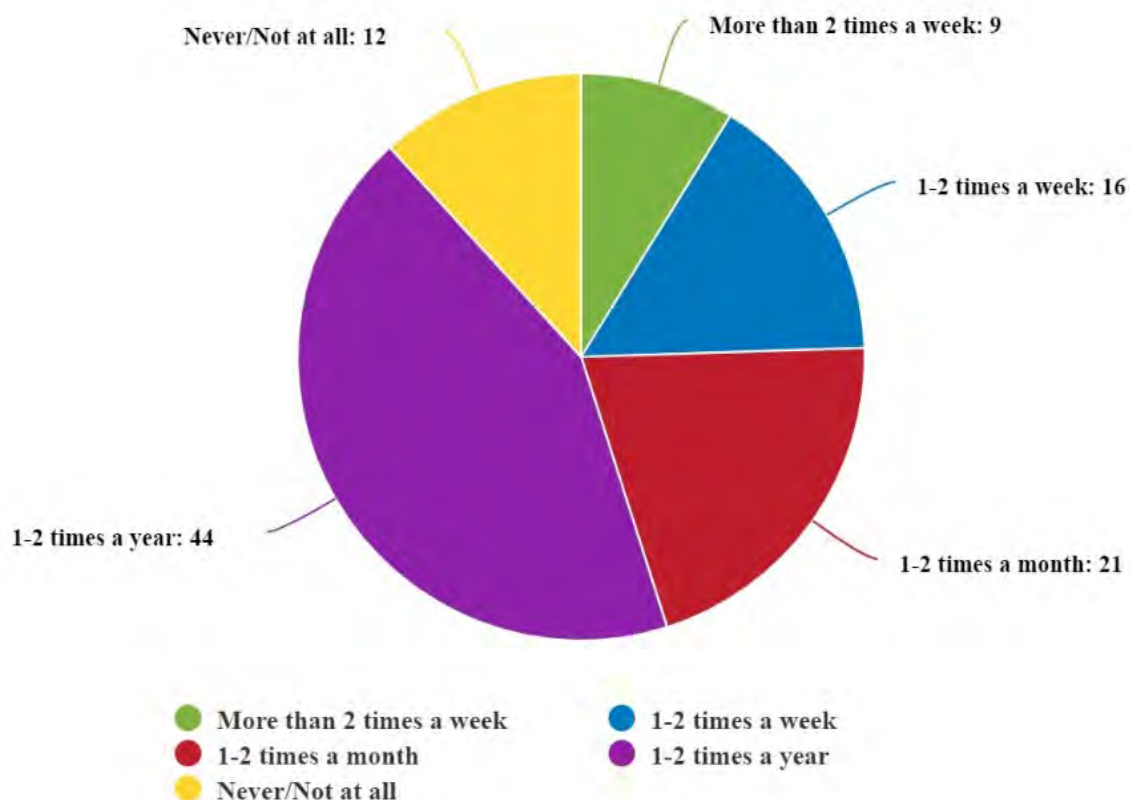
1-2 times a week

1-2 times a month

1-2 times a year

Never/Not at all

Response:



2) In the past three to five years, what kinds of activities have you and/or members of your household participated in at Portland Ave Park? Select as many as apply.

General relaxation and enjoying the outdoors

Using the play area

Picnic / party - reserved for a group

Picnic - not reserved, drop-in use of shelter

Participating in the summer lunch program

Using the adjacent community building

Events -such as the Community Market Resource Fair

Free Summer Lunch and Playground Program

Activities / sports on grass fields (Baseball / softball, Cricket, Football, Rugby, Soccer)

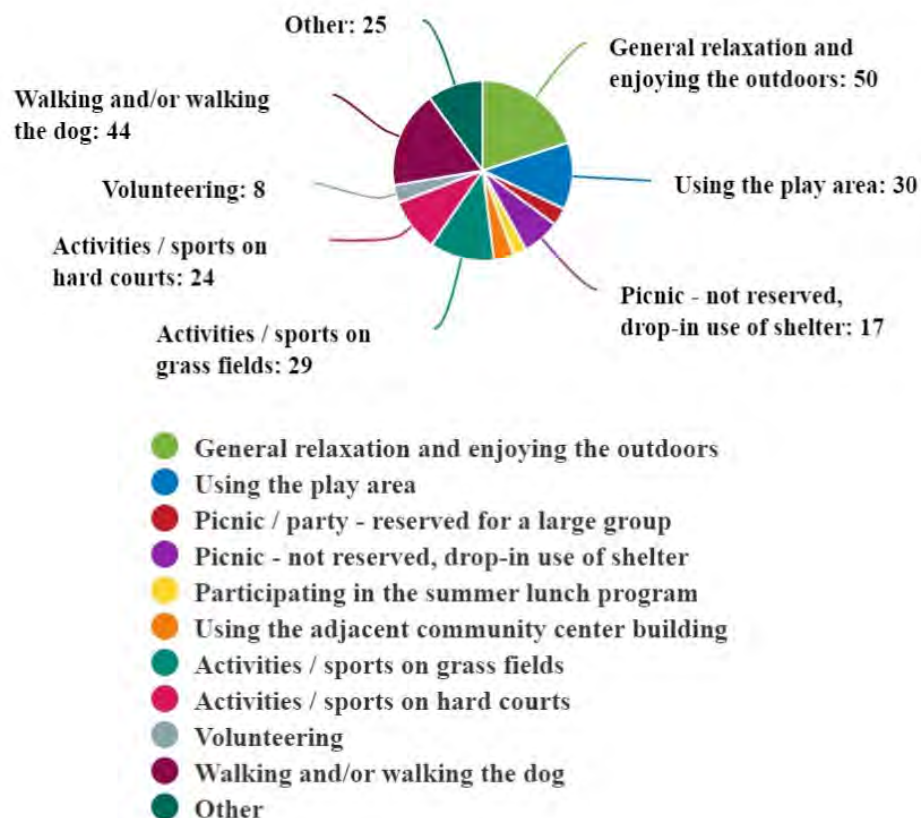
Activities / sports on hard courts (Pickle ball, Tennis, basketball)

Volunteering

Walking and/or walking the dog

Other

Response:



- 3) Using the menu below, please place the features in order of importance to you that you most want to see in the park. If there are features important to you that are not listed, use the *Community Vision Board* to give us your ideas for the future of Portland Ave Park

Sports/Courts

Basketball courts
Multi-purpose hard courts
Multi-purpose open space / community lawn
Multi-purpose sports fields – grass / turf
Pickleball courts
Tennis courts

Playground/Exercise Equipment

Exercise stations / outdoor fitness equipment (adult)
Structured playground – toddler / preschool
Structured playground – school age / youth to 13
Structured playground – accessible for youth with disabilities
Structured playground – adults

Site Furniture

Benches / seating
Bulletin board
Picnic tables

Nature Area

Community garden
Landscaping (drought tolerant, native plants, decorative)
Natural habitat areas (non-play)
Natural play areas (materials such as trees, hills, grasses to encourage creative play)
Tree canopy

Bigger Features

Covered pavilion / stage / shaded gathering areas / areas for classes and programmed activities
Picnic shelter
Skatepark
Sprayground

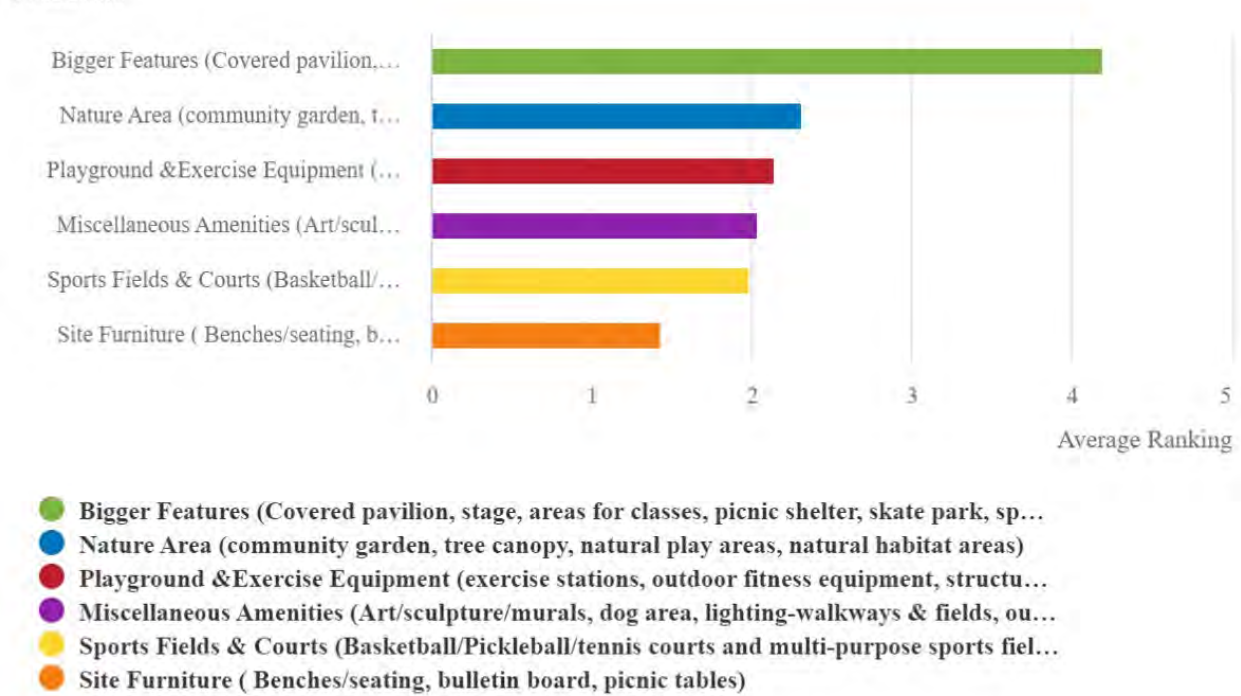
Miscellaneous Amenities

Art / sculpture/murals
Dedicated area for dogs
Lighting – walkways and gathering areas
Lighting – fields and courts
Outdoor education / interpretive signage

Outdoor games (horseshoes, bocce ball, corn hole, ping pong, etc.)
 Shade structures
 Water fountains (drinking)
 Walking / running/ biking path or trails

Response:

99 answers



- 4) Using the dropdown menu below, please select the top five activities that you most want to see accommodations for at the park. Please place activities in order of importance to you. If there are activities important to you that are not listed, use the “Community Vision Board” to give us your ideas on the future of Portland Ave Park

