Level of Service for Parks. NORTH BETHANY

Project Team

otak

GREENWORKS

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About this Report

Washington County’s Concept Planning program for the 800-acre Urban Growth Boundary expansion area located north of Bethany calls for an assessment of options regarding the provision of parks and open space, including consideration of an appropriate level of service for the new urban area. This project presents a unique opportunity to have a comprehensive, coordinated approach to land use planning at a relatively broad scale. The county vision for the new area anticipates an urban community with an integrated system of parks and open space. The mapping of the inventory of existing, adjacent, and planned parks, open spaces, trails, school grounds, and nondeveloped open spaces in the surrounding area will assist in the analysis of park and public space needs and opportunities.

The parks and trails located in the area of North Bethany will be governed by the Tualatin Hills Park and Recreation District (THPRD) and Metro. An overview of anticipated amenities to be provided by these two agencies are presented in this report. This is to be considered as a starting point for the study area, with consideration given to how this applies to the established project community vision and project planning principles. Determination of the level of service for the parks system is one component of the overall planning effort for the North Bethany area and recommendations should be coordinated with all the existing system master plans and service alternatives created during the study.

The Tualatin Hills Parks and Recreation District’s mission is to provide natural areas, high quality park and recreational facilities, services, and programs that meet the diverse communities it serves. The Tualatin Hills Parks and Recreation District in partnership with Washington County, City of Beaverton, Beaverton School District, Tualatin Fire and Rescue, Tualatin Valley Water District, Metro, and Portland Community College has prepared a Comprehensive Plan 2006 as a guide for future decisions and activities about how the Park District will acquire, develop, operate, and maintain land, facilities, and programs for the next 20 years. This Needs Assessment report follows the Classification Descriptions and Standards devised by the Tualatin Hills Parks and Recreation District Comprehensive Plan 2006. Determination of the level of service for the parks system is one component of the overall planning effort for the North Bethany area and recommendations should be referenced to all other system master plans created during the study.

Objective

Washington County faces a unique challenge in the planning, design, and financing of a new expansion area at the edge of an existing vibrant, urban community. The county’s vision for the new community to be well integrated yet distinctive calls for a thoroughly considered approach that integrates
Objective Continued

The following Needs Assessment inventories existing conditions provides an overview of current standards, and suggests how these standards are likely to apply to the study area. The purpose is to begin a discussion of what is appropriate for the new community, and inform future strategies for implementing the standards in North Bethany.

Location

The North Bethany area is bounded by Springville Road to the south and the Washington County line to the north and east, and PCC Rock Creek Campus to the west. The subject area is generally located west of Forest park, and is intersected by the Abbey Creek Streamshed to the northeast, the Bethany Creek Streamshed to the south, and the Rock Creek Streamshed to the west. The site sits at the foothills of the Tualatin Mountains and within close proximity of the Portland and Beaverton metropolitan areas.

Figure 1: North Bethany Location Diagram
Level of Service Considerations

Parks, open space and trails standards are intended to facilitate the creation of public amenities for the enjoyment of passive and active recreational activities by the residents of a particular area. The level at which each type of amenity is offered (parks, open space, and trails) is set by the Tualatin Hills Park and Recreation District Comprehensive Plan 2006. The THPRD Comprehensive Plan 2006 is based on comparisons to five other Park Districts or Park Departments: the North Clackamas Parks and Recreation District, Bend Metro Park and Recreation District, the City of Portland Parks and Recreation Department, Willamalene Park and Recreation District (Springfield, OR), and Lawton Parks and Recreation District (Lawton, OK).

Level of Service or LOS is the tool by which the appropriate level of facilities is measured to meet the needs of the community. It is calculated by dividing the area, number or length of an amenity by a number of residents in the same area. Tualatin Hills Park and Recreation District Comprehensive Plan 2006 proposes a “Classifications Descriptions and Standards” for its parks as an outline to determine its level of service. The THPRD Comprehensive Masterplan divides its Classifications Descriptions and Standards into two categories, passive and active recreation. Passive recreation involves a low level of development including trails to accommodate activities such as walking, hiking, wildlife watching, or paved trail biking. Active recreation includes more intense level of development including playgrounds and athletic fields to accommodate activities such as organized sports. In all of the examples in this document, LOS will be represented in acres per 1000 residents.

