

Mt Tabor Yard Planning Group Meeting
Tuesday, July 18, 2017
6:00 pm – 8:50 pm
Taborspace Dining Room, Ground Floor, 5441 SE Belmont St

Outcomes:

- Provide any additional information needed regarding Long Block and Horticultural program
- Recommendation for consideration of Long Block
- Provide guidance on next steps for Planning Group and community

AGENDA FOR PLANNING GROUP MEETING

6:00 Welcome & Introductions

Maija Spencer

Planning Group Members in Attendance: Dawn Smallman, Dianna Benting, Greg Snider, John Laursen, Karen Trappen, Kathryn Notson, Laura Mason, Leslie Pohl-Kosbau, Nancy Norby, Ron Hall (for Shannon Loch).

Planning Group Members Not in Attendance: Carol Kekez, Don Joughin, Duane Hanson, Mark Barlett, Sandra Hay Magdaleno, Tina Kimmey.

PP&R Staff in Attendance: Maija Spencer, Barbara Hart, Susan Meamber, Heather McKillip, Mike Carr, Elizabeth Kennedy-Wong.

6:05 Review tonight's meeting outcomes and ground rules

Barbara Hart

Barbara reviewed the agenda, the use of the red/yellow/green cards in decision making, and the goal of reaching consensus. If consensus cannot be reached, a majority vote will be used.

DECISION: The group agreed to this agenda.

6:10 Public Comment (10 min)

Audience

Audience expressed concerns including wanting to better understand the costs of expanding the upper nursery area – was stormwater the main factor? (Answer from OPSIS: no, the costs of the expanding the sloped area any farther north or east is cost prohibitive to move that much earth. It also would not create enough square footage to meet the needs of Horticulture). Another comment was that they did not support relocating the community garden because of

the investment made by gardeners. Could the Community Garden expand on the other side of the potted plant storage area (west side)?

6:20 Update from Public Art Subcommittee Susan Meamber / Subcommittee

Members

The Art Subcommittee did a walking tour of the Long Block area on July 14, 2017. Besides the bike/pedestrian pathway, the artist, Adam Kuby, is also looking at putting art pieces at the SE 60th / Lincoln entryway and on the paved area near the curve at SE 64th / Lincoln. The subcommittee thought these areas had merit. Any installations beyond the bike/pedestrian path would have extra costs (since they are outside the main construction area) and would need some considerations on future maintenance.

It was suggested that the Mt Tabor Neighborhood Association could look into getting grants through groups like the East Multnomah Soil and Water Conservation District. DEPAVE is a non-profit that organizes depaving events and could provide some technical assistance, but would not provide financial support as this is not in their focus area.

6:30 Review of the June work session Susan Meamber

Susan reviewed the prior work session which included a site walk of the upper nursery and Long Block, as well as a review of all options considered by OPSIS, including trying to keep all the plant storage within the fenced area of the Yard.

6:40 Based on the information shared at the Work Session, can the Planning Group recommend moving forward with utilization of the Long Block? Planning Group

DECISION: The group decided to table this decision until later in the agenda, as they wanted to hear more about the options from OPSIS before making a decision.

7:10 Review of Options for Long Block OPSIS

OP SIS and Susan Meamber walked the group through the attached presentation of options, cost estimates for each, and the summary of options matrix.

1. Original: The original proposal for the plant storage on the Long Block to the west of the community garden.

2. Option 1: The original option with a hammerhead driveway and fence expansion.
3. Option 2: Flip can yard / plant storage and community garden.
4. Option 3: Flip + expanded community garden.

7:25

Discussion:

Planning Group

- What are the impacts of the Community Garden move and / or expand?
- What changes could be made to improve any of the options?