Most important

Second most important

Third most important

Art, activities, and education programs
 Bicycling
 Dog walking
 Events (such as the Community Market Resource Fair)
 Field sports (cricket, football, rugby, soccer, baseball / softball)
 Fitness programs (yoga, group exercise, etc.)
 Court Sports (basketball, pickleball, tennis, etc)
 Gardening
 Picnics / informal gatherings

Parties with areas reserved for groups

Play

Relaxation (unstructured)

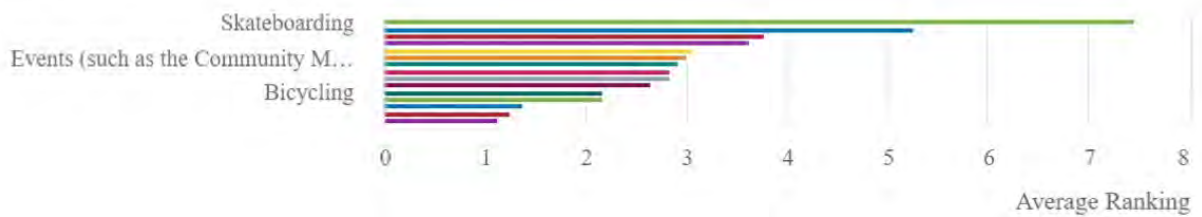
Skateboarding

Walking / jogging / running

Water play

Response:

98 answers



- Skateboarding
 - Play
 - Dog walking
 - Relaxation (unstructured)
 - Field sports (cricket, football, rugby, soccer, baseball / softball)
 - Events (such as the Community Market Resource Fair)
 - Water play
 - Picnics / informal gatherings
 - Walking / jogging / running
 - Art, activities, and education programs
- 1/2

- 5) In addition to the previous lists, are there park elements and/or activities you would like to see in Portland Avenue Park.

Response:



6) What would prevent you from using the park? Select all that apply

Accessibility concerns

Activities, events, and programs provided don't meet my interests

Location is not convenient / too hard to get to by means other than a car

Park features / amenities don't meet my interests

Park features / amenities are overcrowded

Poor maintenance

Prefer other parks or facilities

Safety concerns

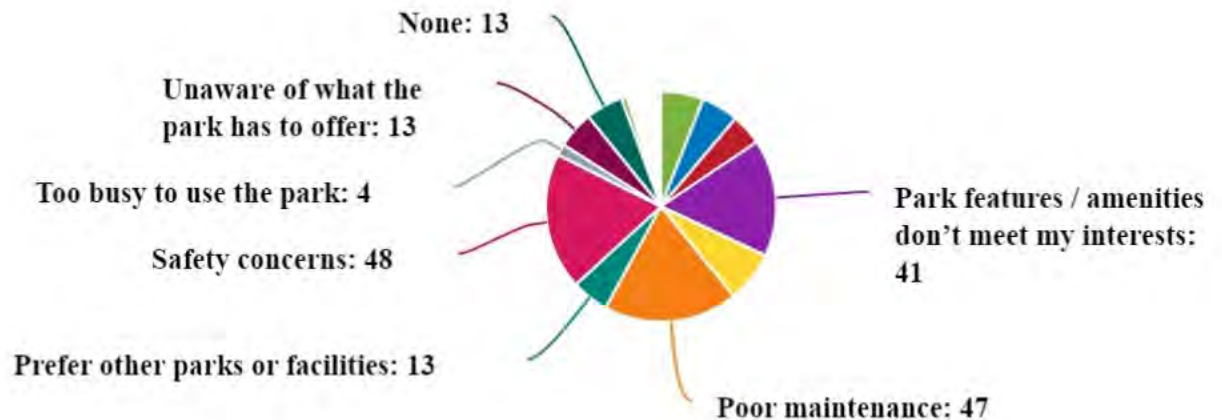
Too busy to use the park

Unaware of what the park has to offer

None

Other: _____

Response:

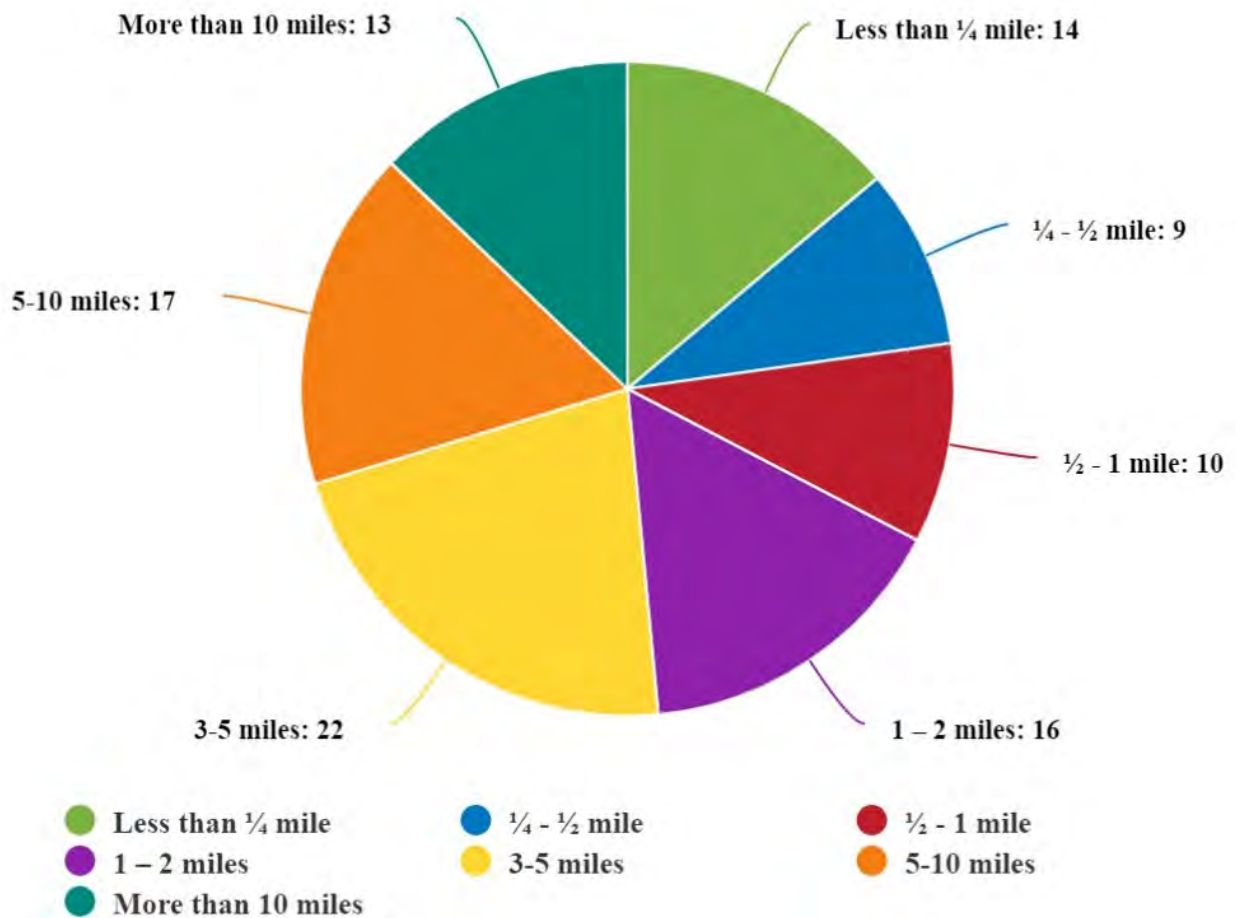


- Accessibility concerns
- Activities, events, and programs provided don't meet my interests
- Location is not convenient / too hard to get to by means other than a car
- Park features / amenities don't meet my interests
- Park features / amenities are overcrowded
- Poor maintenance
- Prefer other parks or facilities
- Safety concerns
- Too busy to use the park
- Unaware of what the park has to offer

7) How close do you live or work to the park?

- Less than $\frac{1}{4}$ mile
- $\frac{1}{4}$ - $\frac{1}{2}$ mile
- $\frac{1}{2}$ - 1 mile
- 1 - 2 miles
- 3 - 5 miles
- 5 - 10 miles
- More than 10 miles

Response:



8) What times of day are you most likely to use the park? Select as many as apply.

