

Murray Boulevard Improvement Project Highway 26 to Cornell Road

SWG MEETING NOTES

MEETING # 3

DATE: May 23, 2007

TIME: 5:00 to 7:00 p.m.

LOCATION:

Cedar Mill Community
Library
12505 NW Cornell Road
Portland, OR 97229

IN ATTENDANCE:

SWG MEMBERS

Virginia Bruce
Martha Moyer
Hal Ballard
Sheila Hobernicht
Elaine Ledbetter
John Ragno
Mary Gingell
Terry Tobin
Xander Smit
Mike Appel
Rick Edmonds
Jerry Renfro

**PROJECT MANAGEMENT TEAM
(PMT)**

Alex Sander, Washington County
Tony Roos, WRG Design
Susan Davis, WRG Design

STAFF

Kristi Crippen, WRG Design
Corey McManus, WRG Design

GUESTS

Wade Scarbrough, Kittleson & Associates
Richard Weigel
Betty Weigel

NOT IN ATTENDANCE:

Martha Heilman
Laura Kelly
Jerry Green

**MATERIALS SENT
PRIOR TO MEETING:**

Agenda #3
SWG #2 Meeting Summary

**MATERIALS PROVIDED
AT MEETING:**

Preferred Alignment
List of SWG Issues
Tree Species List
Street Lighting Information
Exhibits

- Preferred Alignment
- Project Givens
- County's Typical Section
- Project Schedule
- Project Process

Notes

AGENDA ITEM #1: WELCOME & REVIEW AGENDA: PURPOSE OF TONIGHT'S MEETING

Susan Davis welcomed the Stakeholders Working Group (SWG) members to the meeting and apologized for the postponement of the meeting. Susan also welcomed guests Richard and Betty Weigel and stated there would be a public comment period after the break if they would like to address the group. Susan then explained that the purpose of the meeting was to come back to the SWG after the second meeting and go over the County's comments on the preferred alignments, which is by no means the final design. Tony Roos will be presenting the preferred alignment and will be taking questions and comments. Susan also welcomed Wade Scarborough from Kittelson & Associates and informed the group he would be discussing the draft access management plan. Susan also announced that Virginia Bruce brought an exhibit to share with the group regarding the gateway feature brainstorm activity.

Mike Appel asked if the previous alignment options that were presented at the last meeting were out or put to the wayside. Susan Davis responded that the narrower lane options were presented to County staff and that Tony Roos would be discussing the outcome. The previous options are not necessarily out of the picture.

AGENDA ITEM # 2: SUMMARY OF PMT ACTIVITIES SINCE SWG #2

Susan Davis informed the group of what activities have taken place since the last SWG meeting. The PMT has continued work on the design and has had discussions with County staff members. The PMT has submitted requests for Pre-Application conferences to the County and the City of Beaverton, which starts the land use review process.

AGENDA ITEM # 3: REVIEW ROAD DESIGN

Tony Roos explained to the SWG that the PMT took the road alignment options to County Staff and that the County staff comments were similar to that of the SWG: Murray Boulevard improvements shifting to the east and Cornell Road improvements shifting to the South. The County felt the narrower lanes on Murray Boulevard were innovative, however, it was determined that impacts to the buildings, even with narrower lanes, would potentially impact existing uses. Further, the full lane widths were seen as the most ideal from a safety standpoint. Therefore, they felt full lane widths were the better option. On the Cornell Road south alignment heading eastbound, the County commented that the dual through lanes created a trap lane on the east side of the intersection with very short transition distance. The Capital Projects division receives numerous complaints about this type of configuration.. Alex Sander added that the dual through lanes would also cause impact to the Apollo Pools building. Therefore, the PMT is looking at a single through lane as the second through lane is not needed until 2025 The project will mostly likely move forward with obtaining all the necessary right of way for the ultimate width of 98 feet.

Sheila Hobernicht asked whether the e dual left turn lanes on Murray Boulevard onto Cornell Road would also create a trap lane on westbound Cornell. Tony Roos stated that there is more transition room heading west on Cornell and that the dual left turn lanes are needed now for the intersection to be functional, versus the second through lane on Cornell eastbound, which is not necessary until 2025.