Feedback / questions from the group:

- Option 2 and 3 put the driveway in a different place than the planning group requested. It should be on Lincoln, not off SE 64th as depicted.
- Concern about meeting fire code egress for fenced area with a single entry/exit– a gate could be added to address this and will be looked at in greater detail in future design work.
- The hammerhead would be challenging (less efficient and safety concerns) for vehicles as backing up with a trailer is hard. It also would lead to more noise from “beeping” of vehicles backing up.
- Would these be asphalt or gravel roads? PP&R preference is asphalt for durability.
- Community gardens cannot be solely installed by volunteers. Irrigation and fencing needs professional installation.
- It was comment that if this was designed from scratch, Options 2 and 3 seem the best. It puts the plant storage closer to the other horticulture functions and the community garden would still be main view from SE 60th entrance.
- Some felt Option 2 and 3 might mean less traffic on Lincoln. However, this depends on whether nursery traffic is going back and forth from greenhouse to Long Block or if it proceeding out to SE 60th and beyond. Other traffic would come in from SE 60th.
- Someone also noted that an expanded community garden might increase traffic on Lincoln St as well.
- It was noted that the original option (with the roads inside the fence) is good as it leaves some open space on the Long Block, doesn’t move the community garden, and has the loop drive (not the hammerhead).
- The Friends of Community Gardens provided some of the funding for the original community garden on the Long Block. Moving it would be a loss of that capital expenditure.
- The timing would be critical if the community garden were moved.
- Traffic studies or advice from PBOT engineers would be helpful to understand any implications of these options. There was concern that Option 2 and 3 might cause traffic issues by having a driveway too close to the curve at SE 64th and Lincoln.

- Elizabeth Kennedy-Wong, PP&R Community Engagement Manager, shared a broader perspective of PP&R programs. This past year, PP&R was asked to make further budget cuts. As well, there is a big focus on equity and equitable distribution of parks services citywide. This site is not a priority right now for an expanded community garden. The Community Garden program’s focus is on opening new gardens, particularly in East Portland, where there are none, and there is high demand, especially in areas with high poverty and large populations of new immigrants and refugees. Getting funding for an expansion of the Mt Tabor Community Garden would be challenging.
- It was also noted that the Bond is very specific in what can be funded (repair and replacement, not expansion).
- It was asked what if the community said no to this or can’t reach a decision, what would happen? PP&R staff said if the Planning Group cannot reach a decision on this, it would be up to PP&R’s Director and Commissioner Fritz to determine what to do and how to accommodate the Horticulture Program’s needs. They would be informed what the issues were for the Planning Group and why a decision could not be made. With the Bond funding, there is an obligation for PP&R to fulfil its promises made to voters, which included funding workplace safety improvements at Mt Tabor Yard.
- There was support for a Park sign on the long block at Lincoln and 60th.

DECISION: The group reached consensus that the hammerhead should be removed from the options and that all vehicle traffic should be contained inside the fence in all options.

DECISION: Dawn and Greg noted their concerns about using the Long Block but could support its use with the appropriate conditions and their desire to help shape what that will look like.

The group reached consensus in support of using the Long Block for the use of potted plant storage, with the goal of exploring options to create a final design that adequately provides for the needs of Horticulture Services, considers the safety of the public and staff, and is fitting with the character of the Long Block.

8:25

Next Steps

Barbara

- Schedule next Planning Group meeting

8:40 Public Comments (10 min)

Audience

Audience noted that the option 3 is very expensive, and how does this compare to the upper nursery slope expansion costs? It would be nice to create more of an entrance at SE 60th with a Park sign, additional trees, create a pocket park. There is not much flat space in Mt Tabor Park, so that is why neighbors care about this area. Moving a community garden plot is not just moving direct – many have planted things like grapes, blueberries, etc that take a while to establish. Request for no fences on the long block. Possibility of a community orchard on the long block. Requested a traffic light on SE 60th. Landscaping will be important to screen the Hort. Services plant storage area.

8:50 Close of meeting.