The population base assumed for this report for the North Bethany area is 11,800 new residents based on a proposed 4600 dwelling units. The number assumed for the population base is used for estimating purposes only and is subject to refinement.

Total residents are based on a projection of 4600 dwellings units and 11,800 population (household size also to be verified) Source: Otak
**Current THPRD Standards**

Tualatin Hills Parks and Recreation District Comprehensive Plan 2006 has outlined its ‘Preferred Approach to Meet Future Needs’ the District’s recommendations for the amount of park facilities for the North Bethany Area. The THPRD Comprehensive Plan is based on an estimate of population growth based on the population projection forecast conducted by Portland State University in 2006. As the planning effort continues these recommendations may change to meet planning goals. Specific amenities, such as the number of play fields or ball courts, may be addressed in the final comprehensive plan report but are too specific for this level of discussion. The Tualatin Parks and Recreation District in its ‘Preferred Approach to Meet Future Needs’ proposes recommendations for the area of North Bethany below. The County’s vision includes a civic space as place making focal point. The design and character of this space may take the form of a plaza or park which would be developed through the planning process. This is a new category of park service provided by the District, and should be considered as a part of the park/open space program for the new area, in addition to the following list of categories.

- **Neighborhood Parks**
  
  An acreage standard of 0.8 - 1.0 acres of park land per 1,000 is recommended for neighborhood parks. A higher standard (1.0) will be applied in newly expanding areas where land is less costly and more available. The THPRD Comprehensive Plan (August 2006) recommends 12 acres and three additional neighborhood parks in the North Bethany Area.

- **Community Parks**
  
  A combined standard for community parks and special use areas of 2.0 acres of park land per 1,000 is recommended. The proposed standard is slightly higher than the current standard for community parks but lower than the existing level of service. The THPRD Comprehensive Plan (August 2006) recommends 25 acres and one additional community park in the North Bethany Area.

- **Linear Parks and Trails**
  
  No specific standard has been identified for linear parks. These facilities are oriented primarily to the trails within them. The size and location of future linear parks will depend in large part on the location and availability of land surrounding proposed trail connections. All residents or workers with in the Park District should be able to access the Trail system within one-half mile of where they live or work.

- **Open Space**
  
  No specific standard has been identified for open space. In acquiring natural areas, the Park District prioritizes parcels with high natural resource functions that may be developed with limited action by the Park District. Properties are evaluated on their natural resource value (aesthetics and educational value) and general property characteristics (location and accessibility). To meet the objectives of acquiring, conserving and enhancing high quality natural areas and to develop an interconnected system of open spaces and wildlife habitat areas, THPRD continues to partner with Clean Water Services, the City of Beaverton, Washington County, Metro, Portland General Electric, Northwest Natural Gas and environmental advocacy groups in the acquisition and protection of natural areas.

Table 1 lists the Tualatin Hills Parks and Recreation District Comprehensive Plan 2006 ‘Proposed Classifications Descriptions and Standards’ for its scope of level of service for the district as the basis for its recommendations for the future development of its park system. All of these categories are not intended to be programmed for the new area, but the comprehensive overview establishes a common language with size and range standards for further discussion.

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2 Total resident population for the ‘Proposed Classification Descriptions and Standards’ in the Tualatin Hills Parks and Recreation District Comprehensive Plan 2006 is projected to increase within the next 20 years a total of 84,194 population for the current and future district boundaries in a study completed by Portland State University in 2006.

3 Even though there is no specific acreage requirement for linear parks, trails, and open space, the Comprehensive Plan 2006 does establish a ‘Core Park Standard’ of 6.3-6.5 acres per 1000. This is an overall standard that includes all other standards, such as neighborhood parks, community parks, special use parks, and open space.
### Table 1: THPRD Classifications Descriptions and Standards

The following table represents the standards for the level of service outlined by the Tualatin Hills Parks and Recreation District Comprehensive Plan 2006:

<table>
<thead>
<tr>
<th>General Description</th>
<th>Existing Service Area Radius</th>
<th>Recommended Size Range</th>
<th>Sample Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PARKS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Park</td>
<td>½ mile</td>
<td>2 to 5 acres</td>
<td>Children’s play areas, picnic areas, trails; open green areas for passive use; outdoor basketball courts; pet areas; and multi-use sport fields; may include natural features but they do not dominate the site.</td>
</tr>
<tr>
<td>Community Park</td>
<td>3 miles</td>
<td>10 to 15 acres</td>
<td>Sport fields, group picnic areas; covered play areas; informal play areas; walking paths; community gardens; skate or BMX facilities; pet areas; and support facilities such as on-site parking and permanent restrooms; may include natural features but they do not dominate the site.</td>
</tr>
<tr>
<td>Special Use Park</td>
<td>NA</td>
<td>Variable; sufficient size to accommodate activities</td>
<td>Special event (rental) facilities, interpretive areas, day-use camps, and associated outdoor spaces, educational facilities, natural areas and recreational features. Urban plazas may include interpretive signage; drinking fountains; historical features; benches; trash receptacles; landscaping; paved walkways and plazas, decorative/landscape fountains.</td>
</tr>
<tr>
<td><strong>RECREATION FACILITIES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquatic Center</td>
<td>1 – 3 miles</td>
<td>Existing 1,700 to 20,000 square feet for dedicated aquatics facility on sites ranging from 1.3 to 16 acres; larger for aquatic/recreation facilities</td>
<td>Swimming pools and associated facilities (e.g., restrooms, changing rooms, etc.) and instructional programs. Note: Additional stand-alone facilities not recommended. Future facilities should be combined aquatic/recreation centers.</td>
</tr>
<tr>
<td>Recreation Center</td>
<td></td>
<td>Existing 70,000 to 50,000 square feet per facility on 4-10 acres of land</td>
<td>Community meeting rooms, gymnasiums, multi-purpose classrooms, fitness rooms, cooking or other specialized instructional/educational facilities, performance spaces, parking and play areas. Note: Additional stand-alone facilities not recommended. Future facilities should be combined aquatic/recreation centers.</td>
</tr>
<tr>
<td>Recreation and Aquatic Center</td>
<td>NA</td>
<td>65,000 to 75,000 square feet per facility on 4-10 acres of land</td>
<td>Community meeting rooms, gymnasiums, multi-purpose classrooms, fitness rooms, swimming pools and associated facilities (e.g., restrooms, changing rooms, etc.) cooking or other specialized instructional/educational facilities, performance spaces, parking and play areas.</td>
</tr>
<tr>
<td>Recreation Complex</td>
<td>3 – 5 miles</td>
<td>Variable; sufficient size to accommodate needs.</td>
<td>Competitive or other active sports facilities, including multi-purpose playing fields, basketball, tennis, and volleyball courts; swimming pools; pathways; skate parks and other specialized recreation facilities.</td>
</tr>
<tr>
<td><strong>NATURAL AREAS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wetland</td>
<td>NA</td>
<td>NA</td>
<td>Wetland, pond or lake and adjacent upland area, vegetation and wildlife; may include trails, signage, and interpretive features.</td>
</tr>
<tr>
<td>Woods</td>
<td>NA</td>
<td>NA</td>
<td>Coniferous or deciduous trees and ground cover vegetation; may include trails, signage, and interpretive features.</td>
</tr>
<tr>
<td>Greencutway</td>
<td>NA</td>
<td>NA</td>
<td>Trails, signage, interpretive features, and natural areas.</td>
</tr>
<tr>
<td><strong>LINEAR PARK/TAIL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Developed lands that follow corridors and also may provide trails for walking, running, wildlife viewing, and open space. Examples include Streetsville Park and Willow Creek Park.</td>
<td>NA</td>
<td>Paved bikeways and walkways; directional and centered signage; multi-purpose paved trails; soft-surface trails; boardwalks; gates; benches; overlooks; interpretive features; historical features; connections to the city sidewalk and street system; may include natural features but they do not dominate the site.</td>
<td></td>
</tr>
</tbody>
</table>

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2 Total resident population for the ‘Proposed Classification Descriptions and Standards’ in the Tualatin Hills Parks and Recreation District Comprehensive Plan 2006 is projected to increase within the next 20 years a total of 84,194 population for the current and future district boundaries in a study completed by Portland State University in 2006.
Proposed North Bethany Level of Service

Using the level of service outlined by the ‘Proposed Classifications, Descriptions and Standards’ in the THPRD Comprehensive Plan 2006 and the projected population of 11,800 for the North Bethany area, Table 2 projects the level of service for North Bethany. Interpretation and application of the THPRD Classifications Descriptions and Standards will require continued coordination with THPRD.