Virginia Bruce asked about the Safeway access point north of the intersection on Murray Boulevard. Tony Roos responded that Wade Scarborough would be discussing the draft access management plan later.

Elaine Ledbetter asked about large trucks being able to make the right turn from Murray Boulevard onto Cornell heading east. Tony Roos explained the engineers use a program called Auto Turn to determine turning radius needed. AutoTurn is a very conservative program and the engineers used the worse case

scenari , which is a 53-foot Trailer to model the turning radius. The radius that is currently designed is 70 feet. Based on road classification the minimum required radius is at 45 feet.

Sheila Hobernicht asked about the safety of pedestrians crossing onto and then through the pork chop at the southeast corner of the intersection. Wade Scarborough responded that it will be signalized with a crosswalk.

Sheila Hobernicht asked where the bus stop location would be on eastbound Cornell Road, east of the intersection. Tony Roos stated that there have been discussions with Ben Baldwin, a Tri-Met engineering representative, and that the location of the stop has not been finalized yet. But there is a void area just east of the intersection after the pork chop.

Sheila Hobernicht asked which side of the porkchop the bikes would be on. Tony Roos responded that there was not a striped bike lane but there was room for bikes to share the vehicular right turn lane and that bikes would stay to the right of the porkchop.

Virginia Bruce asked if the County was acquiring the full 98 feet of right-of-way for the ultimate width, but actually building everything now, would redevelopment projects be conditioned to keep out of right of way so that new buildings would not be torn down at ultimate build out. Tony Roos responded yes the sidewalk will also be built to the ultimate location.

Mike Appel asked for clarification on the alternate design of narrower lanes. Tony Roos stated that the design would be full lane widths due to safety and driver expectations. The County wants to make this intersection as safe as possible. Alex Sander added that this is not the final design and at this point the PMT is not saying there are no other options. The County has met with the owner of the Sunset Humdinger and he prefers not to close or relocate. At this point the County is still conducting research and evaluation, but opted to present this preferred alignment to the group based on the County Engineer's comments.

Sheila Hobernicht asked what if the owner does not want to sell. Alex Sander responded that the County can only take what is needed for right of way. An appraiser is sent out to evaluate the loss of parking, etc. and will determine if the current use is still functional. If not, the County will pay for all the land and relocation.

Terry Tobin asked what the impacts were to Plaid Pantry, Key Bank, Jiffy Lube and Cedar Mill Professional Building with this as a preferred design. Tony Roos explained the impacts to each location, including Papa John's, Miller Paint, McDonald's, Safeway and Cedar Mill Place. Cedar Mill Professional Building will lose the existing larger trees and some of the existing parking lot but new street trees would be planted. Alex Sander added that with a 10 foot sidewalk street trees would be planted but if design goes with a 5-foot sidewalk there would not be room for a planter strip and that Tony is describing what is shown on the preferred design. He reiterated this is not the final design. The impacts to Key bank would be limited to dedicating to the 98-foot right of way requirement. Plaid Pantry will have impacts to its driveway entrance, but the building will not be impacted. Jiffy Lube, Miller Paint and Papa Johns will have minimal impacts to their existing parking lots and driveways. Safeway will have impacts to its driveways on Cornell Road. The existing curb line in front of McDonald's on Murray Boulevard will not be impacted. Cedar Mill Place will have its existing sign on Cornell relocated and the edge of sidewalk, which will abut their parking lot. Alex Sander added that the Cornell frontage along Safeway is already at the maximum use of right of way and there will be no new acquisition at that point.

Virginia Bruce asked if the additional acquisition of right of way would impact the budget and/or timeline. Alex Sander responded that it should not impact either. The Budget was based on assumptions, but including the Sunset Humdinger, if that is necessary, will bring the budget close to what was assumed. Timeline for right of way acquisition is approximately six months. Most of the time negotiations are successful.