Earlier than 7am

7am – 10am

10am – 1pm

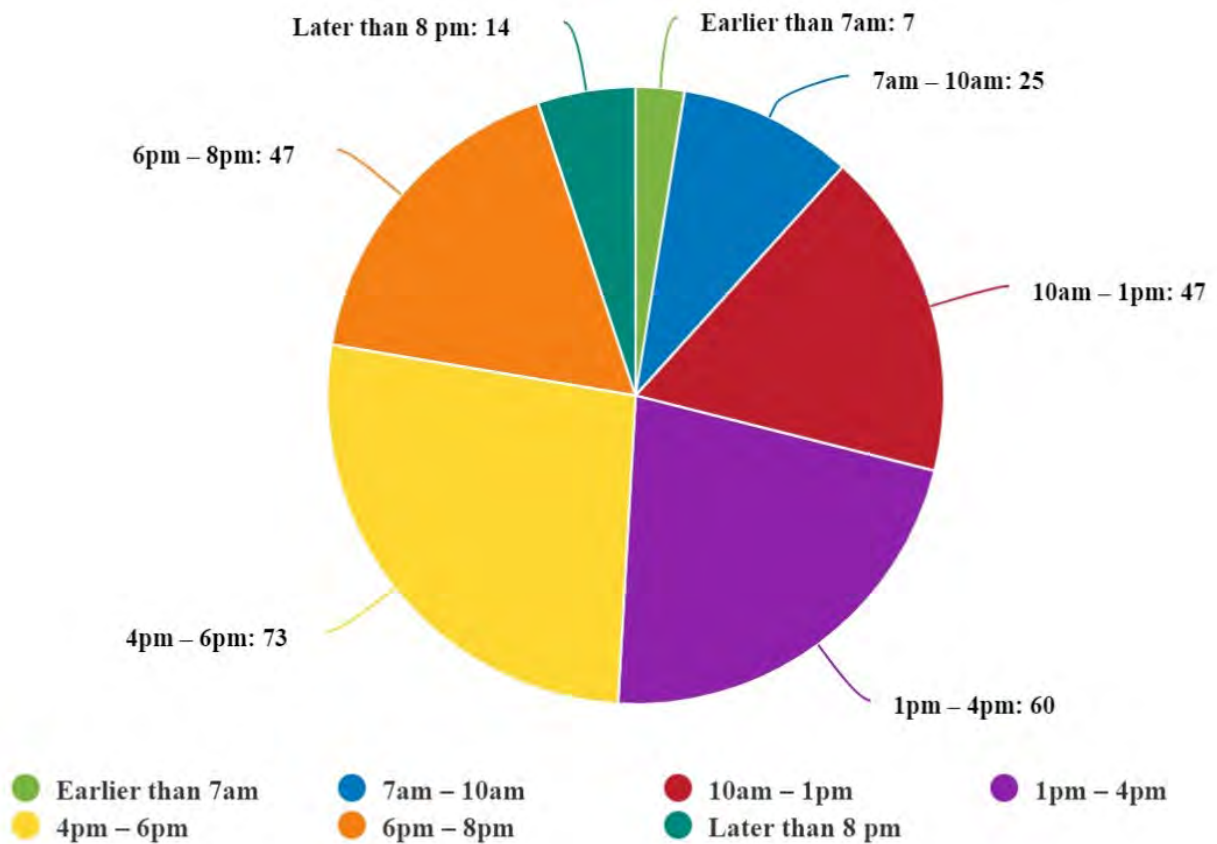
1pm – 4pm

4pm – 6pm

6pm – 8pm

Later than 8 pm

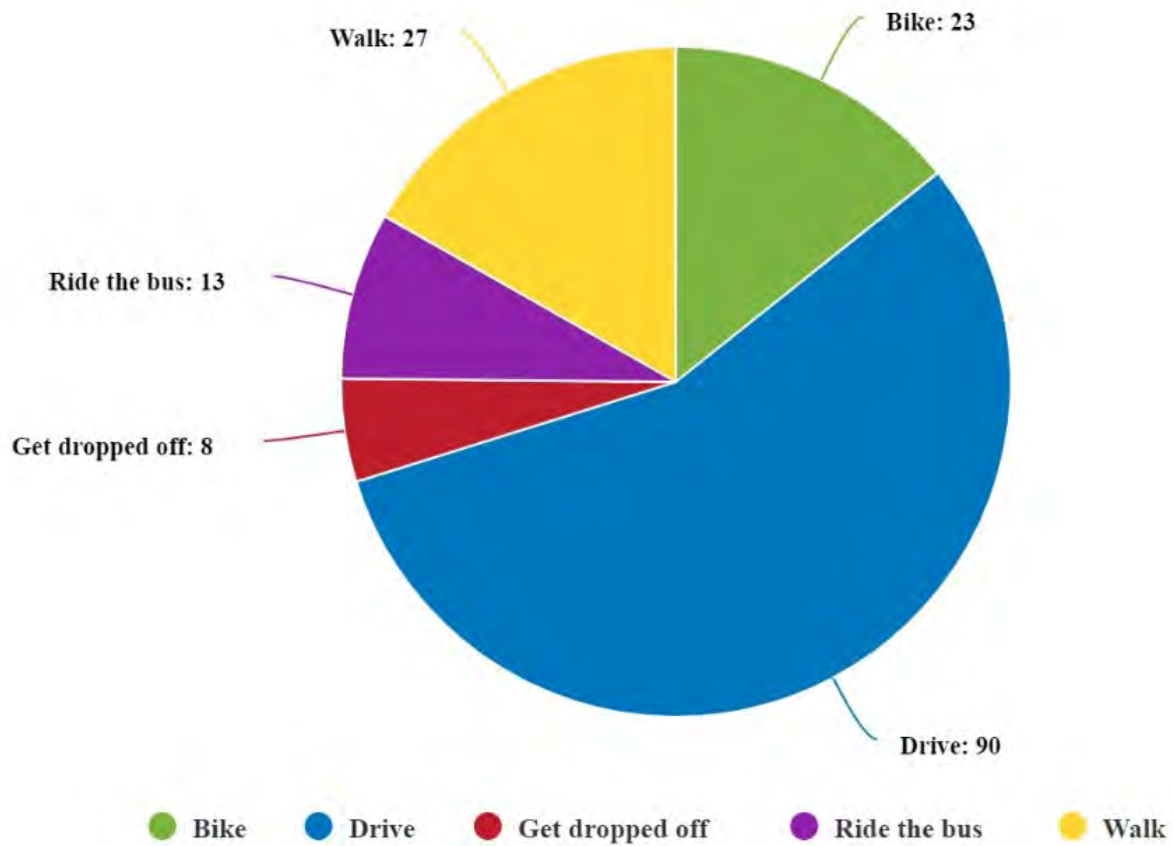
Response:



9) If you visited Portland Ave Park, how would you get there? Select as many as apply.

- Bike
- Drive
- Get dropped off
- Ride the bus
- Walk

Response:



10) What are the ages of those in your household?

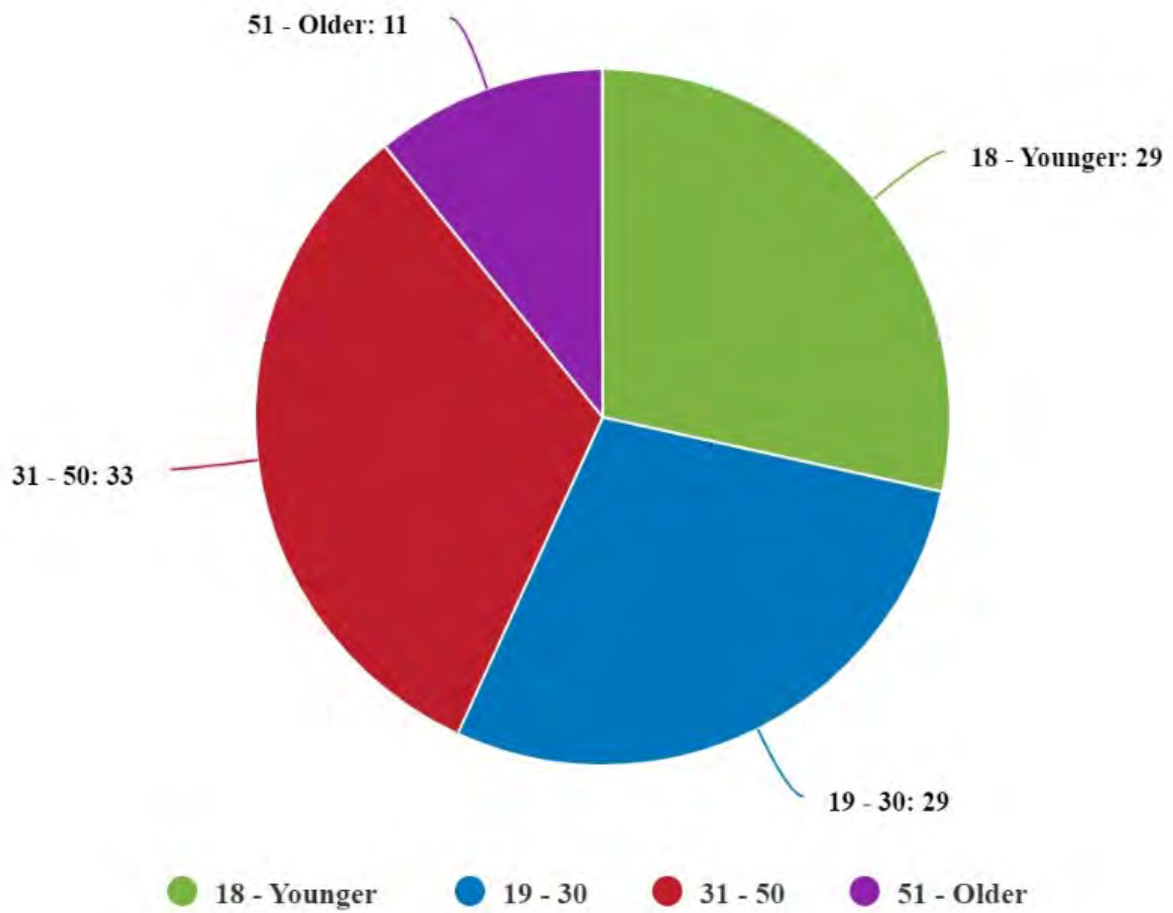
18 and younger

19-30

31-50

51-older

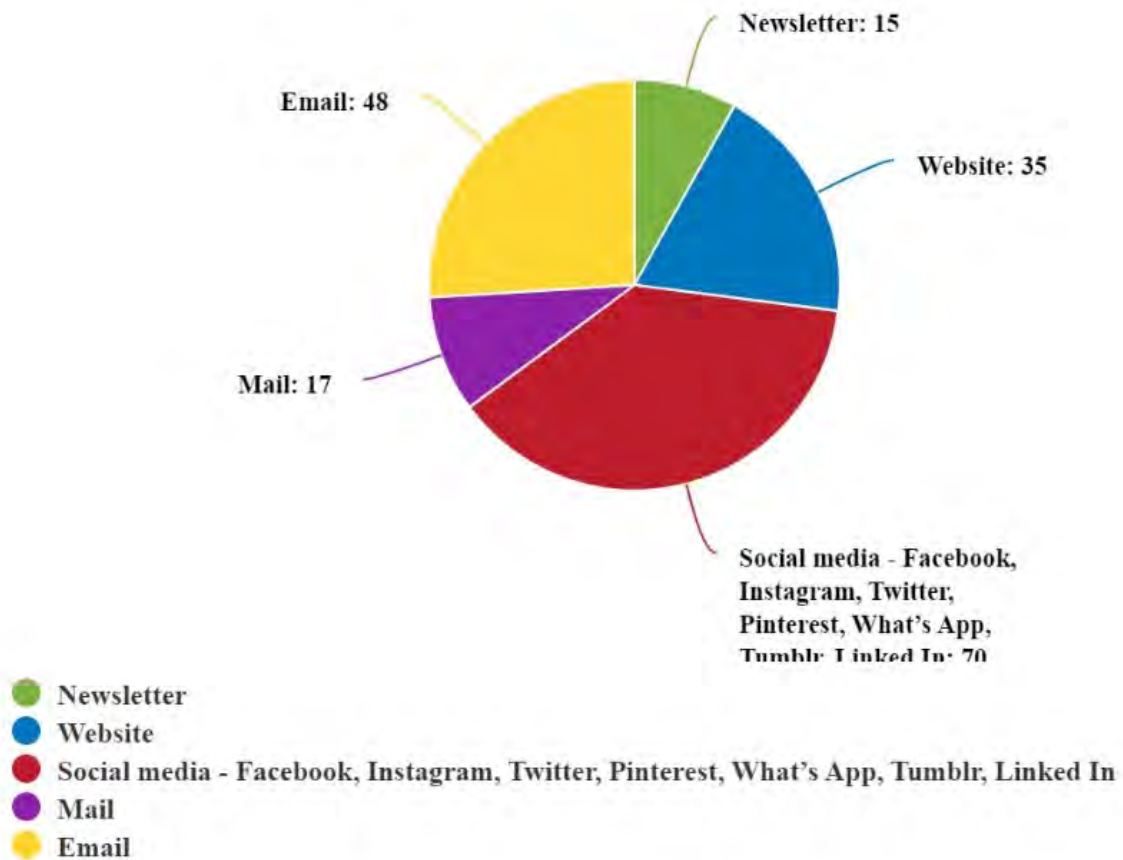
Response:



11) What is the best way to communicate park information? Select as many as apply.

