

## SYRINGA BIKE SKILLS PARK

# Construction FAQ • August, 2018

What times and days will the park be under construction?

- Per City ordinance, construction activity is limited to Monday through Friday from 7am-7pm, and the contract requires construction to be completed by Oct. 31. Construction will continue on a variable schedule between those times and dates.
- We anticipate most of the contractor's workdays will be shorter. That said, there may be longer days from time to time. Longer workdays likely reduce job costs, cost to taxpayers, and shortens the total number of days on site.

Can the construction equipment be located away from homeowner properties?

- We have requested that the contractor store equipment closer to Lincoln Hills drive when not in use.

What is the plan for landscaping the park and when will adjacent residents be consulted?

- Per the neighborhood meetings, we have identified the requested low-growing trees and locations on the master plan. A small number of trees and shrubs will be installed as part of the construction contract.
- Tree planting will take place after the heavy machinery work is complete, so the plants have the best opportunity to survive.
- Neighbors have expressed a strong desire to maintain existing native grasses and reestablish disturbed areas after construction.
- As part of the revegetation, Parks staff will develop a plant palette and potential locations and discuss these with the adjacent homeowners at some point in September/October.
- Plantings will adhere to the landscaping criteria described in the master plan and in Parks policy. The master plan calls for no trees within 30' of the southern park property line to preserve view sheds and to allow for possible future sewer line placement within the easement.
- All Parks projects adhere to the Crime Prevention through Environmental Design (CPTED) guidelines (attached.) Natural surveillance is important; plantings should allow for views into the park.
- Pending weather conditions, plantings will likely occur next spring.

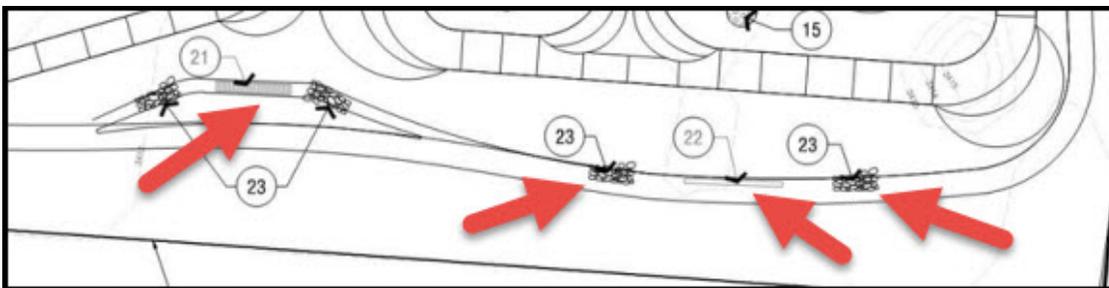
Why are so many of the bike skills features located at the east end of the park?

- The bike park has multiple phases, with the Phase 1 features being located on the east portion of the site. Phase 2 includes a jump line that will be located in the remaining space.

- The topography of a site, including its hills, slopes and grade, create the “flow” feature of a bike park, which particularly helps riders maintain speed on the jump line.
- As noted throughout the extensive public planning process, the east end of Syringa Park is at a slightly higher elevation than the west end. Park designers took full advantage of natural topography with every intention of completing the entire park.
- The small pump and flow tracks at the east end of the park are strategically located as to take advantage of the natural slope at the site, access via the approach, costs, and again citizen input.
- These east end features are designed for beginner and intermediate riders. The feature placements are consistent with the extensive public process and master plan adoptions.
- The jump line, which is designed for beginner through advanced riders, is placed further to the west where the park’s topography aids the rider maintain momentum.
- The jump line is planned for Phase 2, and we have retained the space for the jump lines to limit cost and disturbance in the future.
- The cycling community is still raising funds to complete that portion of the project.

Can some of the skills features be moved to reduce the impact of the park on neighbors at the east end?

- The project’s phasing plan may give the impression that Phase 1 features are concentrated the east end of the park, and Phase 2 extends the project to the west side of the park.
- With the jump line delayed until Phase 2 construction, we have some ability to spread some of bike skills loop features throughout the loop, and are currently consulting with our designers. However, when the jump line is installed in the future, some of these items may need to be returned to their original position within the site plan.
- The diagram below shows a few of the bike skills features which may be relocated. Safety and cost will be factored into any changes. We are unable to move the pump tracks to other areas, as that will affect the future phase(s) planned for the park.
- Scheduled for Phase I: #23 ground-level rock garden
- Scheduled for Phase 2: #21, height 1’, #22, height 2’ at center point



Crime Prevention Through Environmental Design (CPTED, pronounced sep-ted) is a multidisciplinary approach to deterring criminal behavior that focuses on changing how places are laid out, and how they look and feel. Criminologist C. Ray Jeffrey coined the term in the 1970s around the same time that architect Oscar Newman's ideas about "defensible space" took hold. Fundamentally, CPTED suggests that you can change how people act in a place by altering its design.

## [CPTED – Four Primary Design Guidelines](#)

### **CPTED Principle #1 Natural Surveillance**

- "See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

### **CPTED Principle #2 Natural Access Control**

- Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

### **CPTED Principle #3 Territorial Reinforcement**

- Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

### **CPTED Principle #4: Maintenance**

- CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. We will work with you to develop a formal CPTED based maintenance plan to help you preserve your property value and make it a safer place.

#### Additional CPTED Resources

- [What is CPTED and does it work?](#) (series of short clips of police interviews)
- [CPTED Ordinance](#) (Note, some cities have written ordinances to require aspects of CPTED)
- [CPTED – quick, easy to understand, overview](#)
- [International CPTED Association](#)