Sheila Hobernicht asked if the trap lane on Murray Boulevard just north of Highway 26 would go away. Tony Roos responded that yes it would go away.

Jerry Renfro asked if the current curb cuts (i.e. access points) would be staying in place. Tony Roos explained that Wade Scarborough would be discussing that shortly.

Jerry Renfro also asked what the width would be from curb to pork chop for the right turn lane on northbound Murray Boulevard at the Cornell Road intersection. Tony Roos responded that it was 24 feet.

Mike Appel asked if the Sunset Humdinger goes away and the Sunset Shopping Center goes away what happens to the property once the County has what is needed for right of way. Tony Ross responded that the land is sold at public auction. Mike Appel asked if there would be space for redevelopment once the right of way area is utilized. Tony Roos responded that there would definitely be room and it is unlikely that the site would remain vacant..

Terry Tobin asked if the utilities would be underground or overhead. Tony Roos responded that the PMT has coordinated with the utility companies. The challenge with going underground is the cost. It is not in the County's budget to pay for undergrounding utilities, but there are other options. Virginia Bruce asked if the CPO writes a letter to PGE, Verizon and Comcast would it make a difference. Tony Roos responded that it wouldn't hurt but he was unsure if it would help. Alex Sander added that the utilities are okay with going underground but are not okay with paying the cost.

Terry Tobin also stated he would prefer narrower sidewalks fronting the Cedar mill Professional building if it meant his parking lot would remain untouched. Susan thanked everyone for their comments and questions.

AGENDA ITEM #4: ACCESS MANAGEMENT PLAN

Susan Davis introduced Wade Scarborough from Kittelson and Associates and explained to the group that he would be going over the Draft Access Management Plan.

Wade explained that he was presenting very preliminary draft, which that is the perfect time for the SWG's comments. Wade noted that identifying access points for properties between Science Park Drive and Cornell Road along Murray Boulevard is challenging, as left turn movements will be difficult. Along the east side of Murray Boulevard there will be no left turns out of businesses, as the raised median will be extended from Science Park Drive to Cornell Road to restrict left turn movements. Seven Stars Nail & Beauty Supply, Acme Tattoo, The Mutley Crew, Sunset Humdinger, and Sunset Shopping Center will have no access to Murray Boulevard but will have access on to Joy Street. The draft study also identified issues with the current access points on Murray Boulevard to Key Bank. It may be necessary to close the outbound access on Murray just north of the Science Park Drive intersection and change the right-in to a right-in /right-out. The gravel lot and Plaid Pantry will share an access off Murray Boulevard. Cedar Mill Place currently has two access points on Cornell Road. The plan contemplates closing the access closest to the intersection, as it will conflict with the right turn lane queue. The access farther to the west of the intersection would be expanded as the primary access. The plan anticipates changing the Safeway access on Cornell Road just west of the intersection to right-out only. The full access further west on Cornell would remain. The current access for Jiffy Lube would stay a right-in/right-out.

John Ragno asked if the existing Key Bank access was currently a right-out. Wade Scarborough replied that people are not supposed to go left but they still do.

Hal Ballard asked about possible changes to Safeway's access. Wade Scarborough reiterated that the access point just west of the intersection on Cornell Road would possibly become a right-out only.

Mike Appel asked to clarify that Key Bank would only have one access on Murray Boulevard, which would be changed to a right-in/right-out, meaning people can only turn right onto Murray. Wade responded that is correct.

Mike Appel stated that because Jiffy Lube only has a right in/right out people cut through the neighborhood or the Safeway parking lot to leave.

Elaine Ledbetter asked about Joy Street access to businesses along the east side of Murray Boulevard between Science Park Drive and Cornell Road and stated that drivers are unable to go west or north until they get to Saltzman. Wade replied that she was correct. Tony Roos added that you can cut over to Dale that there is no restriction on left turn lane. Elaine Ledbetter and Martha Moyer asked for clarification of the median location on Cornell. Tony Roos responded that there was not a median at Dale. Elaine Ledbetter stated there would be more traffic if the access for businesses was on Joy.