- Newsletter
- Website
- Social media - Facebook, Instagram, Twitter, Pinterest, What's App, Tumblr, Linked In
- Mail
- Email

Response:



PORTLAND AVE PARK

Survey #2 – Concepts review

Help Metro Parks Tacoma design the future of Portland Avenue Park!

In our first survey we asked for your aspirations and needs to help us think about what features and amenities to include in reimagining the outdoor area of the park. We heard some great ideas! Comment on draft concepts and help us prioritize ideas using the new survey below.

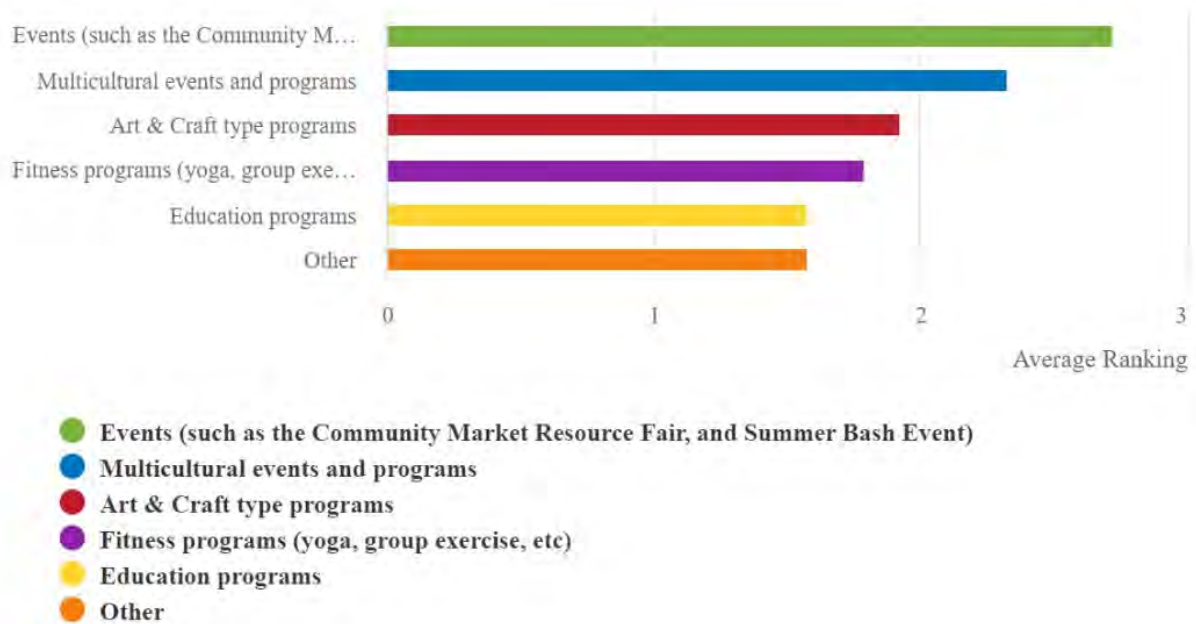
Please use the Ideas Wall section of this site for additional comments and ideas!

Please join us for a public meeting on Thursday December 15 6:00 – 7:30 pm, at Eastside Community Center, 1721 E 56th St.

1. What programs would you most like to see provided at the park? Rank the following in the order of your preference with the first being your most preferred option.
 - a. Art & Craft type programs
 - b. Education programs
 - c. Events (such as the Community Market Resource Fair, and Summer Bash Event)
 - d. Fitness programs (yoga, group exercise, etc)
 - e. Multicultural events and programs
 - f. Other

Response:

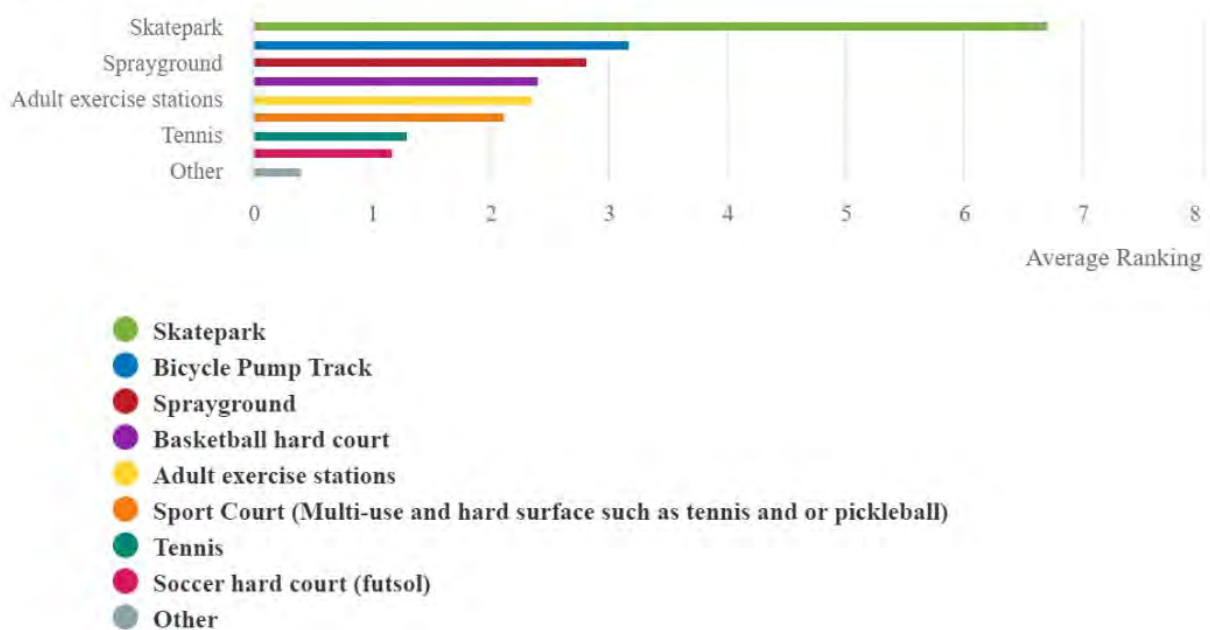
38 answers



2. What new active (play- based) recreation features would you most like to see added to the park? Rank the following in the order of your preference with the first being your most preferred option.
- Adult exercise stations
 - Basketball hard court
 - Bicycle Pump Track
 - Skatepark
 - Soccer hard court (futsal)
 - Sprayground
 - Sport Court (Multi-use and hard surface such as tennis and or pickleball)
 - Tennis
 - Other

Response:

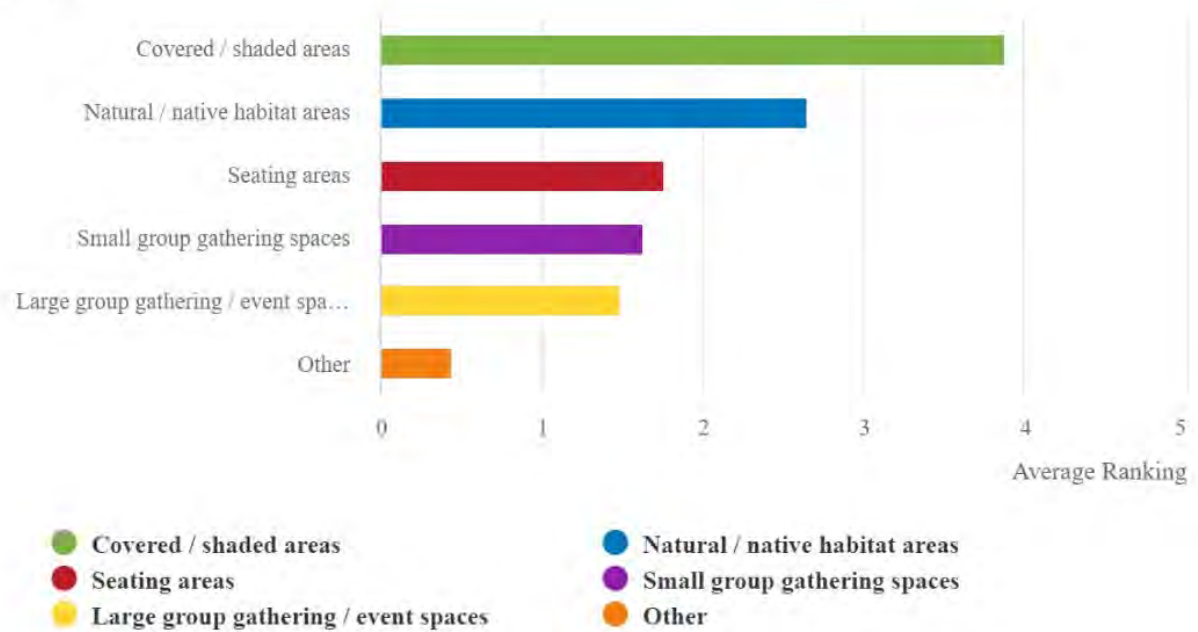
42 answers



3. What new passive (relaxation-based) recreation features would you most like to see incorporated into the park? Rank the following in the order of your preference with the first being your most preferred option.
- Covered / shaded areas
 - Large group gathering / event spaces
 - Natural / native habitat areas
 - Seating areas
 - Small group gathering spaces
 - Other

Response:

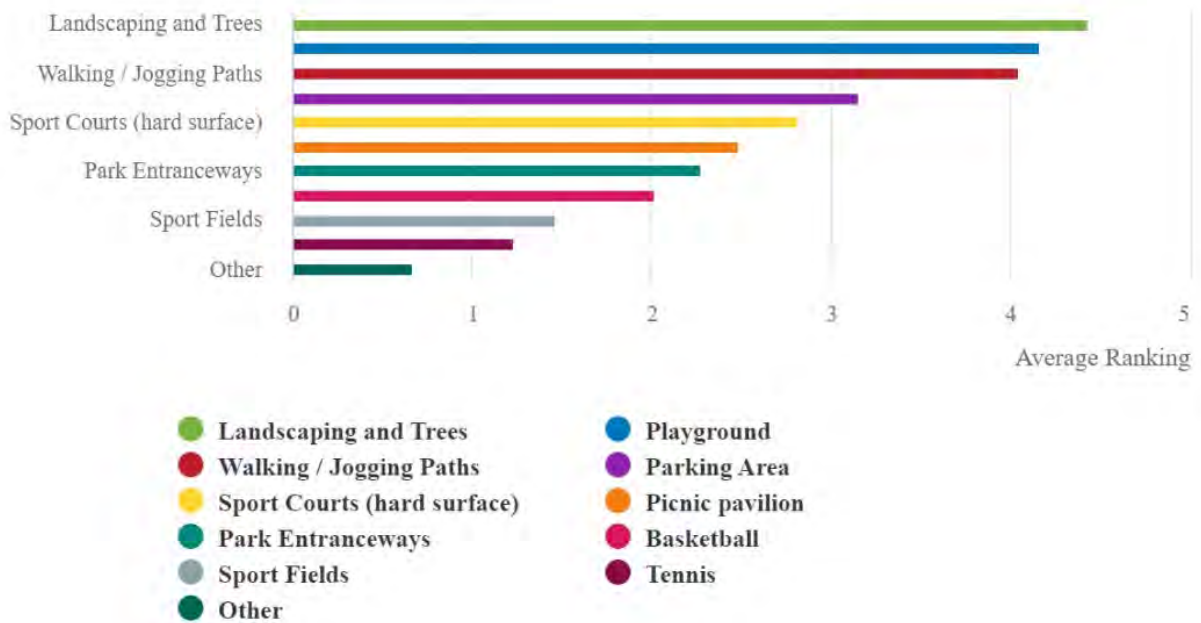
38 answers



4. What **existing** amenities would you most like to see improved? Rank the following in the order of your preference with the first being your most preferred option.
- Basketball
 - Landscaping and Trees
 - Parking Area
 - Park Entranceways
 - Picnic pavilion
 - Playground
 - Sport Courts (hard surface)
 - Sport Fields
 - Tennis
 - Walking / Jogging Paths
 - Other

Response:

35 answers



5. Looking at the two **concepts** below, tell us what you like about each, and let us know if there is anything else you would like to see?

Response:



6. What additional feedback / comments do you have?

Response:

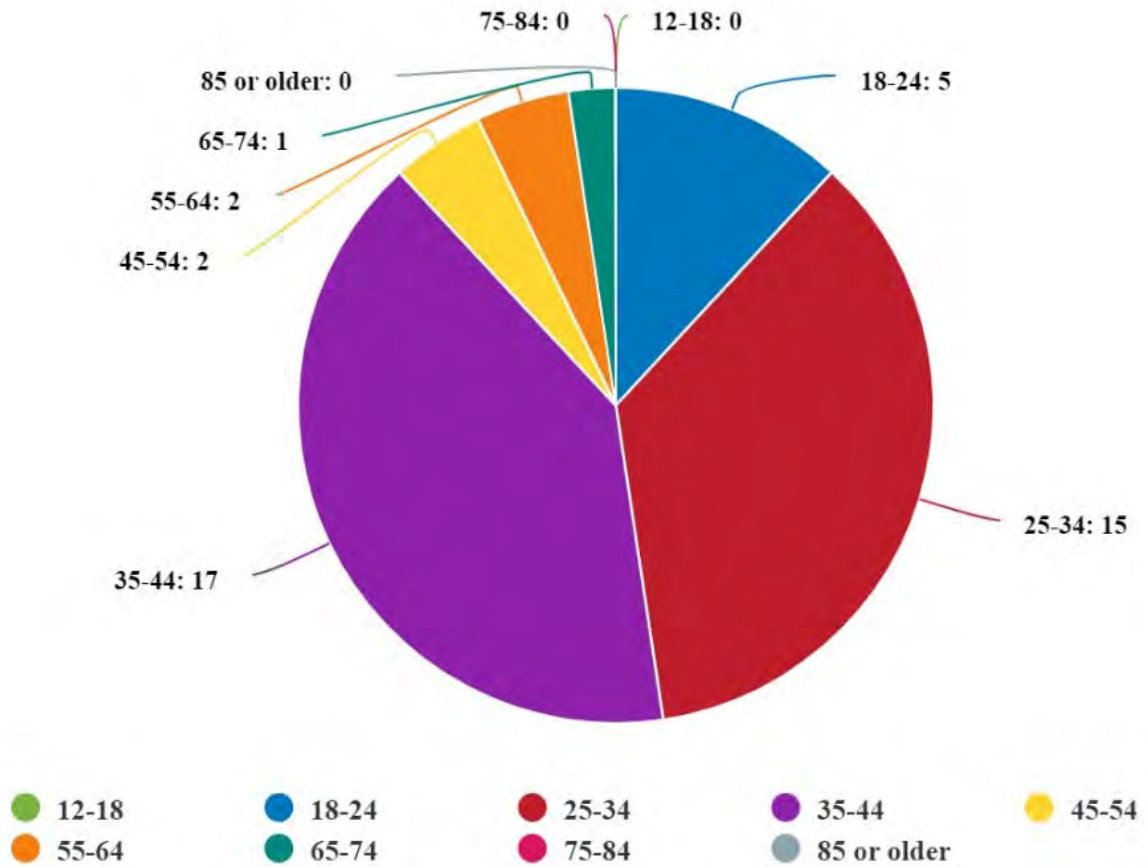


optional demographic questions.

1) What is your age?

- 12-18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75-84
- 85 or older

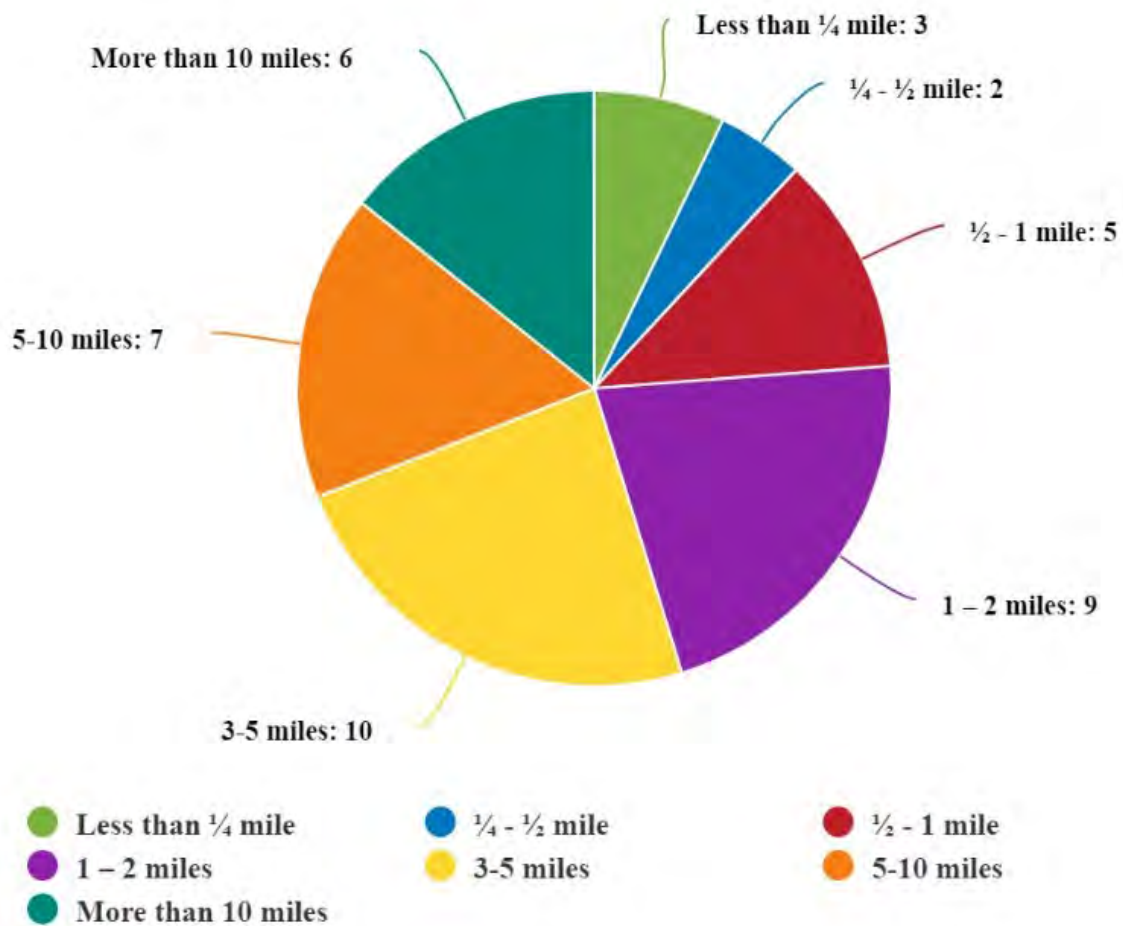
Response:



2) How close do you live or work to the park?

- Less than $\frac{1}{4}$ mile
- $\frac{1}{4}$ - $\frac{1}{2}$ mile
- $\frac{1}{2}$ - 1 mile
- 1 - 2 miles
- 3-5 miles
- 5-10 miles
- More than 10 miles

Response:



PORTLAND AVENUE PARK

COMMUNITY BUILDING ASSESSMENT

PORTLAND AVENUE PARK COMMUNITY BUILDING ASSESSMENT

3513 Portland Avenue, Tacoma, WA 98404

APRIL 2023

PRELIMINARY ARCHITECTURAL ASSESSMENT



1.0 EXECUTIVE SUMMARY

BACKGROUND

The Portland Avenue Community Building was first constructed in 1988 and has had minor improvements over the years. Historically, Portland Avenue Park was first established in the 1930s, and prior to that was part of the Puyallup Tribe's territory until 1887. Interestingly, in 1939 the neighborhood took direct interest and action with the Portland Avenue Improvement Club renting a bulldozer and leveling the ground themselves. A decade later, a wading pool was installed and popularized with the locals, and over time additional improvements have been developed in the Park.