Table 2: Proposed North Bethany Level of Service by Greenworks

<table>
<thead>
<tr>
<th>Facility</th>
<th>Size/Placement</th>
<th>Benchmark</th>
<th>North Bethany Total Acres/ Parks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PARKS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Park</td>
<td>2 to 5 acres, within 1/2 mile of residents being served</td>
<td>1.0 acres/1000</td>
<td>11.8 acres/1000</td>
</tr>
<tr>
<td>Community Park/Special Use Facilities</td>
<td>10 to 25 acres within 3 miles or residents being served</td>
<td>2.0 acres/1000</td>
<td>23.6 acres/1000</td>
</tr>
<tr>
<td><strong>RECREATIONAL FACILITIES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquatic Center</td>
<td>1.3 to 16 acres, within 1 3/4 mile radius of residents being served</td>
<td>Existing: 1,700 to 20,000 square feet for dedicated aquatics facility</td>
<td>See Note #6</td>
</tr>
<tr>
<td>Recreation Center</td>
<td></td>
<td>Existing: 20,000 to 50,000 square feet per facility, on 4-7 acres</td>
<td>See Note #6</td>
</tr>
<tr>
<td>Recreation and Aquatic Center</td>
<td>1 Facility per 50,000 residents</td>
<td>65,000 to 75,000 square feet per facility, on 4-7 acres</td>
<td>One facility in Northeast Quadrant of THPRD, See Note #5</td>
</tr>
<tr>
<td>Recreation Complex</td>
<td>3-5 miles</td>
<td>Variable: Sufficient Size to accommodate activities</td>
<td>See Note #6</td>
</tr>
<tr>
<td><strong>NATURAL AREAS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>Not Applicable</td>
<td>Core Park Standard - 6.3-6.5/1000</td>
<td>76.7 acres, See Note #7</td>
</tr>
<tr>
<td>Wetland</td>
<td>Not Applicable</td>
<td>Core Park Standard - 6.3-6.5/1000</td>
<td>76.7 acres, See Note #7</td>
</tr>
<tr>
<td>Greenway</td>
<td>Not Applicable</td>
<td>Core Park Standard - 6.3-6.5/1000</td>
<td>76.7 acres, See Note #7</td>
</tr>
<tr>
<td><strong>LINEAR PARK/TRAIL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Linear Park/Trail</td>
<td>1/2 mile</td>
<td>Core Park Standard - 6.3-6.5/1000</td>
<td>76.7 acres, See Note #7</td>
</tr>
</tbody>
</table>

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3 Total residents are based on a projection of 4600 dwellings units and 11,800 population (household size also to be verified) The number assumed for the population base is used for estimating purposes only and is subject to refinement. Source: Otak
4 The size of Neighborhood parks may be smaller than the 5-10 acres per Neighborhood Park outlined by the Descriptions, Standards and Classifications in THPRD Comprehensive Plan 2006; however the number of parks must increase, the total acreage required for Neighborhood Parks must be met, and the Neighborhood parks must be connected. Interpretation and application of the Neighborhood level of service requirement will be coordinated with THPRD.
5 Aquatic centers should be accessible to District residents within 1.75 miles. For new combined recreation and aquatic facilities, a standard of one facility per 50,000 residents. A combined facilities are favored over stand alone facilities. A 65,000 to 70,000 square foot facility will be required to meet future demand in the northeast quadrant of the District.
6 The current construction of the PCC-THPRD Recreational Complex qualifies as a Special Use Park and does not meet the Community Park requirements.
7 No specific standard has been identified for linear parks. These facilities are oriented primarily to the trails within them. Even though there is no specific acreage requirement for linear parks, trails, and open space, the Comprehensive Plan 2006 does establish a ‘Core Park Standard’ of 6.3-6.5 acres per 1000. This is an overall standard that includes all other standards, such as neighborhood parks, community parks, special use parks, and open space. The size and location of future linear parks will depend in large part on the location and availability of land surrounding proposed trail connections. All residents or workers with in the Park District should be able to access the Trail system within one-half mile of where they live or work.
Region

