

## Murray Boulevard Improvement Project Highway 26 to Cornell Road

### SWG MEETING NOTES

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**MEETING # 3**

**DATE:** July 31, 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  
Martha Heilman  
Terry Tobin  
Xander Smit  
Mike Appel

**PROJECT MANAGEMENT TEAM  
(PMT)**

Alex Sander, Washington County  
Tony Roos, WRG Design  
Susan Davis, WRG Design  
Wade Scarbrough, Kittleson & Associates

**STAFF**

Kristi Crippen, WRG Design  
Corey McManus, WRG Design

**GUESTS**

Richard Weigel  
Betty Weigel  
Chris Sloan

**NOT IN ATTENDANCE:**

Mary Gingell  
Laura Kelly  
Jerry Green  
Jerry Renfro  
Rick Edmonds

**MATERIALS SENT  
PRIOR TO MEETING:  
MATERIALS PROVIDED  
AT MEETING:**

Alternatives Impact Analysis  
SWG Agenda #4  
Draft SWG #3 Summary  
Open House #2 Summary  
Alternatives Impact Analysis  
Existing Circulation Exhibit  
Project Issues/Draft Recommendations  
Tri-Met Routes  
Exhibits

- Preferred Alignment East
- Draft Access Management Plan

## Notes

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

Susan Davis welcomed the Stakeholders Working Group (SWG) members to 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 went over the handouts the SWG had been given, which included the draft summary from SWG meeting #3, summary from Open House #2, alignment matrix, aerial photos of existing circulation/access points, and a draft of the project issues. Susan then explained that the purpose of tonight's the meeting was to come back to the SWG after the second open house and again go over the project design and the alignment matrix in context of the open house. The purpose was also revisit the latest draft of the access management plan Susan then asked the SWG if there were any questions.

Virginia Bruce was curious about the previous SWG notes and comment time. Susan informed the group that the summary from SWG #3 was in draft format and asked that the group go over it in the next week and let her if know if there were any changes.

### **AGENDA ITEM # 2: OPEN HOUSE DEBRIEF**

Susan Davis asked how many people were able to attend the open house and if they had any feedback.

Sheila Hobernicht said she noticed that County employees were there talking to the apartment residents from the Sunset Shopping Center. She commended their compassion and overall good job.

Martha Moyer asked how the open house had been advertised to the public. Susan Davis responded that 1,100 mailers had been sent out to property owners in the vicinity and that approximately 75 mailers had been hand delivered to local businesses. Susan also informed the group that Anne Madden at Washington County sent out a press release to local news outlets.

Mike Appel stated that he expected a bigger turn out. Alex Sander stated he felt the turn out was good.

Virginia Bruce told the PMT team that she had an email list for CPO 1 and the Cedar Mill Business Association that she would share. She felt that sending an email the day of the event would be a good reminder. Susan stated that it was a great idea and she would consider that for future open houses.

Susan Davis informed the SWG that there was interest of a third open house to show the final design that would be held later this fall. Susan then introduced Tony Roos to present the next item on the agenda.

### **AGENDA ITEM # 3: REVIEW ROAD DESIGN**

Tony Roos began by asking the SWG if they had had time to review the alternatives matrix that was e-mailed to them. Tony explained the matrix has five alignment possibilities for Murray Boulevard and four alignment options for Cornell Road. The matrix compares the impacts of each alternative based on comments from the SWG and it is used to judge the design. Tony presented an exhibit that showed the current design; Murray Boulevard modified east alignment and Cornell Road modified south alignment. He explained that the modified east alignment for Murray Boulevard impacts eight businesses and three structures while the modified south alignment for Cornell Road impacts three businesses and one structure.

Susan Davis asked Tony Roos to go over the difference of the exhibit being presented versus what the SWG has already seen. Tony Roos explained that the raised median on Murray Boulevard south of Science Park Drive had been removed to lessen the impacts to the Cedar Mill Professional Building. Also the five foot sidewalk on the north side of Science Park Drive was an addition to the plan that was not previously included.

Hal Ballard stated that he does not support the idea of removing the raised median. Tony Roos explained that measures could be taken to channelize the flow of traffic and not make the left turn movement easy.

Virginia Bruce stated she thought it was unfair that the raised median north of Science Park Drive on Murray Boulevard made it impossible for people approaching from north or west to get into Seven Stars Salon. Tony Roos explained that Wade Scarbrough would be going over access shortly.