**Mt. Tabor Planning Group Meeting
July 18, 2017**

LONG BLOCK OPTIONS

OPTIONS	Proposed	Option 1	Option 2	Option 3
	Initially proposed location with asphalt concrete roads using existing curb cuts	Initially proposed location with a single asphalt entry/exit road, hammerhead turnaround and expanded area	Relocate Community Gardens and move Horticulture Services into current Community Garden location, asphalt road, new CG using volunteers	Relocate and Expand Community Gardens and move Hort Services into current Community Gardens location, asphalt road, new CG using volunteers
Construction Cost* (does not include consultant fees, permits, staff, public engagement, etc)	\$288,000	\$336,000	\$502,000	\$648,000
Traffic	<u>Deliveries</u> Box trucks-1 to 2 per week Pickup w/trailer-1 per week <u>Pick-ups</u> Pickup truck-3 to 4 per week Deliveries and pick-ups take place M-F between 8am & 3pm	Same as Proposed option	Same as Proposed option	Same as Proposed option
Does PPR staff support	Yes	No-hammerhead adds safety concerns and is inefficient	No-hammerhead adds safety concerns and is inefficient, not a priority for Community Gardens	No-hammerhead adds safety concerns and is inefficient, not a priority for Community Gardens
Consistency with 2008 Master Plan	Plant storage located in area designated as the Horticulture zone in MP	Plant storage located in area designated as the Horticulture zone in MP	Proposed Hort Services access is through "great meadow" and is in Community Garden location	Proposed Hort Services access is through "great meadow" and is in Community Garden location
Pros	<ul style="list-style-type: none"> Can be converted to additional Community Garden space when no longer needed by Hort. Services 	<ul style="list-style-type: none"> Can be converted to additional Community Garden space when no longer needed by Hort. Services 	<ul style="list-style-type: none"> Located closer to Hort Services north yard area 	<ul style="list-style-type: none"> Located closer to Hort Services north yard area Addresses waiting list of 46 people for Mt. Tabor Community Garden
Cons	<ul style="list-style-type: none"> Pull through adds a second path crossing Trucks more visible on Long Block if outside fence 	<ul style="list-style-type: none"> Hammerhead turnaround takes up more space on Long Block Hammerhead requires backing up a trailer which is inefficient and less safe than a pull through configuration 	<ul style="list-style-type: none"> Increased road length Remove willows Drainage issues Hammerhead turnaround takes up more space on Long Block Hammerhead requires backing up a trailer which is inefficient and less safe than a pull through configuration Requires additional community engagement with Community Gardeners and wider community 	<ul style="list-style-type: none"> Increased road length Remove willows Drainage issues Hammerhead turnaround takes up more space on Long Block Hammerhead requires backing up a trailer which is inefficient and less safe than a pull through configuration Requires additional community engagement with Community Gardeners and wider community

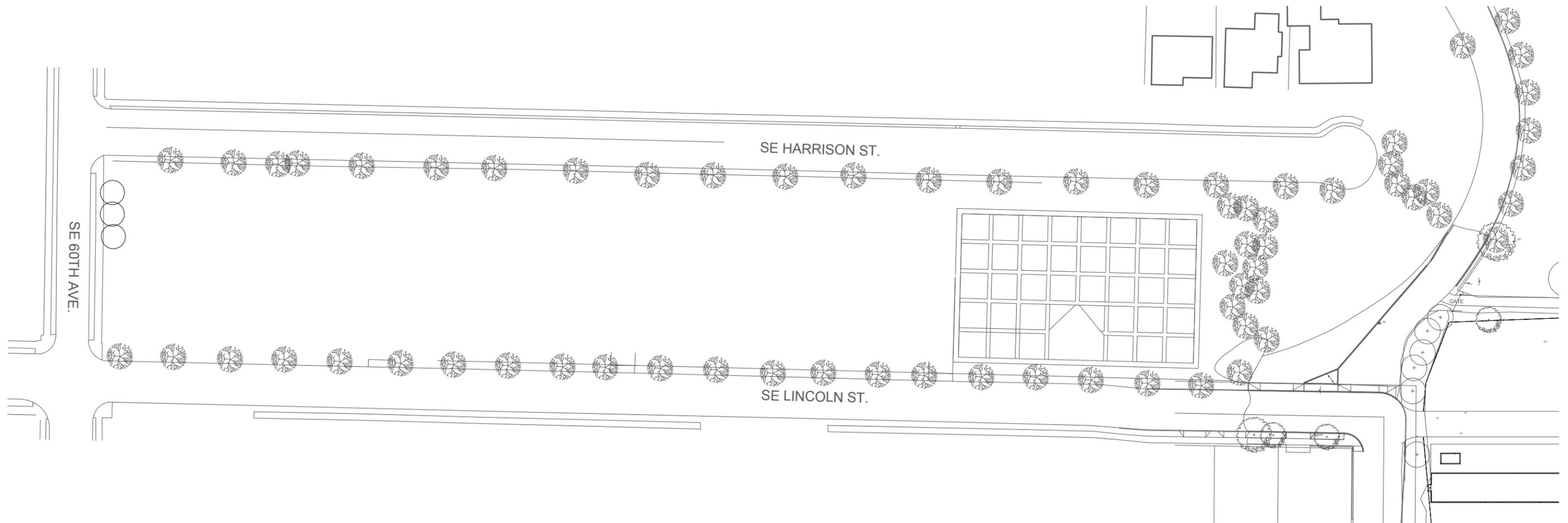
*Costs are rough order of magnitude estimates for construction based on conceptual design information

