Mt Tabor Yard - Long Block Meeting Agenda
March 9, 2017, 6:00 pm – 7:30 pm
Western Seminary

6:00	**Welcome & Introductions**	**Barbara Hart**
6:10	**Goals for tonight / ground rules**	**Barbara**
6:15	**(Brief) History of Long Block**	**Maija Spencer**
6:20	**Design Overview**	**OPSIS Architecture**
6:40	**Horticultural Program**	**Heather McKillip**
6:45	**Planning Group input**	**Planning Group**
6:55	**Discussion / Q&A**	**Barbara / All**
7:25	**Next Steps**	**Barbara**

Upcoming Meetings:

1. Community meeting for public art component with RACC – early April

2. Planning Group meeting – focus on bike/pedestrian path design - May

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A (Brief) History of the Long Block and Planning Processes:

About 100 years ago (from Mt Tabor Park National Register Nomination by Cascade Anderson Geller, Mt Tabor resident, 2004):
- **1908-09:** Early archival records note use of Nursery and Long Block area for horticultural use, based on its good soils and prime southern exposure
- **1912:** Park Board records states "There are trees now growing in the Mount Tabor Nursery to supply a quantity sufficient to extend planting by about 30-40 miles in the fall of 1913."
- **1918:** Greenhouses were under construction.

Flash-forward to more recent times:
- **2000:** Mt Tabor Park Master Plan completed. It did not include the Yard (maintenance facilities) or the Long Block (nursery) in its scope.
- **Fall 2006:** Potential sale of Yard (to Warner Pacific College) led to mediation process with PP&R, MTNA, and STNA. Resulted in decision to stop land sale and fund an update to the Mt Tabor Master Plan to include the Yard, Nursery, and Long Block.
- **Fall 2008:** Mt Tabor Master Plan Update completed. Opsis Architecture designed the plan with much effort, dedication, and input from the community especially the Planning Group.
- **2013:** The Community Garden was installed in the Long Block, one element of the Master Plan.
- **Spring 2014:** Due to budget reductions, the tree nursery was removed from the Long Block, and this area was seeded with grass.
- **November 2014:** Parks Replacement Bond passed, giving funding for one phase of the Master Plan for the Yard for worker safety.
- **2015 – Present.** Opsis Architecture selected for design work, presentations at MTNA and STNA, reconvened original planning group, and held open house in October 2016.
- **2018 –** Construction

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Notes from Meeting

- Barbara and the project team members introduced themselves.
- With a show of hands, most of the audience (about 45 in attendance) indicated they live in the Mt Tabor neighborhood, some live immediately on the Long Block on Harrison or Lincoln, and a few live in South Tabor.
- Maija walked everyone through the historical timeline (bulleted above).

Design Overview - OPSIS

Heather DeGrella and Paul Kinley with Opsis Architecture went through the attached presentation, including the schedule, the 2008 Master Plan, the original 2008 phasing plan and how it's changed with the current project, and the proposed plan for the Long Block for horticultural uses.

- The phasing plan from the 2008 Master Plan will be adjusted as part of this design process, as due to this project's budget, it made more sense to start with the new western maintenance building.
- The shop space built into the hillside (underneath the greenhouse area) will not be built until a later phase.
- This means that the area in the 2008 Master Plan shown for the outdoor plant storage adjacent to the Greenhouse is not yet in place, so Opsis had to look at other alternatives for it.
- The steep slopes near the greenhouse can't be used efficiently without a lot of grading.
- Since the 2008 Master Plan was completed, the horticultural area on the Long Block that was reserved for the tree nursery use is no longer used as a tree nursery (as noted in the timeline prior). Opsis began looking at changing the horticultural use of this area from tree nursery to plant storage.

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Image below is an inset from the 2008 Master Plan, showing public entrance area at far west of Long Block by SE 60th, dashed lines showing tree nursery, and box area showing community garden (full image available in attached presentation):
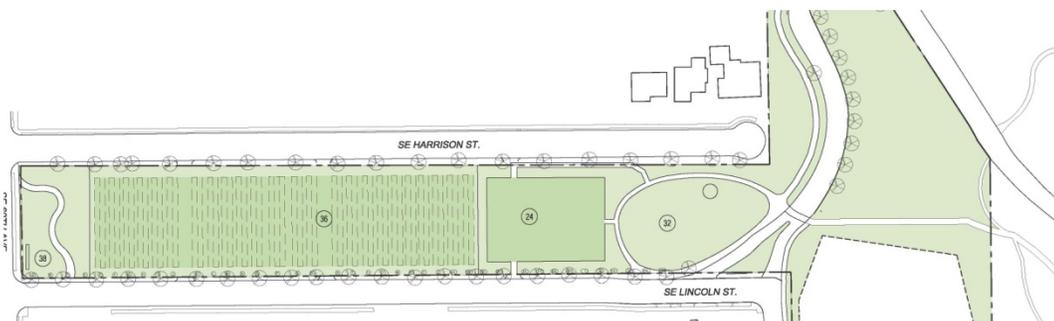