Alex Sander wanted to go back to Hal Ballard's comment and ask why he was not in support of removing the median. Hal answered that it was because of safety issues and traffic back up from people trying to get into the Home Depot.

Sheila Hobernicht asked if double right turn lanes on Science Park Drive to southbound Murray Boulevard would stay. Wade Scarbrough stated that ODOT often posts a "no turn on red" sign at double right turn lanes, but he is unsure of County's stand on the issue. He asked Sheila if she saw the double turn lanes as an issue. Sheila responded that she did because traffic swings out into the left lane. Xander Smit added that u-turns are also an issue at that intersection. Tony Roos stated that in Oregon u-turns are illegal unless intersection is posted with a u-turn permitted sign.

Elaine Ledbetter asked if there was anything that could be done about traffic avoiding the median in front of the Chevron on Cornell and turning east bound anyway. Tony Roos responded that the area is out of the project's scope of work.

Hal Ballard asked if the modified east and modified south alignments are the project management team's priority. Tony Roos responded that they are the County's preferred alignments. The SWG will be giving comments and recommendations on those alignments.

#### **AGENDA ITEM #4: ACCESS MANAGEMENT PLAN**

Susan Davis introduced Wade Scarbrough from Kittelson and Associates and explained to the group that he would give a quick over view of Draft Access Management Plan and some of the changes that had been made since the previous SWG meeting.

Wade Scarbrough presented the changes to the plan. The raised median along Murray Boulevard from Science Park Drive to Cornell Road would create a right in, right out at all business locations along that stretch. The existing median on Cornell Road west of Murray Boulevard has been lengthened, and the eastern Safeway driveway has been modified to allow right-out-only movements in order to keep traffic moving near the Cornell/Murray signal and to address safety concerns that will be created by the double left turn lanes/receiving lanes from Murray Boulevard. Also on Cornell Road the main access point to Cedar Mill Place will be closed and the western access will be widened as to be used as a primary access. At the Jiffy Lube, Miller Paint and Papa John's locations there are currently three access driveways. The design team is considering the option of closing the south access at Jiffy Lube, provided a shared access agreement could be obtained between Jiffy Lube and Miller Paint.

Wade also explained that there are currently two options being considered for access to the 7 Stars Salon on Murray Boulevard. First option would be shortening the raised median between Science Park Drive and Cornell Road to allow a left turn into 7 Stars and also left turn into Key Bank. Another option is keeping the raised median but allowing u-turns when heading southbound on Murray Boulevard at the intersection of Science Park Drive.

John Ragno asked if the modified east alignment would impact the 7 Stars Salon building. Wade responded that it would not if the sidewalk was slightly narrowed at that location.

Hal Ballard asked if the left turn lights allowing a u-turn at the Science Park Drive and Murray Boulevard intersection would be going at the same time as traffic turning left from northbound Murray onto Science

Park. Wade responded that a flashing yellow arrow would be used at the northbound approach and not a separate u-turn signal. U-turns would not be permitted at the northbound approach.

Virginia Bruce stated that people could potentially use the access at Key Bank off Science park Drive that connects through to Cedar Mill Place to get to Plaid Pantry. Virginia asked if that access easement would be improved in order to make it a more obvious and inviting option. Wade responded that it was not planned with the Murray Boulevard improvements and that the property owners could potentially make those improvements.

Terry Tobin asked what stops Miller Paint from denying Jiffy Lube access at their driveway. Wade responded that the County plans to discuss access at right of way talks with Miller Paint. If Miller paint denies sharing access with Jiffy Lube then Jiffy Lube will have to be given their own access.

Mike Appel asked if there was a second solution other than shared access for Miller Paint and Jiffy Lube. Tony Roos responded that another reason for looking at a shared access between the two businesses was the potential safety issues with the Jiffy Lube driveway, as the driveway needs to be at a steeper slope if left in the same location.

Hal Ballard asked if the existing access easement that runs from Cedar Mill Place to Key Bank would be improved to make the right in, right out along Murray Boulevard more appealing. Tony Roos responded that it would have to be discussed during the right of way acquisition process but that it was very unlikely for the County to improve private property.

Virginia Bruce asked if the first option for access to 7 Stars Salon was off of Joy Street. Wade responded that both options created access from Murray Boulevard. The first option was the break in the median along Murray Boulevard. Alex Sander added that if the u-turn option was used that it could also benefit traffic from the Key Bank and Plaid Pantry. Sheila Hobernicht stated that she felt a u-turn option for traffic to a business was not inviting, a median break would be more inviting.

