

# FAST FACTS

## Can we buy the vacant property next to ours?

**Summary:** The property directly to the west of our site (see diagram below) is owned by the Tualatin Hills Park and Recreation District (THPRD). In early spring 2007, members of the building committee met with THPRD senior staff members to discuss purchasing the adjacent land in order to expand our useable site area. We discovered that THPRD has a standing policy to not sell any open space, regardless of financial benefit.

At the same time, THPRD informed us that even though they intend to retain and protect the land as open space, they also do not have any plans to develop the land into a useable park with typical amenities and parking. They also noted that the 1.5 acres is below their minimum size for a park. With the land purchase option off the table, we proceeded with discussions with THPRD to develop a joint-use agreement that would allow us to jointly improve the land into a park that benefits the surrounding community, park district and parish.

The specifics of the partnership have not yet been finalized, however our initial discussions lead us to believe that there would be some financial sharing of the improvement costs, our site parking could be used by park visitors, the district would maintain the park and the parish would have first rights to use the park for outdoor events.

From an overall design standpoint, the additional wooded land would visually buffer our site from the adjacent homes, mitigate the removal of trees on our site due to parking and building placement, visually tie the two parcels together, and ultimately mitigate neighborhood concerns by creating a park for use by all.

### What does THPRD need to formalize our proposal?

The design team will submit a design concept proposal (with possible alternatives) to THPRD staff for review and comment. Once the design concept is approved, we will work out formal language regarding development costs, access and use agreements, maintenance responsibility, and possible liability. After resolution of the use agreement with district staff, we will make a formal proposal to the THPRD Board of Directors for final approval.

**Who will benefit from our proposal and what will it cost?** Everyone will benefit from a joint-use agreement. The park district has no plans to do anything with the land so the immediate neighborhood will gain a useable park. The retention of the trees and natural environment will compliment our site and provide additional outside area that will make our land “feel” bigger than it really is. THPRD will get another park for minimal costs and it will clean up a site that is currently neglected. We believe that the cost to enhance the land into a useable park with basic amenities will be minimal and well worth the investment given the many benefits.

**Has the Building Committee met with the residential neighbors?** Not yet, but we will as soon as we have preliminary concept plans to show them. Our intent is to encourage open dialogue with the neighbors throughout the entire design and building process. We intend to host a neighborhood meeting to present our site and building design direction as well as our proposal to partner with THPRD in the development of a shared neighborhood park.

If you have further questions, don't hesitate to contact the building committee at: [BC@stjuandiego.org](mailto:BC@stjuandiego.org).