While the standards will set guidelines by which parks, open space and trails are created, the site, and context will determine how and where they can be implemented. The following section will look at the regional and site conditions, which will directly affect the potential of parks, open space and trails in North Bethany. The expansion of the Urban Growth Boundary places North Bethany at the northwest gateway into the metro Portland area, within a short drive of over 2 million residents. Major population centers include: Downtown Portland (12.5 miles to the east), downtown Beaverton (8.5 miles to the south), and downtown Hillsboro (10 miles to the southwest). The North Bethany Area is within 3 miles of Forest Park, 5155 acres of protected forest, the largest forested natural

Regional Access Routes

- US Highway 26 is the most significant manmade feature in the study area and will pose challenges in creating effective connections across it. However, like natural features, it could help create edges for neighborhoods. US 26 is the most heavily trafficked vehicular corridor from the southeast, and puts North Bethany in the position to become a gateway into the larger metro Portland area.
- NW Bethany Boulevard, NW Kaiser Road, and 185th Avenue are the primary north-south vehicular connector to Downtown Beaverton.
Regional Parks, Open Space, School Grounds and Trails Inventory

Regional Trails

The North Bethany Creek, Abbey Creek, Seth Creek, Rock Creek, and Holcomb Creek streamsheds create a very diverse landscape throughout the region with the Tualatin Mountains providing the visual northern border to the area. Intertwined with the natural features are several regional trails that have been outlined by METRO’s Trails Master Plan. Their pattern, along with the open space that has been assembled, is directly correlated to the creeks and ridges in the region. Listed below are several of the regional trails that will potentially be linked to North Bethany’s local trail system.

- **Westside (Beaverton Powerline Trail) Regional Trail** - A utility corridor owned by PGE and BPA, this trail route runs from the Tualatin River near the Tualatin Wildlife Refuge north to Forest Park. Currently, some portions of the trail are complete, totaling more than 2 miles of the 16-mile trail.

- **Rock Creek Trail** - From the Tualatin River, this trail parallels Rock Creek and heads northeast through Hillsboro, eventually connecting to the Westside (Beaverton Powerline Trail) Regional Trail. Several segments are complete.

- **Bronson Creek Greenway** - From the confluence with Beaverton Creek, this greenway heads east and crosses the ridge of the Tualatin Mountains linking with the trail system in Forest Park. This trail was recently re-classified as a Community trail in the THPRD Comprehensive Plan 2006.

**Parks in the Vicinity of North Bethany**

**Regional Parks**

Metro’s Natural Areas Bond Measure, passed by voters in November 2006, has targeted the Holcomb Lake area immediately adjacent to the project site as a target area for a future regional park. Next steps for Metro include a refinement process to more specifically identify target properties. The county will participate in this process, and will coordinate the effort with the North Bethany concept planning work. The prospective natural area promises to be a great asset for the new community.

**THPRD Parks**

Listed below are parks in the District that will potentially be linked to North Bethany’s park system and are within a two mile radius of the site. These parks will assist in providing connectivity but do not contribute to the standards for the level of service for North Bethany. The areas listed may be classified as park, open space, linear park, and/or naturals areas.

- **Bethany Lake Park**
  - Park Location: Access off Neakahnie and 185th
  - Park Size: 41.86 acres
  - Park Amenities: On Bus Route, Fishing, Picnic Tables, Public Park, Restrooms, Trails, Wildlife

- **Rock Creek Powerline Soccer Fields**
  - Park Location: 4125 NW 185TH AVE
  - Park Size: 8.56 acres
  - Park Amenities: On Bus Route, Public Park, Soccer

- **NW Park**
  - Park Location: Access off Landing / S of West Union
  - Park Size: 1.49 acres
  - Park Amenities: ADA Accessible Trail, Playground, Public Park

- **Bethany Meadows Park**
  - Park Location: Access off Kaiser Road
  - Park Size: 16.18 acres
  - Park Amenities: ADA Accessible Trail, On Bus Route, Playground, Public Park, Trails
Parks in the Vicinity of North Bethany continued