John Ragno asked if there would be a left turn lane provided at the median break. Wade responded it would not.

Alex Sander stated that the access options being discussed are from conversations with the owner of the 7 Stars Salon at the Open House. The PMT is looking at what impacts each access option will change. There are many considerations to take to the County Engineer for final decision.

Martha Moyer stated she felt there was future concern for the median break due to redevelopment of the Sunset Shopping Center site and future business owners using the access to cut into their businesses. Alex Sander responded that the County will be required to allow some access during the redevelopment process.

Sheila Hobernicht asked how many car lengths the left turn lane on Murray Boulevard at Science Park Drive was. Wade responded two car lengths. Sheila stated that the u-turn option could cause potential back up on Murray.

Mike Appel asked if the u-turn option would only be legal for cars. Corey McManus responded that delivery type trucks would not be allowed to make a u-turn.

Sheila Hobernicht asked if there was right of way acquisition of any full buildings and they are to be demolished would the vacant lot be full of rubble or would it be nicely demolished and maintained. Alex Sander responded that if full acquisition is needed for right of way due to impacts to the building and parking then the lot will be County owned and maintained. Buildings would most likely be demolished

because that is more cost effective than remodeling. The County would use the needed right of way and then sell the remaining property. Sheila Hobernicht stated that rubble and chain link fences are not aesthetically desirable. Tony Roos stated that if buildings are removed the lot makes for a great place to stage construction materials and then have the contractor level and gravel at the end of construction. During that time the County would be required to maintain the site. The current vacant lot on the southwest corner of the Murray/Cornell intersection is fenced because it was a hazardous site.

Martha Heilman asked if the street trees on Murray Boulevard would be going in all the way up to Cornell Road. Susan Davis responded yes, they are actually planned to go farther north than Cornell Road.

Virginia Bruce asked if the Sunset Humdinger and Acme Tattoo parcels were two separate owners. Susan Davis responded that she believed they are separate lots with separate owners.

The discussion returned to the 7 Stars Salon access. There was a question of whether the topic would be voted on. Susan Davis responded that she would like to first poll the group about the options to find out which aspects of each option are desirable or undesirable. Alex noted that the SWG vote would not be the deciding factor but would be useful feedback for the County Engineer. Susan then asked the SWG to vote on which of the options they felt was more desirable. Two SWG members were in favor of the median break, eight SWG members were in favor of the u-turn. One member abstained from the vote, stating she did not fully understand the safety concerns or the business owner's point of view.

Sheila Hobernicht asked if traffic would be allowed to take a right onto Murray Boulevard from the Cedar Mill Professional Building at anytime if the intersection was to have legal u-turns. Susan Davis responded that right turns would not be allowed during a red light.

#### **AGENDA ITEM #5: PUBLIC COMMENT**

After a short break the SWG reconvened and Susan Davis again introduced Richard and Betty Weigel and also introduced Chris Sloan who was there on behalf of Safeway. Susan then opened the floor to any public comments.

Betty Weigel stated that as an owner of the Cedar Mill Professional Building she would like to see five foot sidewalks with a maintained planter strip instead of tree wells,. She feels the existing trees define the property better, provides screening and that landscaping is calming to the patients.

Sheila Hobernicht asked about the tree spacing and the distance between street trees. Susan Davis responded thirty feet between trees. Alex Sander stated that tree spacing is determined by the growth of the tree crown and that there have been requests on previous projects to use smaller trees as to not block buildings from the street view. Tony Roos added that street lighting also affects tree spacing.

#### **AGENDA ITEM #6: PROJECT ISSUES/DRAFT RECOMMENDATIONS**

Susan Davis moved the group to the next item on the agenda; reviewing the project issues and draft recommendations. Susan stated the matrix had been put together based on comments and concerns that have been brought up during the past SWG meetings. She went over the matrix, which was in draft form, to identify any remaining issues. Susan stated that the matrix will be finalized at the next SWG meeting and that now is the SWG's opportunity to add things or to re-phrase things.

Susan Davis stated the first item on the list is bike transit and transit. Follow up to the SWG's concern of bus stop locations and turn outs there have been discussions with Tri-Met and they will be commenting on the County's sixty-five percent design and determining preferred locations for stops at that time. Virginia Bruce asked which routes currently have stops in the project vicinity. Susan Davis responded

there are two routes number 39 and number 62 that have stops within the project area. The SWG was given handouts containing the routes and stops within the project area.

