

# 2014 PARKS REPLACEMENT BOND

ParksReplacementBond.org

**NO INCREASE IN TAX RATES**

## Project List #1 At-a-Glance - by Theme (7/21/2014—substitution)

*Project List #2 to be determined following staff recommendations and public engagement process in 2015-2016; see back*

SITE	PROJECT	DESCRIPTION
 <b>PLAYGROUNDS</b>		
<b>Replace or build 10 to 20 play structures that are closed, at risk of closure or deficient (at least \$5M during the life of the Bond; examples for Project List #1 below).</b>		
Couch Park	Playground replacement	Replace 1970s play structure next to the Metropolitan Learning Center K-12 public school. The structure had to be removed in 2014 after an independent engineering firm warned of impending structural failure.
Creston Park	Playground replacement	Remove outdated structures, and replace with safe and updated play equipment to serve 1245 nearby youth, plus students from a local school.
Kenton Park	Playground replacement	Replace structure to ensure service to 936 nearby youth. Play structure continues to need regular repair, and the manufacturer is no longer in business, making parts hard to find. Due to unstable soil, play equipment is sinking and unstable.
Lents Park	Remove and replace playground equipment, expand footprint.	Remove and replace the wooden play structures, expanding the play area, and creating an ADA accessible pathway to the playground per Lents Park 2011 master plan. Serves 1612 nearby youth, plus students from a local school.
Lynchview Park	Upgrade deficient playground	Add standard play features to park to accommodate a wide range of play for children of all ages. Currently has no play features.
North Park Blocks	Remove and replace playground equipment, expand footprint.	Expand play area and remove and replace two aging structures and a swing set, making this playground safe and fun for the next generation of young Portlanders—including the 434 nearby youth it serves, plus students from a local school.
Ventura Park	Playground replacement	Update the play area, enabling the park to better serve growing community, including 1421 nearby youth, plus students from a local school. Currently has play equipment that is outdated and deteriorating.
 <b>TRAILS &amp; BRIDGES</b>		
<b>Preserve access to natural areas and open spaces by repairing bridges and trails (at least \$5M during the life of the Bond; examples for Project List #1 below).</b>		
Maple Trail	Maple Trail Bridge replacement	Replace bridges, fully restoring the trail. The Maple Trail bridge failed in 2012, creating a gap in the popular loop.
Forest Park	Repair and replace Macleay Park bridges	Repair or replace two bridges. Several large landslides have significantly damaged the Lower Macleay Trail and two bridges. The trail has reopened after emergency short-term fixes, but the damage is so significant that the trail needs a complete rebuild.
Springwater Corridor Trail	Repair bridges, stabilize trail	Repair bridges and stabilize trail. Springwater Corridor trail has six remaining trestle bridges that are 70 to 100 years old. These bridges' support structures are original, and in need of replacement.
 <b>POOLS</b>		
<b>Prevent emergency closures, stop water leaks, improve water conservation and energy efficiency (at least \$5M during the life of the Bond; examples for Project List #1 below).</b>		
Grant Park	Pool mechanical system upgrades	Replace outdated mechanical systems. Portlanders visit this pool more than 80,000 times each summer. The pool's mechanical systems date to the 1920s and 1940s, and they need replacement. Fund an overhaul of the pool's mechanical systems, including all plumbing: pumps, motors, pipes, strainer baskets, chemical controllers, sanitation systems (including a new UV system to reduce chlorine use) and sand filters.
Matt Dishman Community Center	Pool shell replaster	Replace plaster, as well as replace a whirlpool highly used by seniors and people with disabilities. This facility is heavily used by local and regional teams, and provides aquatic recreation opportunities for the general public—receiving almost 95,000 visits each year. The plaster surface at this pool is failing, and voids are noticeable beneath the plaster.
Peninsula Park	Pool mechanical system upgrades	Replace outdated mechanical systems. This pool receives 40,000 visits each summer. The pool's mechanical systems need replacement. Fund replacement of all mechanical systems, including all plumbing: pumps, motors, pipes, strainer baskets, chemical controllers, sanitation systems (including a new UV system to reduce chlorine use) and sand filters.
 <b>PROTECT WORKERS</b>		
<b>Improve safety, make critical upgrades; fix leaking roofs, update equipment at maintenance facilities (up to \$10M during the life of the bond).</b>		
Mt. Tabor Yard	Critical safety improvements; upgrade or replacement of failing structures	Investing in safe and adequate facilities reduces accidents, saves the City of Portland money, and increases efficiency. Site no longer meets the basics needs of PP&R's workforce. Fund critical safety improvements or replacements for failing structures, including construction of a maintenance facility and demolition of outdated structures on the site.
Urban Forestry—Delta Park	Critical safety improvements; upgrade or replacement of failing structures	Investing in safe and adequate facilities reduces accidents, saves the City of Portland money, and increases efficiency. This site is the home base for the Urban Forestry Team—on call 24 hours/day, 7 days a week. Fund critical safety improvements and upgrade or replacement of failing structures, construction of a new maintenance and vehicle barn, and demolition of the old facility.
 <b>PIONEER COURTHOUSE SQUARE</b>		
<b>Replace failing structures, fix leaks and cracks, make improvements at our most visited park—10 million visits annually (up to \$10M during the life of the bond).</b>		
Pioneer Courthouse Square	Replace failing structures and waterproof membrane, make other improvements	Repair and improve our most visited park, including replacing the waterproof membrane under the famous bricks, repair cracks in bricks and mortar, repair structural columns, and renovate the restrooms so they are safe and accessible.
 <b>ACCESSIBILITY</b>		
<b>Remove access barriers in parks; recent report found tens of thousands of barriers across park system (up to \$5M during the life of the bond).</b>		
Citywide	Accessibility improvements in various projects throughout Portland	Increase accessibility and remove barriers. According to the Disability Funders Network, two in seven Americans have at least one family member with a disability. Many of our park facilities are not fully accessible. Parks system ADA Transition Plan not yet complete. Increasing accessibility and removing barriers is a key aspect of many projects to be completed with these bond dollars. Additionally, specific accessibility-focused projects aimed at removing significant (\$10K+) barriers identified in the Transition Plan will be committed to with each bond issuance.