Sheila Hobernicht asked about the vacant treed lot that is for sale and if the development would be high traffic commercial. Wade responded that it was unknown at this time.

Mike Appel asked if Plaid Pantry would be a right-in/right-out. Tony Roos responded yes, and that is also what currently exists. Alex Sander added that the Plaid Pantry has a shared access agreement with the vacant gravel lot and the vacant gravel lot also has a shared access agreement with Cedar Mill Place. Virginia Bruce stated that the vacant gravel lot would not be a very attractive location if it was hard to get in to. Tony Roos stated the northbound on Murray is the hardest way to get in. Corey McManus added that there is access on Science Park Drive at Key Bank that goes all the way through to Cedar Mill Place. Virginia Bruce stated that Cedar Mill Place needs more circulation. Susan Davis responded that there are sticky points and we are still working to see if there are any other creative alternatives for access.

Mike Appel stated that from a pedestrian point of view crossing Cornell looks scary. Elaine Ledbetter added especially with strollers. Tony Roos responded that the functionality would be there when improved for traffic and that the crosswalks are timed for 4 feet per second. Mike Appel stated that with redevelopment pedestrian traffic could change. Mary Gingell added that it would be ideal to have more pedestrians. Xander Smit stated that 10 foot sidewalks would be more inviting. Hal Ballard stated that crosswalk timers are more inviting than just a flashing hand.

Alex Sander stated that for intersection improvements you do the best you can with what you have and there is a trade off for traffic functionality and site circulation. Comments communicated via email are welcomed. The main goals of the Murray Boulevard improvements are safety and operating efficiency.

Virginia Bruce asked if copies of the draft access management study were available. Susan Davis responded that copies will be available at the next SWG meeting that at this time it is still very preliminary and wanted to give the SWG a chance to comment first.

AGENDA ITEM #5: STREET LIGHTING AND STREET TREES

Susan Davis informed the group that the next item of business was street lighting and street trees. At this time the PMT is not ready to discuss particular street lighting and street trees for the Murray Boulevard project but wanted to bring information in for the SWG members to take home and look over. Tony Roos introduced Corey McManus and informed the SWG group that Corey would be taking five minutes to go over street lighting options and terminology.

Corey McManus began by describing the IES cutoff classifications based on the handout given to the group. IES cutoff classifications range from non-cutoff to full cutoff, non-cutoff having no night sky restrictions whereas the full cutoff has a 0 percent light output at 90 degrees. Corey explained that the lights must be PGE approved and a handout was also given to the group which outlined the PGE Street and Area Light Luminaires, as PGE will own and maintain the lights. Also included in the handouts was a cut sheet for a newly adopted fixture that is night sky friendly. Corey informed the group that ultimately the lighting will be the County's decision and that cost and maintenance will play a role in its decision.

Tony Roos asked the SWG to take the handouts home and look them over. At the next meeting the lighting will be discussed more thoroughly and likes/dislikes can be voiced. He asked the group to remember that the full six lanes will need to be lighted and the function will come before form. Corey added that lighting is not an immediate concern.

John Ragno asked if the lights used on the previous Cornell Road improvements were acorn. Tony responded that he believes so.

Susan Davis addressed the SWG and informed them that Tony Roos would briefly go over street tree options. The SWG was given a handout addressing City and County approved trees. Tony informed the group that in their handouts was a City of Beaverton approved tree list and a Washington County approved tree list. Also included was a color exhibit showing the trees that were approved by both the City and the County and that were drought friendly. Tony asked the SWG group to look over the handout for the next SWG meeting, identify any trees they did not like. The list will be revised at that time and given to County operations for the decision. Susan Davis added that if there were a lot of questions that a landscape architect could be brought to the next meeting.

Virginia Bruce was concerned that there were not any native trees on the list. She would like to see native trees used. Tony Roos and Susan Davis said they would ask a landscape architect and arborist as to the reasoning of no native trees.

John Ragno asked for a list of trees that had been planted on the previous Cornell Road improvement project. Susan Davis responded that she would find that and provide for the SWG.