- **Rock Creek Landing**
  Park Location: SW and SE corner of West Union and Kahneeta
  Park Size: 10.23 acres
  Park Amenities: On Bus Route, Public Park

- **Allenbach Acres Park**
  Park Location: SW and SE corner of West Union and Kahneeta
  Park Size: 10.23 acres
  Park Amenities: On Bus Route, Public Park

- **Deerfield Park**
  Park Location: NE corner of West Union and Deerfield
  Park Size: 6.36 acres
  Park Amenities: On Bus Route, Public Park

- **Deerfield II Park**
  Park Location: 18079 NW Chemeketa Lane
  Park Size: 1.41 acres
  Park Amenities: On Bus Route, Public Park

- **College Park**
  Park Location: 17700 NW Springville Rd
  Park Size: 0.95 acres
  Park Amenities: On Bus Route, Public Park

- **Sarah Lindsay Estates Park**
  Park Location: Access off Oakley, W of Emerald Estates Park
  Park Size: 3.93 acres
  Park Amenities: On Bus Route, Picnic Tables, Public Park

- **West Union Estates Park**
  Park Location: S of Laidlaw, N of Oakridge, between 171st and Spartan
  Park Size: 8.34 acres
  Park Amenities: Picnic Tables, Public Park

- **Emerald Estates Park**
  Park Location: Access off 164th E of Bethany Meadows Park
  Park Size: 15.44 acres
  Park Amenities: On Bus Route, Public Park

- **Ben Graf Park**
  Park Location: S of Springville / E of Sickle
  Park Size: 9.95 acres
  Park Amenities: On Bus Route, Public Park

- **Springville Meadows Park**
  Park Location: Access off Alfalfa, South of Graf
  Park Size: 12.48 acres
  Park Amenities: On Bus Route, Public Park

- **Kaiser Woods Park**
  Park Location: Powerline corridors East of Kaiser
  Park Size: 31.52 acres
  Park Amenities: ADA Accessible Trail, On Bus Route, Playground, Public Park

- **Morgans Run Park**
  Park Location: Powerline corridor between Laidlaw and Bethany Meadows Park
  Park Size: 5.96 acres
  Park Amenities: Public Park, Trails

- **Bethany Crest Park**
  Park Location: 5391 NW Kaiser Rd
  Park Size: 2.06 acres
  Park Amenities: On Bus Route, Public Park
Regional School Grounds

Beaverton School District

The North Bethany study area is entirely within the Beaverton School District boundary. The BSD is nationally recognized for its high student and staff achievement, innovative programs and fiscally conservative budget practices. The District’s main focus is providing outstanding, challenging educational opportunities for all its students in a safe, supportive, collaborative atmosphere. The following list of schools outlines public regional school grounds locations within the regional zone outlined in the Regional Inventory Map.

- Jacob Wismer Elementary School
  School Location: 5477 NW Skycrest Parkway, Portland, OR 97229

- Bethany Elementary School
  School Location: 3305 NW 174TH Avenue Beaverton, OR 97006

- Oak Hills Elementary School
  School Location: 2625 NW 153rd Avenue Beaverton, OR 97006

- Terra Linda Elementary School
  School Location: 1998 NW 143rd Avenue Portland, Oregon 97229

- Findley Elementary School
  School Location: 4155 NW Saltzman Road Portland, Oregon 97229

- Cedar Mill Elementary School
  School Location: 10265 NW Cornell Road Portland OR 97229

- Rock Creek Elementary School
  School Location: 4125 NW 185th Avenue Portland, OR 97229

- Stoller Middle School
  School Location: 14141 NW Laidlaw Road Portland, OR 97229

- Westview High School
  School Location: 4200 NW 185th Avenue Portland OR 97229

- Sunset High School
  School Location: 13840 NW Cornell Road Portland, Oregon 97229

Portland Community College - Rock Creek Campus

North Bethany is bounded on its southwest corner by the 256 acre campus of Portland Community College Rock Creek Campus. The unique role of the Portland Community College is to make high-quality education accessible to everyone, creating opportunities for their students and contributing to the economic development of their community. The Rock Creek Campus currently serves about 14,000 students annually. The campus is currently leasing a 32- acre tract to the Tualatin Hills Parks and Recreation District for the development of 4 recreational ball fields, 6 tennis courts, 2 practice fields, 2 synthetic turf fields, pavilion, play equipment, a concession stand, and restroom facilities. This recreational facility will be a Special Use Park according to THPRD standards of service.