The Community Building has been utilized by numerous community groups over the years, and is planned to be temporarily operated by the Asia Pacific Cultural Center while its new cultural center is under construction. Since the new Eastside Community Building opened nearby in 2018, the Portland Avenue Park Community Building has not been programmed for as much use. The 2020 Pandemic limited use of the building, and is now in need of updating as part of a district-wide effort to improve the Park. Recently, the park has seen an increased frequency of vandalisms - including a fire in 2021, which is now repaired. While efforts are ongoing to improve the overall site, this report provides a general assessment of the existing facility and potential areas for improvement.

OBJECTIVES

This assessment reviews the functionality and performance of the current building in terms of existing conditions of visible materials, programmatic requirements and usage, as well as an analysis of current code requirements including: accessibility, egress, and plumbing fixture allocation. The assessment also provides suggestions for aesthetic improvements and some performance-based solutions to improve the functionality of the building.

GENERAL ASSESSMENT

The building is 9,320 SF and was designed by Merritt Pardini in 1988. It is a wood framed structure with a tall central lobby with clerestory windows. It has 6 meeting rooms and a generous lobby gathering space. In general the building is in fair condition but needs some improvements to meet current codes, and would benefit from energy upgrades, including lighting, insulation, and HVAC systems.

This assessment reviews existing conditions and provides recommendations separated into 2 levels - non-substantial alterations and substantial alterations. The Building Code differentiates 3 levels of renovation depending on the extent of the work involved. Level 1 - minimal renovations such as painting, flooring, and maintenance work. Level 2 - reconfiguration of space, addition or elimination of any door or window, or installation of additional equipment. Level 3 - major renovation of spaces, generally involving more than 50% of the building area and multiple system replacement. The renovation of the community building will need to consider what level of renovation is necessary and desired. This assessment is a first step in understanding the existing conditions and potential improvements needed and desired.

Additional assessment by engineers and specialist should be commissioned to provide a comprehensive review of the existing systems and potential renovations.

2.0 EXISTING CONDITIONS & PHOTOS

EXISTING EXTERIOR

Sidewalks and ADA parking are in ok condition - need improvements

Painted wood siding and wood trim - ok condition

Asphalt shingle roof - low condition - needs replaced

Metal gutters and downspouts - ok

Wood windows - low condition - need replaced

Potential Exterior Improvements:

- Replace existing sidewalks and add site lighting to improve accessibility and visibility
- Paint the exterior wood siding & trim
- Install new roof
- Replace failing exterior windows
- Add new exterior glazing throughout to improve interior daylighting



2.0 EXISTING CONDITIONS & PHOTOS

EXISTING LOBBY AND ADMINISTRATIVE OFFICE

Overall room condition - acceptable

Reception desk does not meet accessibility requirements

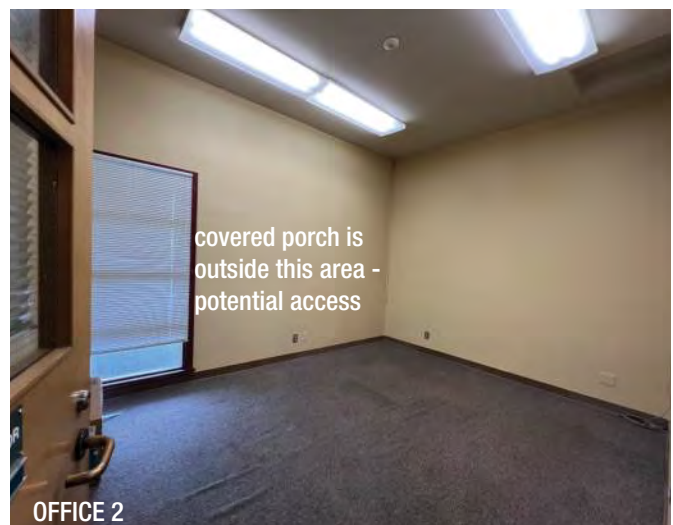
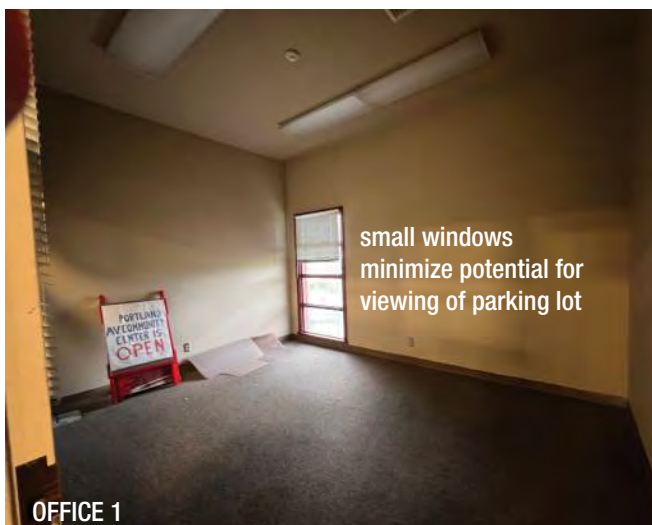
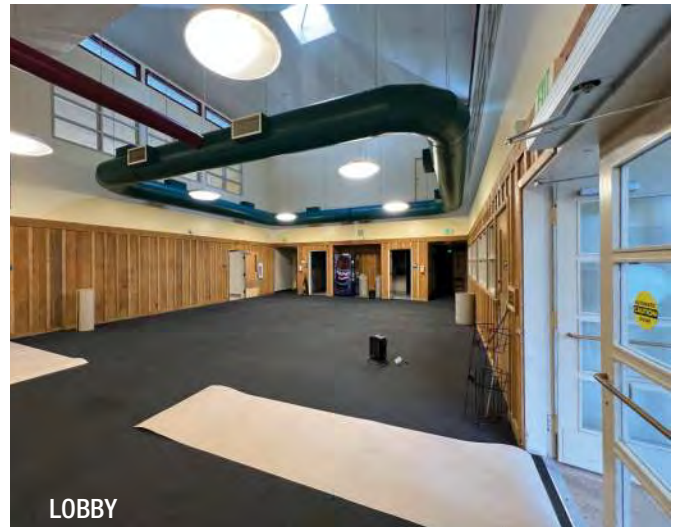
General lighting levels are low

Carpet is worn and general musty odor

Doors and frames appear to be acceptable. Hardware upgrades needed for egress.

Potential Improvements:

- Replace all or part of reception desk to meet code
- Review and add new lighting
- Replace flooring
- Add required door hardware
- Paint existing ductwork to a lighter color or replace system
- Replace wire glass with tempered and laminated glass



2.0 EXISTING CONDITIONS & PHOTOS

EVENT ROOMS A & B

Overall room condition - low to acceptable.

General lighting levels are low. Little natural daylight.

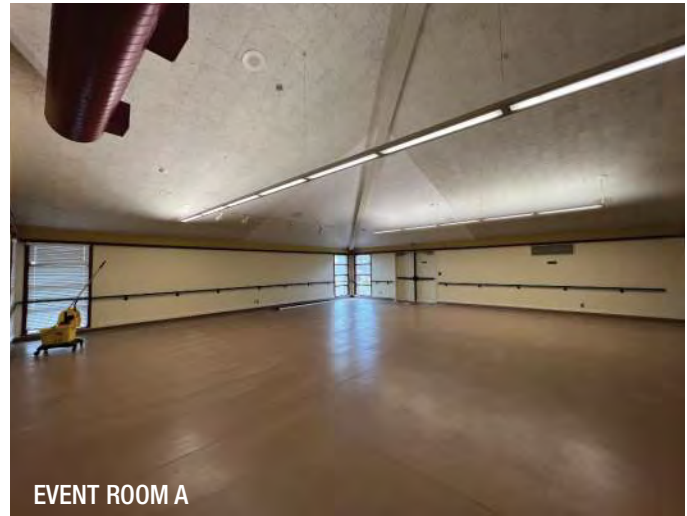
Flooring in Room A is acceptable. Flooring in Room B was painted and is peeling.

Doors and frames appear to be acceptable. Hardware upgrades needed for egress.

Operable partition may have issues with opening.

Potential Improvements:

- Review and add new lighting
- Replace flooring
- Add required door hardware
- Paint existing ductwork to a lighter color or replace system
- Confirm condition of operable wall and fix as needed
- Add new exterior windows to increase natural daylighting and views



2.0 EXISTING CONDITIONS & PHOTOS

KITCHEN AND CLASSROOM C

Overall room condition - acceptable.

Kitchen is located between Event Room B and C with multiple roll-up doors. This would make it difficult to control noise from the kitchen to these spaces.

There is a hole in the wall and some wear and tear in the finishes.

Grease interceptor is under the counter instead of outside underground.

A Food Service Designer & Mechanical Engineer should provide a thorough review.

Stained water came out of the Event Room C sink.

Potential Improvements:

- With a major renovation, the grease interceptor should be replaced.
- Replace flooring and cove base
- Replace countertops and add lower accessible work counter
- Lower kitchen sink to meet accessibility requirements
- Test water and condition of existing plumbing pipes