Jerry Renfro asked if the tree locations had been identified at this time. Tony Roos responded that at this time no definite location but they will be 5 feet from the bike lane. Jerry added that if the tree canopy is too large it has the potential to be taken out by emergency response vehicles.

Mike Appel stated that he would like to see similar lighting throughout the Cedar Mill Community. Tony Roos responded that the lighting issue had been brought up at the first SWG meeting that there was concern of light pollution.

Alex Sander informed the group regarding tree planting that the County has recently changed its tree list due to existing trees needing irrigating and maintenance costs being too high. At this time the County only allows drought resistant trees.

Mary Gingell asked how many trees would be planted. Susan Davis responded that generally one tree is planted every 30 feet dependent on driveway locations and utility pole locations.

Susan Davis then asked Hal Ballard to give an update on the bicycle lane issue that was brought up earlier in regards to northbound Murray Boulevard onto eastbound Cornell Road. Hal Ballard informed the SWG that not having a striped bike lane at that right turn would not be a problem as bicyclists can follow traffic through.

AGENDA ITEM #6: GATEWAY TREATMENT IDEAS BRAINSTORM

Susan Davis informed the group that the next ten minutes would be spent brainstorming ideas for the gateway treatment. Virginia Bruce will be presenting an idea but we would like to hear from all the SWG.

Virginia Bruce explained to the SWG that she was involved with the Cedar Mill Business Association and beautification of the area. Virginia briefly presented an idea for banners to be hung on light poles that had a scenic art theme. Virginia also presented a gateway treatment idea that that was a painted metal sign on a raised mound with plantings welcoming people to Cedar Mill.

Susan Davis notified the group that the vacant property north of Sherry Street on Murray Boulevard was privately owned. Virginia Bruce asked if the land was developable and Tony Roos responded technically yes but not sure what type of development.

Susan Davis informed the SWG that options were limited due to space and put out the idea of plaques, banners or benches within the right of way.

John Ragno felt that a monument could be a graffiti target.

Virginia Bruce asked if the County would be paying for the gateway treatment. Alex Sander responded that the County could justify a certain amount. Tony Roos added that the land used for the treatment could not be condemned. Alex informed the group that County engineering was open to possibilities.

Tony Roos asked if the current Sunset Shopping Center location was a possibility. Alex Sander responded that it was a possible location.

Jerry Renfro asked if the group was looking for something to say you are entering or that you have already arrived in the Cedar mill area. Jerry included the idea of banners pulling people into the area and having a monument in the center of the area.

Mike Appel stated he liked the idea of the sign Virginia Bruce presented. Mike felt a good spot would be off of Highway 26 on Murray Boulevard.

Susan Davis stated that Tony Roos and Corey McManus would look into finding a location for a gateway feature to give the group a better idea of size. At this point the PMT wanted to get a sense of importance from the SWG.

AGENDA ITEM #7: SCHEDULE NEXT MEETING

Susan Davis discussed with the group what would be coming up next and that it was time to schedule the second Open House where the PMT will be presenting where we are and what we have gone through to get there. Flyers will be sent out and it would be nice to have the SWG members there. A couple weeks following the second Open House SWG meeting #4 will be held to discuss the comments from the second Open House along with trees and street lighting. Following SWG #4 there will be more design work done and a final SWG meeting.

Mike Appel asked once the SWG has their final meeting what interaction will the SWG have during construction. Susan Davie responded that once the design is complete a contractor will be chosen. The contractor on the project will then hold an open house with information regarding construction staging, one site construction contacts and lane closures. Tony Roos added that at the final SWG meeting we will have 90 percent design plans and a construction management plan, which will be the PMT's idea of how the construction should go. The SWG will be able to give input. Alex Sander added that there are standard practice measures in place during construction regarding lane closure time frames and time limits on how long traffic can be held up.

Susan Davis again thanked the group for attending the meeting and told the group to please call with any questions. The PMT will keep in touch with dates for the Open House and the next SWG meeting.

The meeting was adjourned at 7:05 p.m.