- Portland Community College
  School Location: 17705 NW Springville Road Portland, OR 97229
North Bethany Parks, Open Space, School Grounds, and Trails Inventory

North Bethany is bordered by neighborhoods to the south and by undeveloped farmland, forests, wetlands, and streams to the west, east, and north. The neighborhoods directly adjacent to the project boundary will share resources created for North Bethany and vice versa. Identifying their assets and needs will help to define the program for parks, open space, and trails in North Bethany.

Figure 3: North Bethany Parks, Open Space, School Grounds, and Trail Connections Diagram
**Strategies**

The following strategies are preliminary ideas for creatively implementing the benchmarks in the context of North Bethany.

**Strategies for Creating Connectivity**

Connectivity will be the most important factor in creating a seamless and integrated open space system. The following strategies acknowledge that the open space corridors will be the most important component of linking different neighborhoods and amenities together. Diagram 1 illustrates strategies for connectivity.

- **Creating Open Space** – Purchasing open space along Vegetated Corridors would be the most effective method of creating trail corridors without interfering with natural systems or private property (see Diagram 1).

- **Creating Greenways with Open Space** – Greenways can serve as edges between districts in the absence of natural corridors. As open space they will be purchased and reserved as wildlife corridors and trails. The most likely location for greenways will be in areas with the most diverse tree stands in them (see Diagram 1).

- **Creating Greenways with Easements** – Easements are an alternative to the purchase of open space. The greenway’s size and purpose will help to determine which method is most appropriate (see Diagram 1).

- **Using Parks as Access Points** – Parks can serve as gateways and trailheads to the larger trail network. They can also extend the perceived amount of open space by placing them next to open space corridors (see Diagram 1).

**Diagram 1: Connectivity Strategies**
**Strategies for Creating Connectivity continued**

- **Using the Street Grid** - Tree lined streets with sidewalks will be an important component of the pedestrian circulation system for North Bethany. To connect this system to the larger trail network certain streets could have a urban trail character, where changes in paving materials, walk width, and plantings signify the importance of the sidewalk. These linear pedestrian corridors could have adjacent stormwater swales and have direct links to parks or trail heads, seamlessly weaving urban and natural pedestrian corridors (see Diagram 1 & 2).

**Diagram 2: Using the Street Grid**

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**Strategies for Creating Character and Identity**

There are several scales to creating character and identity. At the largest scale, North Bethany as a whole will need an image that will distinguish its park, open space, and trail system from the rest of the City of Beaverton and the larger region. On the smallest scale, neighborhoods will be identified by the parks in their immediate vicinity. Regardless of scale, the perception of a park, open space, or trail as special and unique builds pride and ownership in the users of the amenities. Listed below are a few ideas for creating such an image.

- **Westside Regional Trail (Beaverton Powerline Trail)** - A utility corridor owned by PGE and BPA, this trail route runs from the Tualatin River near the Tualatin Wildlife Refuge north to Forest Park. Currently, some portions of the trail are complete, totaling more than 2 miles of the 16-mile trail.

- **Building on the History of Agrarian Landscape** - The over arching plan objective for the new area is for urbanization, however the agricultural history of North Bethany is an important part of this site and the larger region. Part of that story and culture could be expressed through the character of one or several parks, a community garden, or an arboretum showcasing the diversity and history of the agrarian landscape. There are several existing farm accessory buildings and barns which could be preserved as historic markers and could be incorporated into open spaces or parks as a part of the public domain. It may be most appropriate to focus this effort at the edges, as a way to buffer the urbanizing area with existing adjacent agricultural landscape.

- **Bethany Creek, Seth Creek, Abbey Creek and Rock Creek Tributaries** - As Kevin Lynch has described in *The Image of the City*, edges are one of the key components of comprehending a district or neighborhood. Here the natural drainage system has created a complex system of edges that will enhance the definition and character of each neighborhood. Neighborhood parks could be named after the tributary they are adjacent to and act as entrances to a larger trail network.
Strategies for Creating Parks and Open Space

- **Associating Parks with Creeks** - The existing creek system could become the method for naming and placing neighborhood parks. Parks could serve as entranceways to the larger trail network along the creek corridors.