Horticulture Services Operations

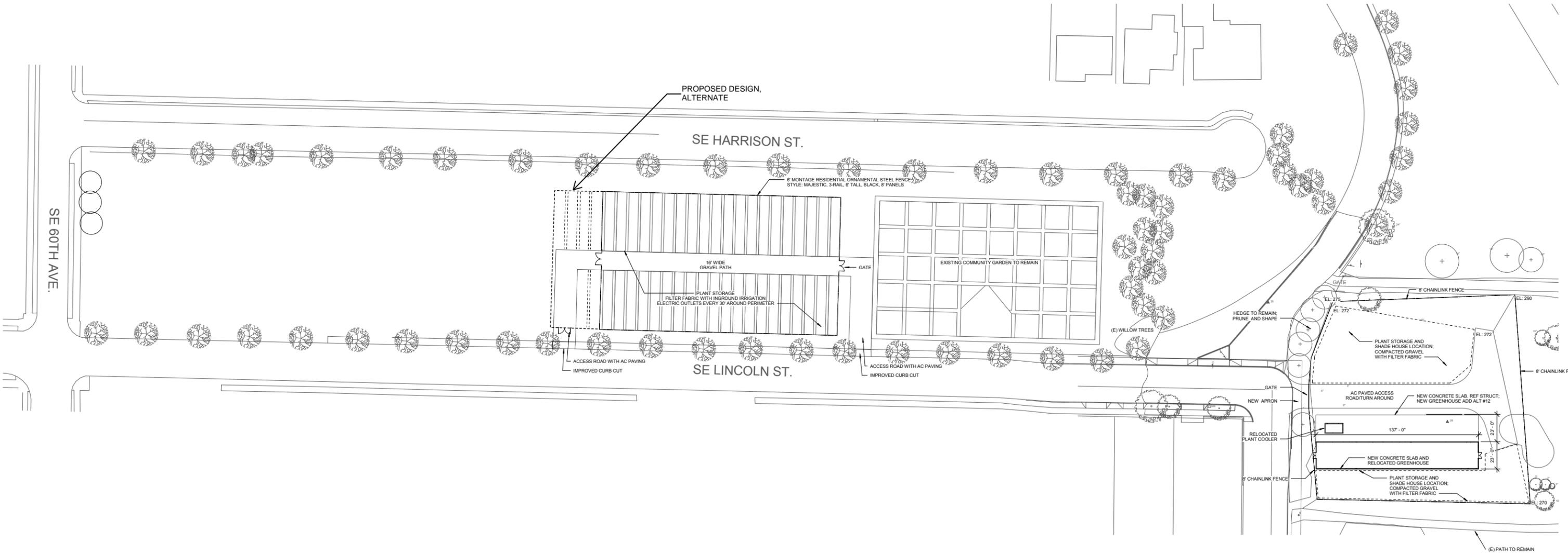
<p>Operational support for:</p> <ul style="list-style-type: none"> 2 million sq. ft. of shrub beds 10,000 acres of natural areas Thousands of trees Plant propagation for Community Gardens International Rose Test Garden in Washington Park 	<p>July 2016 and June 2017 statistics, The Mt. Tabor nursery provided:</p> <ul style="list-style-type: none"> Over 5,000 container plants for developed parks Over 30,000 plants for natural areas Over 2,000 trees for planting throughout Portland 10,000 bulbs and annual flowers 	<p>Benefits of centralized support:</p> <ul style="list-style-type: none"> Consolidation of orders Increased efficiency Reduced administration cost Decreased number of deliveries
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Outstanding Questions:

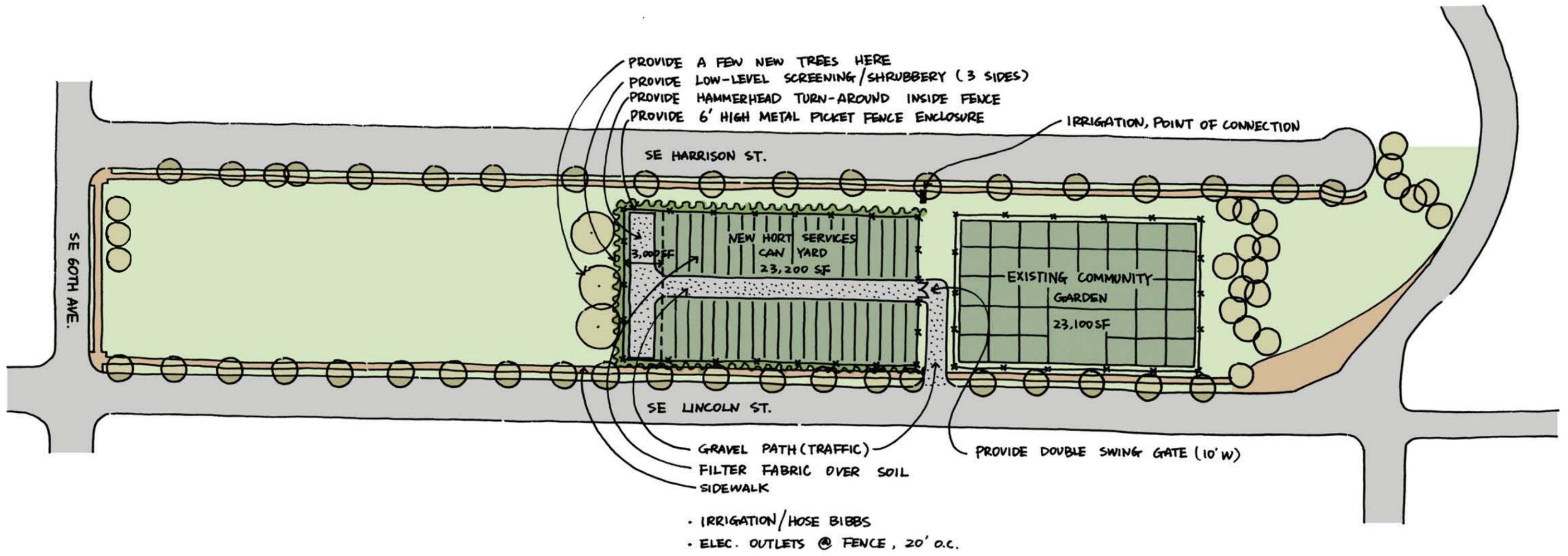
- How do the options fit with PP&R's equity goals?
- Do any of the options increase or decrease user conflicts?
- What are the potential impacts on existing trees (such as willows on east end)?
- For design elements outside of the Bond's scope (repair and replacement), what are the funding options?