**PORTLAND PARKS & RECREATION**  
Healthy Parks, Healthy Portland

SITE	PROJECT	DESCRIPTION
 <b>RESTROOMS / OTHER URGENT REPAIRS</b>		<b>At least \$5M; examples for Project List #1 below.</b>
Argay Park	Resurface tennis courts	Rebuild and resurface playing surface on all four existing tennis courts. Open two closed courts and upgrade lighting.
Bloomington Park	Renovate restroom	Renovate the existing restroom.
Couch Park	Replace restroom	Replace built restroom with a Portland Loo.
Colonel Summers Park	Replace restroom	Replace built restroom with a Portland Loo.
Ed Benedict Park	Install restroom	Install a new Portland Loo.
Glenwood Park	Renovate restroom	Renovate existing restroom.
Lynchview Park	Upgrade outdated irrigation system	Upgrade the old irrigation system.
Reike regional soccer field	Renovate turf and reopen field	Renovate synthetic playing field, currently open for casual use but closed for programming due to safety issues. Remove existing turf and infill, needed drainage system improvements, grading, turf installation, curbing, and more.
Mount Tabor Park	Repair summit restrooms	Replace plumbing and electrical systems, provide new interior finishes, fixtures, and paint. Bring to complete ADA accessibility standards. Improve exterior path and landscape.
Multnomah Arts Center	Improve cottage access (ADA, repair tripping hazards); structural repairs	Add cement ramp from lower parking lot, and additional ramps to the cottages. Address ADA deficiencies in cottages, including restrooms. Complete additional structural and seismic repairs according to 2008 Comprehensive Seismic Repair Report. Cottages have programmed space, but do not have safe access that meets ADA requirements.
Parklane Park	Install restroom	Install a new Portland Loo.
Sellwood Park	Repair/replace roofs	Replace kitchen/restroom roof. At pool, install new roof system to address leaks before structure is damaged and make diaphragm/seismic improvements.
St. Johns Community Center	Major maintenance, capital repairs and improvements	Make various repairs at this 1940s facility. Replace some HVAC equipment and install a new roof covering. The current asphalt tile roofing is beyond its life expectancy, leaks annually, and needs renovation.
Ventura Park	Install restroom	Install a new Portland Loo.
Wilkes Park	Install restroom	Install a new Portland Loo.