- **Associating Parks with Village and Neighborhood Centers** - Creating a village and neighborhood center with open spaces and urban plazas within a five minute walk or one quarter mile radius from center to edge for all residents. Park centers allow opportunities for incorporating on site stormwater best management practices. Under the THPRD Comprehensive Plan 2006, urban plazas are classified as special use facilities and count towards the level of service for Community Parks and Special Use Areas. Diagram 3 illustrates the relationship of the proximity of the Village and Neighborhood Center to its resident users. Diagram 4 illustrates a section view of the Village and Neighborhood Center as an urban plaza with on site stormwater facilities.

- **Associating Parks with Schools** - Creating parks in association with the schools proposed by Beaverton Public Schools within the boundaries of North Bethany. Parks placed adjacent to schools would complement school facilities; however level of service standards would still apply.

**Diagram 3: Associating Parks with Village and Neighborhood Centers**

1. Village Center as Neighborhood Park and Open Space
2. One-quarter mile radius of Village and Neighborhood Center
3. Street Grid

**Diagram 4: Associating Parks with Village and Neighborhood Centers - Section**

- Stormwater Bioswale
- Urban Plaza
- Village and Neighborhood Center Open Space
Strategies for Creating Parks and Open Space

- **Associating Parks with Vegetated Stream Corridors** - Creating linear parks and trail systems that are parallel and adjacent to linear stormwater facilities and vegetated stream corridors could maximize the role of this interconnected network of natural areas throughout the community. Diagram 5 illustrates a section view of the relationship of the Vegetated Corridor, the linear Stormwater facility, and the Linear Park.

![Diagram of Vegetated Corridor per Clean Water Services Standard](image)

**Strategies for Sharing Facilities**

Facilities will exist on and off the site that can work with the parks and open space network so that facilities are not duplicated unnecessarily. This will reduce the overall demand on maintenance costs to THPRD.

- **Schools/Community Facilities** - Currently there are three schools within a half mile of the site. These three schools, along with any other schools or public services proposed on site should be worked into the parks, open space, and trail system to offer pedestrian links to amenities, educational opportunities for students, and recreational opportunities for employees. Ball fields, gymnasiums, and courts could help meet the recreational needs of the community if the amenities are made available for public access after school hours. These shared use facilities would not count towards the level of service standards for park acreage.

- **Sports Park** - A shared sports park facility (currently under construction) serves as a Special Use Park that is within a half mile for many of the future North Bethany residents. THPRD is currently leasing a 32-acre tract from Portland Community College for the development of 4 recreational ball fields, 6 tennis courts, 2 practice fields, 2 synthetic turf fields, a concession stand, pavilion, play equipment, and restroom facilities. This facility will help mitigate the District’s current deficiency in athletic fields. It is a shared use facility with PCC, and as such, will not count towards the level of service standards for park acreage in the
Strategies for Creating a Sustainable Community

Listed below are several strategies for integrating parks, open space and trails with natural systems including habitat protection and stormwater management.

- **Tree Canopy Goals** – Preserving and creating tree canopy helps to preserve habitat, reduce stormwater, decrease heat island effect, and sequester carbon dioxide. American Forests (www.americanforests.org) has created goals for the Willamette/Lower Columbia region of 40% canopy overall, 50% canopy in suburban residential zones, 25% canopy in urban residential zones, and 15% canopy in central business districts.

- **Stormwater Detention in Parks** – The Healthy Streams Plan 2005 issued by Clean Water Services outlines goals to enhance the effectiveness of and increase options for managing on site stormwater. Locating stormwater detention systems in parks in linear systems can reduce the land needed for both facilities and create opportunities for education, visual amenities, and recreational activities.

- **Green Streets** – METRO’s Green Street Guide provides guidelines for reducing the impact of stormwater runoff in neighborhoods. Beyond the benefits to the hydrologic system green streets can promote healthier communities by contributing to the overall tree canopy and enhancing the character of a neighborhood.

- **Habitat** – Connectivity is the most important component of creating and preserving habitat. Protecting tree stands and creek corridors and then linking them to the larger region will allow a variety of species to move throughout the region unimpeded by development.