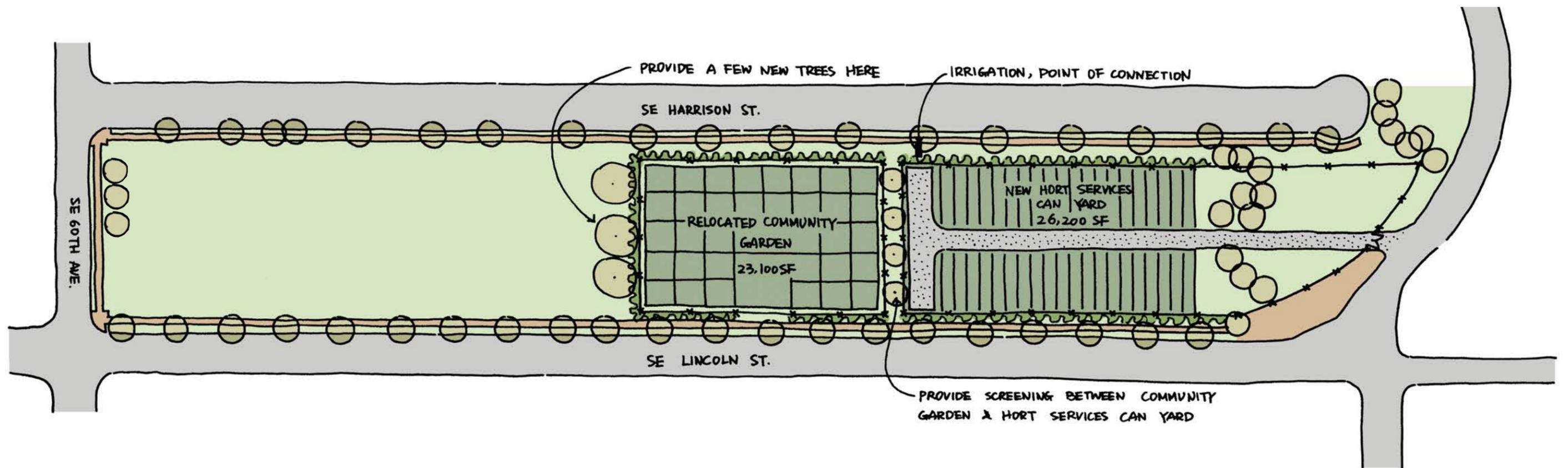
EXISTING LONG BLOCK



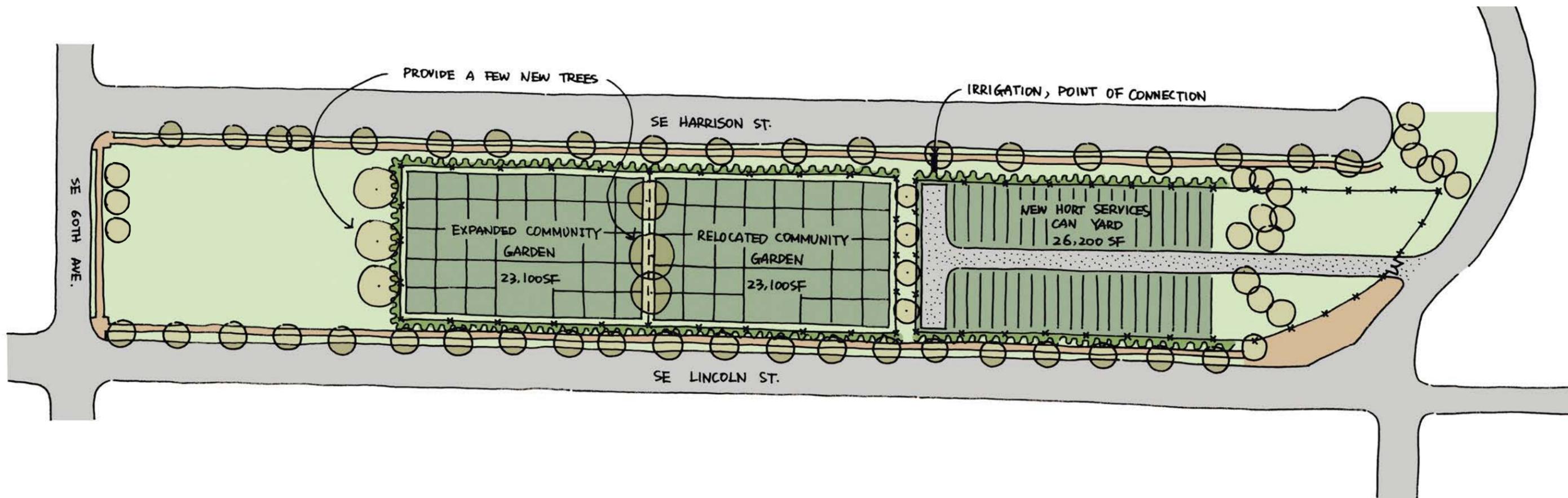
PROPOSED DESIGN



OPTION 1: INTERNAL HAMMERHEAD



OPTION 2: FLIP CAN YARD & COMMUNITY GARDEN



OPTION 3: FLIP CAN YARD & EXPAND COMMUNITY GARDEN

COST ESTIMATE

	AREA	\$ / SF	TOTAL
PROPOSED DESIGN	32,000 SF	\$ 9.00 / SF	\$ 288,000
OPTION 1 : INTERNAL HAMMERHEAD	40,000 SF	\$ 8.40 / SF	\$ 336,000
OPTION 2: FLIP CAN YARD & COMMUNITY GARDEN	75,000 SF	\$ 6.69 / SF	\$ 502,000
OPTION 3: FLIP CAN YARD & EXPAND COMMUNITY GARDEN	98,000 SF	\$ 6.61 / SF	\$ 648,000



LONG BLOCK RENDERING