Susan Davis then moved to the second item on the list; street trees and lighting. Susan reminded the SWG they had been given handouts at the previous SWG meeting with tree and lighting options. Also at the previous SWG a gateway feature was discussed and the feasibility of a banner or monument is still being investigated.

Martha Moyer informed that group that the State Legislation passed a bill requiring night sky friendly lights and that mandated standards will be written and adopted.

Corey McManus stated that only cut off or full cut off lights are night sky friendly.

John Ragno stated he understands the light pollution concern but the area is a town center, don't we want it to be lighted. He stated he would like to see the lights previously used on Cornell Road for continuity. Virginia Bruce responded that the previous lights are not cut off at all.

Sheila Hobernicht asked how well cobra heads illuminate sidewalks. Tony Roos responded that the discussion of lighting is restricted to PGE approved lights and engineering standards. The lighting must illuminate traffic lanes, not only sidewalks and bike lanes. Engineering judgment needs to be used.

Terry Tobin asked what was wrong with the previous lights used as he believed they were acorn semi cutoff and are five percent above ninety degrees. Corey McManus responded that in order to meet night sky friendly requirements they can only be two and a half percent above ninety degrees.

Tony Roos stated that safety issues and continuity with previous projects also need to be considered.

Sheila Hobernicht asked how many lights will be put in with this project. Wade Scarbrough responded that about thirty street lights would be installed.

Xander Smit stated he preferred the acorn lighting for aesthetics and continuity. Mike Appel agreed. Elaine Ledbetter added she would like to see continuity, but dark sky friendly if possible.

Susan Davis moved the group onto landscaping and referred to the tree handouts from the previous SWG meeting.

Tony Roos informed the group that he discussed the option of native trees with a landscape architect who stated that native trees do not survive well in an urban setting. Tony stated that there are eleven tree options on the handout and there is nothing saying that the trees can't be intermixed.

John Ragno stated he'd prefer continuity along Cornell. John asked if there was a safety issue with the existing trees because they drop all of their leaves within a day or two. Susan Davis responded that it is not a safety issue, possibly a maintenance issue. Tony Roos replied that maintenance actually prefers to have the street cleaning consolidated in one trip.

Martha Heilman asked what trees are planted on Cornell Road. She mentioned that she had asked this question twice before. Susan Davis apologized and said the team would provide that information prior to the next SWG meeting.

Martha Heilman asked if American Sweet Gum were used on Cornell. Martha also asked about root problems and leaves all winter. Martha stated she would like to see data of existing trees prior to giving input. Continuity is important. Alex Sander responded that he realizes the issue has come up before and the PMT will look into existing trees and send out information to the group prior to the next SWG meeting.

Tony Roos informed the group that on the previous project along Cornell Road the trees were put into an irrigation system,, The design team is now looking at drought-friendly trees, but will look into a compatible tree.

John Ragno asked if the light poles will be plumbed, why not the trees also? Susan Davis responded that the light poles will be plumbed but it will be the property owner's choice to hang baskets and water. John Ragno again asked why not the trees. Tony Roos responded that it would mean the property owners would be responsible for maintaining the trees. The County will require drought resistant trees and will be maintaining them.

Susan Davis informed the group she would be incorporating everyone's ideas in the matrix and will be researching the existing trees and sending information to the SWG.

Virginia Bruce asked about the absence of comments next to the monument section on the matrix. Susan Davis responded that the PMT and County are still in discussions over the monument/gateway feature.

John Ragno asked about the possibility of undergrounding utilities. Alex Sander responded that there are no County funds available for underground utilities. Utility discussions have begun with the private utilities and there maybe opportunity. Real constraints exist for utilities to find room overhead.

#### **AGENDA ITEM #7: SCHEDULE NEXT MEETING**

Susan Davis mentioned that the next SWG meeting would be held in six to eight weeks, once the plans were sixty five percent complete and prior to land use application submittals. The next SWG meeting will be prior to the next open house.

Mike Appel asked if construction would begin at the end of this year or the beginning of next. Tony Roos responded that is about the time the project will be going to bid. Alex Sander added the bid process is about two to three months so construction should begin around March but utility relocation may begin sooner.

John Ragno asked when plans would be available that show elevations for retaining walls. Tony Roos responded plans showing retaining wall elevations would be ready by the next SWG meeting.

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 next SWG meeting.

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