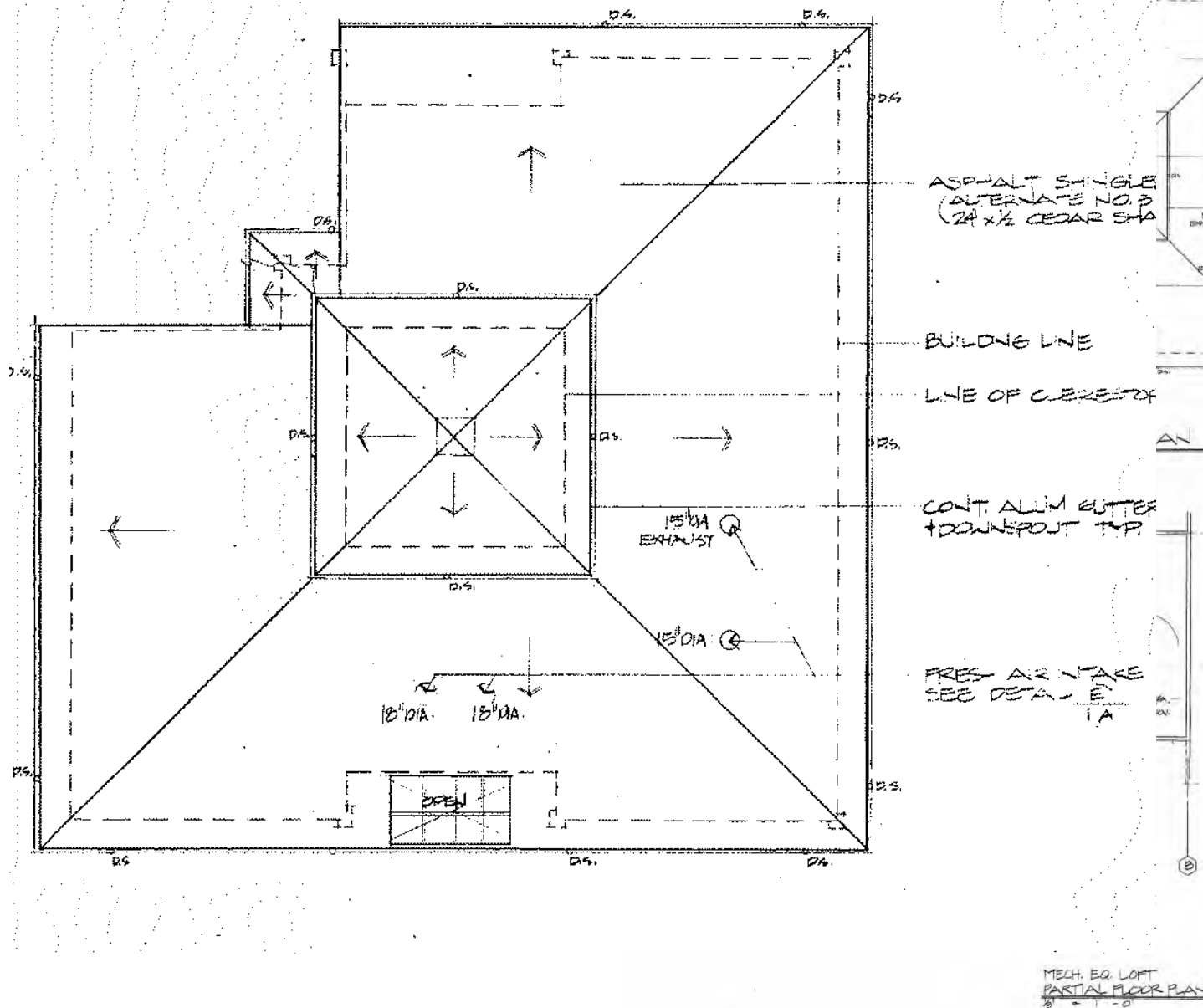
2.0 EXISTING CONDITIONS & PHOTOS



3.0 ORIGINAL DRAWINGS

DESIGNED BY MERRITT PARDINI (1988)

FULL SET OF PLANS ARE AVAILABLE FOR REVIEW



ROOF PLAN

22'-0" TOP OF LEDGER

8'-0" TOP OF RAFTER

0'-0" FINISH FLOOR

NORTH ELEVATION

ASPHALT SH (INT. NO. 4)

CONT. 1/4" MINIMUM

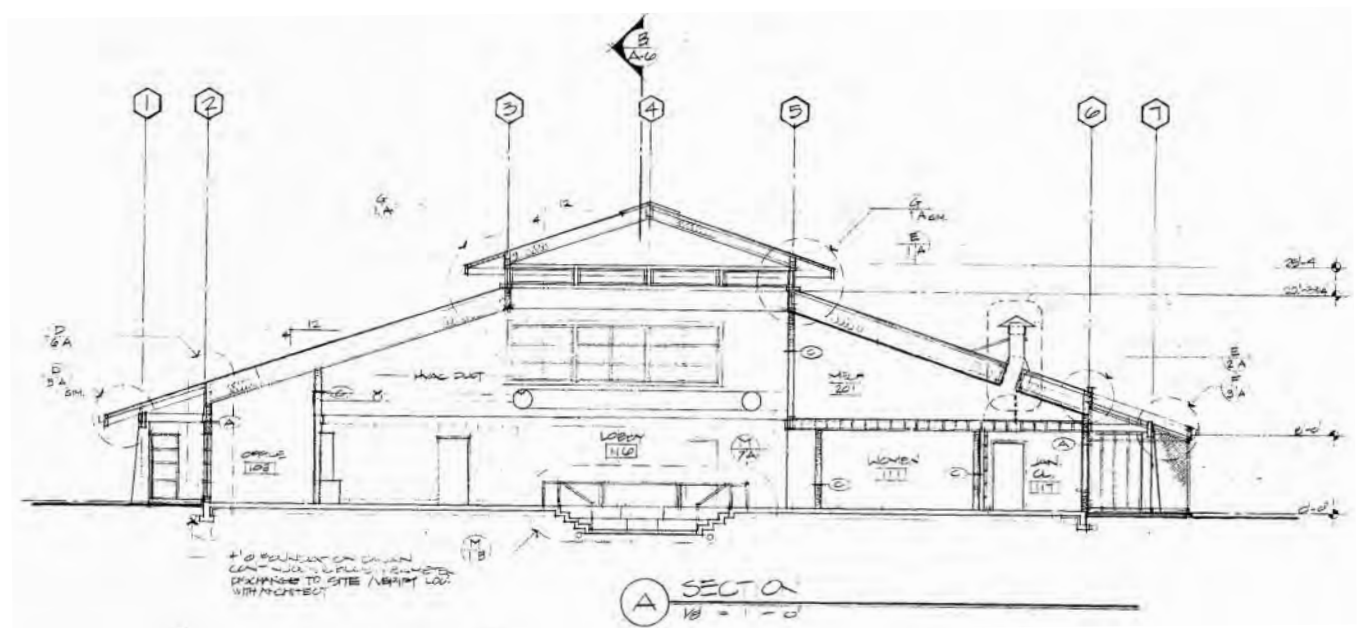
2x2 R.S. C

15'x24' CORRUG. B.G.A.

2x24 R.S. C ON R.S. CEB (INT. NO. 3) (PATTERN 0

1x R.S. CEB

2x4 H.S. CEB



4.0 CODE RESEARCH & DEFINITIONS

The following is a summary of some of the relevant code sections that should be reviewed during design. These are provided as reference but do not imply that these are the only codes that are relevant. This assessment considered the current 2018 Building Code and Existing Building Code, and best practices in review of the required and potential improvements for the Community Building.

2018 WA STATE EXISTING BUILDING CODE

301.5 Compliance With Accessibility

Accessibility requirements for existing buildings shall comply with the 2009 edition of ICC A117.1.

[BS] 303.3 Seismic Evaluation and Design Procedures

Where required, seismic evaluation or design shall be based on the procedures and criteria in this section, regardless of which compliance method is used. * 2018 ICC Performance Code - Table 1604.5 Risk Category of Buildings and Other Structures Risk Category - III

Section 305.8.11 Additional Toilet and Bathing Facilities

In assembly and mercantile occupancies, where additional toilet fixtures are added, not fewer than one accessible family or assisted-use toilet room shall be provided where required by Section 1109.2.1 of the International Building Code. In recreational facilities, where additional bathing rooms are being added, not fewer than one family or assisted-use bathing room shall be provided where required by Section 1109.2.1 of the International Building Code

CHAPTER 6 - CLASSIFICATION OF WORK

602 - Alteration Level 1 (if applicable, see chapter 7)

Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

603 - Alteration Level 2 (if applicable, see chapter 8)

Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

604 - Alteration Level 3 (if applicable, see chapter 9)

Level 3 alterations apply where the work area exceeds 50 percent of the building area.

CHAPTER 7 - ALTERATION LEVEL 1

702.1 Interior Finishes

Newly installed interior wall and ceiling finishes shall comply with Chapter 8 of the International Bldg Code.

702.2 Interior Floor Finish

New interior floor finish, including new carpeting used as an interior floor finish material, shall comply with Section 804 of the International Building Code.

703.1 Fire Protection - General

Alterations shall be done in a manner that maintains the level of fire protection provided.

704.1 Means of Egress - General

Alterations shall be done in a manner that maintains the level of protection provided for the means of egress.

[BS] 706.1 Structural - General

Where alteration work includes replacement of equipment that is supported by the building or where a reroofing permit is required, the provisions of this section shall apply.

707.1 Energy Conservation

Level 1 alterations to existing buildings or structures shall comply with the Washington State Energy Code (chapter 51-11C or 51-11R WAC).

4.0 CODE RESEARCH & DEFINITIONS continued...

CHAPTER 9 - ALTERATION LEVEL 3

901.2 Compliance

In addition to the provisions of this chapter, work shall comply with all of the requirements of Chapters 7 and 8. The requirements of Sections 802, 803, 804 and 805 shall apply within all work areas whether or not they include exits and corridors shared by more than one tenant and regardless of the occupant load.

Exception: Buildings in which the reconfiguration of space affecting exits or shared egress access is exclusively the result of compliance with the accessibility requirements of Section 305.7 shall not be required to comply with this chapter.

904.1 Fire Protection - Automatic Sprinkler Systems

An automatic sprinkler system shall be provided in a work area where required by Section 803.2 or this section

904.1.4 Other Required Automatic Sprinkler Systems

In buildings and areas listed in Table 903.2.11.6 of the International Building Code, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with an automatic sprinkler system under the following conditions:

- The work area is required to be provided with an automatic sprinkler system in accordance with the International Building Code applicable to new construction.
- The building site has sufficient municipal water supply for design and installation of an automatic sprinkler system.

904.2 Fire Alarm and Detection Systems

Fire alarm and detection shall be provided in accordance with Section 907 of the International Building Code as required for new construction.

904.2.1 Manual Fire Alarm Systems

Where required by the International Building Code, a manual fire alarm system shall be provided throughout the work area. Alarm notification appliances shall be provided on such floors and shall be automatically activated as required by the International Building Code.

Exceptions:

- Alarm-initiating and notification appliances shall not be required to be installed in tenant spaces outside of the work area.
- Visual alarm notification appliances are not required, except where an existing alarm system is upgraded or replaced or where a new fire alarm system is installed

904.2.2 Automatic Fire Detection

Where required by the International Building Code for new buildings, automatic fire detection systems shall be provided throughout the work area.

905.1 Means of Egress - General

The means of egress shall comply with the requirements of Section 805 except as specifically required in Sections 905.2 and 905.3.