**ADMINISTRATION & AUDITS****Bond will require audits and an oversight committee appointed by City Council.****TITLE: Bonds to fix playgrounds, trails; improve park facilities, safety, accessibility.**

**Shall Portland fix, improve park facilities by issuing bonds estimated to maintain current tax rate; require audits and public oversight? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.**

**COST:**

**If the measure passes, there would be no increase in property tax rates from what they are today because the bond replaces an expiring bond. Specifically, the City's parks bond tax rate is not expected to increase from current rate of \$0.0877 per \$1,000 of assessed value. If the measure does not pass, the annual property taxes paid by a household with the median assessed value of \$152,890 could decrease by approximately \$13. The Parks Replacement Bond Measure would authorize \$68,000,000 in general obligation bonds for Portland Parks & Recreation facilities.**

**PROJECT CRITERIA FOR 2014 PARKS REPLACEMENT BOND**

The projects identified in this packet were identified as urgent needs and prioritized with the following criteria:

1. Investing in projects that are immediate safety concerns or urgent repairs (urgency is defined as highest probability of failure x highest impact of failure)
2. Investing in projects that reduce bigger costs later on
3. Responsible repairs for general deferred maintenance needs
4. Investing in energy efficiency
5. Increasing accessibility for all
6. Restoring services that are currently closed

More than 500 Portlanders submitted feedback on these criteria, and strong majorities agreed that these criteria should determine which projects are funded with a bond. More detail on the criteria surveys can be found at [www.ParksReplacementBond.org](http://www.ParksReplacementBond.org). More than 97 percent of those surveyed online agreed or strongly agreed with the criteria of investing in projects that are immediate safety concerns and urgent repairs, and more than 85 percent agreed or strongly agreed with the criteria of responsible repairs for general deferred maintenance needs and investing in projects that reduce bigger costs later on. Additional criteria feedback from surveys included: focus on equity and serve underserved and parks deficient areas of Portland.

**IDENTIFYING ADDITIONAL PARKS REPLACEMENT BOND PROJECTS**

Preliminary cost estimates indicate this initial Replacement Bond project list would cost approximately \$35M to \$40M to complete. The Replacement Bond could generate up to \$68 million in funding, from multiple issuances. Projects funded in each issuance must be completed within three years.

Parks Commissioner Amanda Fritz has proposed a public process for identifying projects for Project List #2 (dates approximate):

1. Mid-2015: Refined cost estimates and the first bond issuance to determine approximately how much Replacement Bond funding remains.
2. Late-2015: PP&R staff propose a draft list of projects based on the above criteria and remaining funding. PP&R's citizen Budget Advisory Committee (BAC) reviews and refines draft project list as part of city budget process.
3. Early-2016: Neighborhood Coalition parks subcommittees review draft project list and give feedback on priorities. Citywide Town Halls, stakeholder meetings, and possibly online surveys provide broader opportunities for public input into project priorities.
4. Mid-2016: BAC reviews public input and provides advisory project list recommendation to Commissioner Fritz. Commissioner Fritz makes second bond issuance project list recommendation to City Council.
5. TBD: Bond issuance to fund second list of projects.

This approach allows staff, the BAC, and community stakeholders to consider the most urgent maintenance needs just prior to a second bond issuance, and responsibly allocate and prioritize the second round of bond funding.

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