MASTERPLAN

Image below is an inset from the current site planning for Horticultural Services (full image available in attached presentation):

OVERALL SITE PLANNING

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Horticultural Program

- Heather noted that most plants are now procured from private nurseries, not grown by Horticultural Services. Area in Long Block would be used generally to storage 1 gallon pots of plants, mostly natives.
- The nursery industry in Oregon has grown and changed over the years. The tree nursery became less necessary, as now it is much easier to get native trees through other sources.
- The fence would be similar to the Community Garden – attractive and in keeping with the historic nature of the park. It would be a little taller – maybe 6-7' high. (The Community Garden fence is 5' high).
- Traffic would be similar to current traffic volume on Lincoln (which is currently already used by staff exiting the back gate of the Yard). Plants would be delivered by a box truck about once a week. Pick-up trucks would be used generally to pick-up plants to move to other sites and could probably use the existing curb cut locations (curb cuts will be improved).
- Lighting: no security lighting is necessary. Maybe some task lighting for staff.
- Other activities would be staff visiting the area to adjust irrigation, weed, and general plant care. Would pesticides be used? No, not typically for this short term storage. Most of the plants are native which don't need it.
- The busiest season of use is late winter / spring. Use would be much lower from summer into winter, as not much plant material is planted during hot/dry times.
- Parks offers to do a Good Neighbor Agreement with the community, similar to the one that was done for the creation of the Community Garden.

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Discussion / Q and A

Questions:
- What kind of horticultural services uses are planned for the Long Block? **Answer:** Potted plants, shrubs, and small trees to be stored until they are transported and planted at park locations.
- What is the length of the fence around the plant materials? **Answer:** The fenced area would be similar in size to the community garden which is 190' long on the north / south sides.
- What does the entry way at SE 60th look like? **Answer:** Nothing is planned currently to change this area.
- Would traffic only enter / leave the Long Block via SE Lincoln Street? **Answer:** Yes.
- What is the time frame for this use? Is it temporary or permanent? **Answer:** It would be in use until future phases of the Master Plan are implemented. The underground warehouse space in the Yard would have to be constructed to provide adequate space by the Greenhouse for the plant storage. Given that there is no funding identified for future phases, this use would likely continue for another decade or longer. No decisions have been made about how area would be used after that. One option would be to use the plant storage area for an expansion of the community garden since it is adjacent and would have similar fencing.
- How have construction costs increased since the Master Plan's cost estimates were done in 2008? **Answer:** There have been significant cost increases. Construction costs are generally coming in high and with only a few bidders, as most construction companies are very busy in this current economic climate.
- What would the fence look like around the potted plants storage? **Answer:** It would look similar to the Community Garden fence but be a few feet higher.
- Could plants be ordered as needed and taken directly to the park,

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rather than stored on site? **Answer:** This is not practical for the current operations of Horticultural Services and how plant materials are procured.

- Will the tree heel-in storage area need to be fenced? **Answer:** Probably. Horticultural Services is looking placing the tree heel-in storage elsewhere since the area shown as proposed (to east of Community Garden near willow trees) is generally very swampy and has poor drainage.

Concerns of neighbors expressed at meeting:

- **Aesthetics:**
  - Gravel / black fabric on ground surface. It will look nice when filled with plants, but how will it look when it is empty?
  - Screening? Add hedges or other plant material for visual screening like the Community Garden has.
  - Maybe split fence area into smaller segments or other shapes?
  - Will there be space between the plant storage and the Community Garden?
- **Drainage:** Area near Community Garden can be swampy.
- **Entryway at SE 60th:**
  - There are 4 trees at entry way; one is dead. Will these be impacted? (Answer: No, with the exception of the dead tree. PP&R staff will ask Urban Forestry to inspect dead tree and remove if necessary).
  - Make it clear is the park entrance. Add more trees and signage.
- **Explore all alternatives:**
  - Are there alternatives such as areas in Yard used for employee parking? It was then asked where would employees park?
  - Could Horticultural Services area be moved to the west at entrance? The open area might feel safer to public if not up by SE 60th. This is not in keeping with the Master Plan however.
- **Lighting**

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- **Open space:** Closing an area to public use that is currently used by the public.
- **Loss of land to private sector:** Expressed fears about the City selling off land, declaring it surplus, leading to further development of the Long Block.
- **Noise**
- **Traffic:**
    - What does traffic look like coming out of the Greenhouse area?
    - What will the construction of the Greenhouse look like? Concerns raised by neighbors living on Lincoln at eastern end, especially after extended impacts from the Water Bureau reservoirs construction project.
    - Will traffic increase on Lincoln?
    - Can there be more speed bumps installed?

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