905.2 Means-of-Egress Lighting

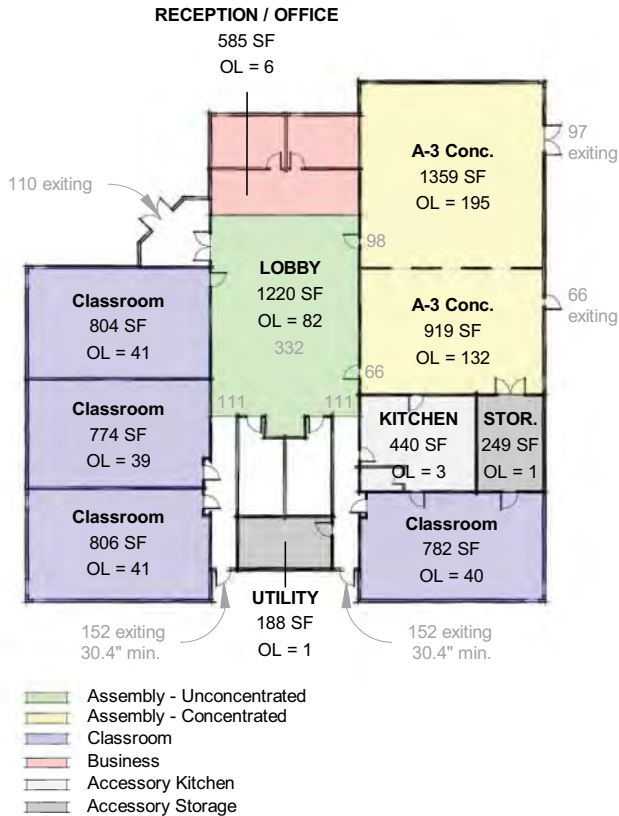
Means of egress from the highest work area floor to the floor of exit discharge shall be provided with artificial lighting within the exit enclosure in accordance with the requirements of the International Building Code.

907.1 Energy Conservation - Minimum Requirements

Level 3 alterations to existing buildings or structures shall comply with the Washington State Energy Code (chapter 51-11C WAC).

4.0 CODE ANALYSIS

EXISTING LIFE SAFETY PLAN



BUILDING CODE CLASSIFICATION: TYPE V-A Unsprinklered

Previous:

U.B.C. 1985
Zoning: R-2
Occupancy: A2.1
Construction: Type V - 1Hr

Current:

WS Building Code 2018
Occupancy: A-3 (Non-sprinklered NS)
Construction: Type VA Construction

Maximum Allowable Area = 11,500 sf

Existing Building Area: ~ 9316 sf

OCCUPANT LOAD CALCULATIONS:

A-3 Unconcentrated :	1220 SF	@15/occ	= 81
A-3 Concentrated :	2278 SF	@7/occ	= 325
Classroom:	3166 SF	@20/occ	= 158
Business:	585 SF	@100/occ	= 6
acc. kitchen:	453 SF	@200/occ	= 2
acc. storage:	403 SF	@300/occ	= 1

580 total # of occupants

2018 WASHINGTON STATE BUILDING CODE 2018
1005.3.2 - EGRESS SIZING

Door Size - # of Exiting Occupants x .2 (unsprinklered)
Other Egress Components - # of Exiting Occupants x .2
(*see life safety plan above)

2902 WATER CLOSET & LAVATORY CALCULATION

580 / 2 = 290 divided between male/female

WC req.- Men: 1 per 125, Women: 1 per 65
Lav req.- 1 per 200

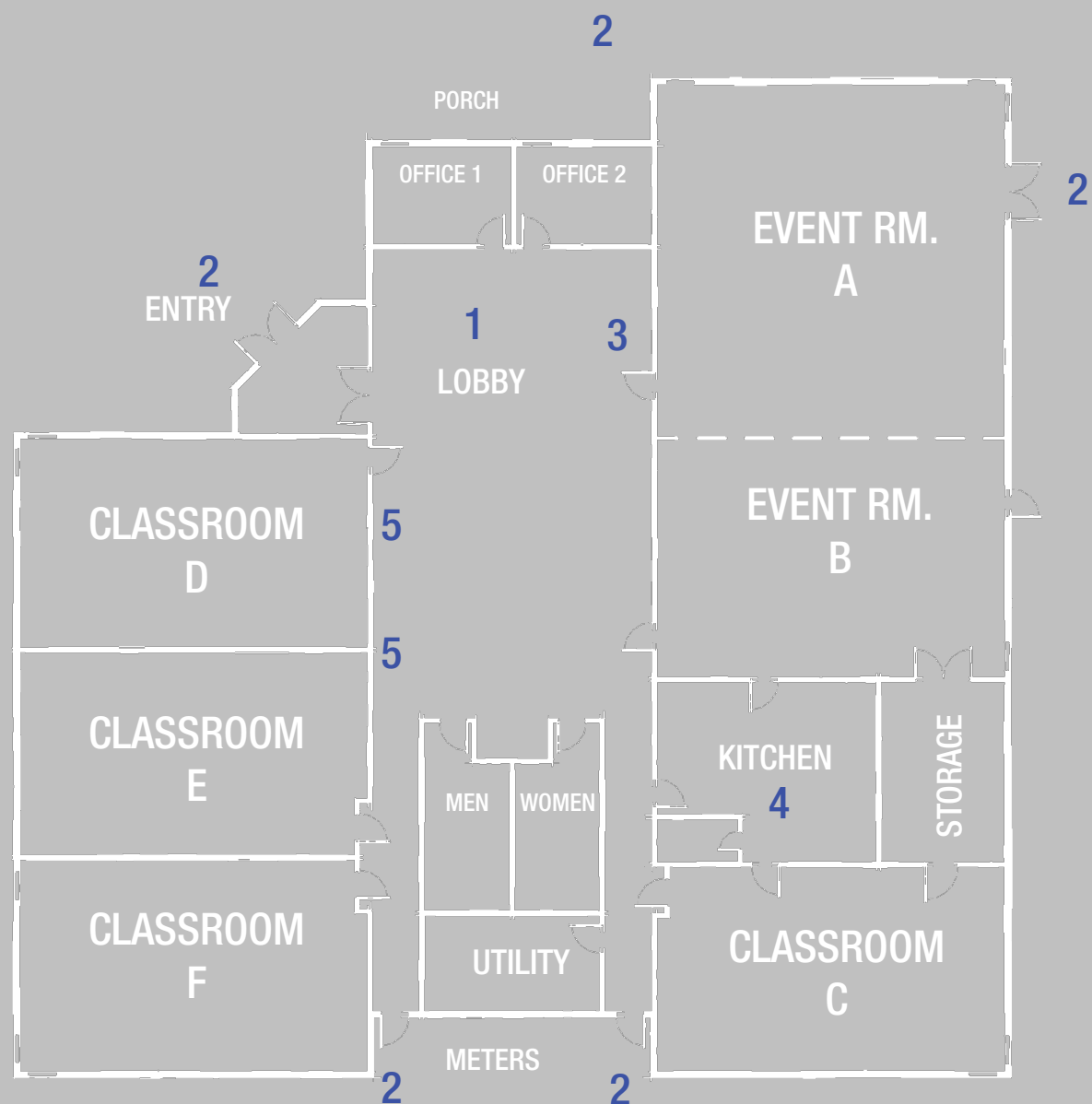
Men: 3 WC

Women: 5 WC (need 2 more)

3 lavatories total required - OK

Hi/low waterfountain required

5.0 RECOMMENDATIONS



Non-Substantial Alterations

REFERENCE FLOOR PLAN

5.0 RECOMMENDATIONS

Non-Substantial / Minor Alterations cont...

INTERIOR FINISHES

Flooring - Replace carpet flooring throughout - One potential deterrent to occupants using the building is the old carpet tile, which is undoubtedly retaining unwanted odors.

Replace Event Room B flooring with new resilient flooring.

Replace restroom & kitchen flooring with new resilient flooring and integral cove base.

Painting - all walls and ceilings throughout. For the acoustic ceiling tiles, coat the tiles with appropriate acoustic product such as Procoat surface restoration coating.

Consider painting the wood paneling in the lobby or adding acoustic panels over this area, using the existing battens for furring.

Painting the Lobby HVAC - experientially, we found the ductwork in the lobby to dominate the space and distract from the original architecture and clerestory windows. As a minimal solution, we recommend to paint the HVAC to match the existing white paint finish throughout.

Operable wall - Review condition of operable wall and replace or repair as needed to make this functional.

MECHANICAL - ELECTRICAL SYSTEMS

Assessment - Provide assessment by qualified contractor or engineer

Testing and balancing - Provide TAB as soon as possible to confirm existing systems are working correctly along with review of existing controls.

Lighting - Replace and add lighting. Due to limited natural daylighting - even on a sunny day these spaces feel dark and shadowy.

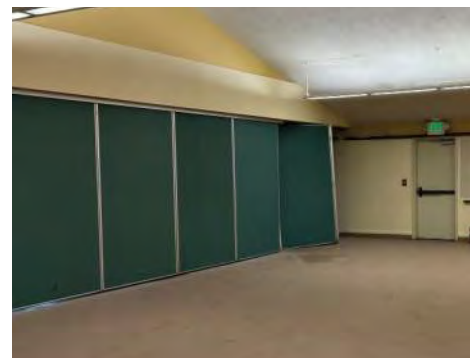
EXTERIOR

Reroof - The existing shingle roof appears to be need to be replaced. This should be done after a seismic assessment determines if additional shear is required and could be accomplished at the same time as new roofing.

Exterior Painting - Painting of all exterior siding and trim. Sealant and paint at all existing wood windows.



Paint existing walls and ductwork



Operable wall has issues.



Roof appears to be end of life

5.0 RECOMMENDATIONS

Substantial / Major Alterations cont...

SEISMIC

As required by code and generally a best-practice recommendation, the building needs a seismic analysis performed by a qualified structural engineer. This analysis will provide a review of the deficiencies and potential areas of concern. This report should be the next step in the review of the building to accurately assess the required seismic upgrades needed, and their potential costs.

ELECTRICAL - DATA - LIGHTING

The existing electrical systems, fire alarm, and lighting systems need to be assessed by qualified engineers. By code, it is required to properly light all spaces and provide emergency egress lighting. While the majority of the electrical work would qualify under Minor Alterations, the outcome of the electrical engineer's analysis could dictate further work required.

EXTERIOR

Windows - Replace all existing wood windows with new energy efficient windows is a high priority for the longevity of this facility.

Adding more windows will increase daylight on the inside and also better views and oversight of the outside. Through the seismic evaluation process, the engineers should determine the areas of shear wall that are needed and the extent possible for new windows. Additional shear or framing may be necessary part of the new window installations.

Reroof - This could be a part of the non-substantial maintenance work or as a part of a larger project. The existing shingle roof appears to be need to be replaced. This should be done after a seismic assessment determines if additional shear is required and could be accomplished at the same time as reroofing.

INTERIOR

Conversation Pit - While not required, a potential interior update would be investigating the condition of the space beneath the lobby floor, especially while recarpeting is being performed. A best-judgment decision in collaboration with the City would be pertinent to determine the viability of recapturing that space.

