

Murray Boulevard Improvement Project Highway 26 to Cornell Road

SWG MEETING NOTES

MEETING # 5

DATE: November 15, 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
Rick Edmonds
Elaine Ledbetter
John Ragno
Martha Heilman
Terry Tobin
Xander Smit
Mike Appel

**PROJECT MANAGEMENT TEAM
(PMT)**

Alex Sander, Washington County
Tony Roos, WRG Design
Michael Cerbone, WRG Design
Wade Scarbrough, Kittleson & Associates

STAFF

Kristi Crippen, WRG Design
Pat Gaynor, WRG Design
Brian Lind, WRG Design

GUESTS

Linda Weigel
Pete Weigel
Betty Weigel
Chris Sloan
Dan & Mai Tran

NOT IN ATTENDANCE:

Mary Gingell
Laura Kelly
Jerry Green
Jerry Renfro
Sheila Hobernicht

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

SWG Agenda #5
SWG Agenda #5
Current Design Plan (11" x 17")
Roadway Illumination Standards – Washington County Memo
Tree Memo
Exhibits

- Current Road Design Roll Plot
- Gateway Treatment Concepts
- Draft Access Management Plan
- Street Tree Informational Exhibits

Notes

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

Michael Cerbone introduced himself to the Stakeholders Working Group (SWG) members and welcomed them to the meeting. Michael explained that the purpose of tonight's meeting was to gain closure to the SWG process by finalizing the Project Issues and Recommendations matrix. Prior to going over the agenda Michael asked if the SWG had any objections to letting Hal Ballard speak regarding the Washington County bicycling safety campaign he is involved with. The SWG had no objections. Hal Ballard, a SWG member, presented information on the safety campaign. Michael then went over the agenda for the evening and introduced the SWG to Pat Gaynor and Brian Lind, both landscape architects with WRG Design, who were invited to discuss street tree and gateway options.

Mike Appel asked about the schedule for the project stating that the agenda lists Open House #4 "meet the contractor" happening mid 2008. Alex Sander responded that the project will be bid in early February the earliest the contractor could begin the work would be two to three months following the bid. Tony Roos added that we had a very aggressive schedule at the start of this project that included everything falling into place without any issues. Recently there have been issues with PGE, the proposed gateway treatment and right of way acquisition.

AGENDA ITEM # 2: ACCESS MANAGEMENT PLAN

Michael Cerbone introduced Wade Scarbrough with Kittelson and Associates to discuss the access management plan changes. Wade informed the group that there had been two changes to the plan since the last SWG meeting. The first change being on Murray Boulevard where there will be a proposed median break to allow access for traffic heading southbound to make a left turn into the 7 Stars Salon site. The second change is located at the Sunset Humdinger site on the eastside of Murray Boulevard, the access will be a right in only driveway and the property owner will need to obtain an easement in order to have an exit from the site. Wade stated that at this time he is not anticipating any further changes to the access management plan. Each SWG member was given a copy of the current access management plan.

Hal Ballard asked if the Sunset Humdinger would remain. Alex Sander explained that there would be impact to the front of the building and it would either need to be rebuilt or demolished. Alex added that the County's Right-of-Way Acquisitions staff has contacted the owner whom will be compensated consistent with her appraisal which evaluated the loss. At this time they are still in discussion.

Mike Appel asked if the Sunset Humdinger was the only building impacted. Alex Sander responded that the Sunset Shopping Center is in a similar situation.

AGENDA ITEM # 3: REVIEW ROAD DESIGN

Michael Cerbone introduced Tony Roos to discuss roadway design, utilities and lighting. Tony explained that the roadway design was generally the same as the last time the SWG met. Lane configurations and turn lanes have remained the same. At this time grading, lighting signal pole locations and street tree locations are being finalized. Since the previously discussed possibility of a permitted u-turn at the intersection of Science Park Drive and Murray Boulevard has been removed the curb line in front of the Cedar Mill Professional building is now straight. Jiffy Lube and Miller Paint will have a shared access with a full ten foot sidewalk and curb along the frontage. McDonald's driveway location will remain the same with a full ten foot sidewalk and curb. Turn lanes heading southbound on Murray Boulevard on the north side of the Cornell Road intersection will begin at the Safeway driveway. The frontage at Plaid Pantry will have a five foot sidewalk in order to maintain access to their emergency side door. The northern entrance to Key Bank on Murray Boulevard will be right in/right out and the southern entrance on Murray Boulevard will be closed. Along the north side of Science Park Drive the large trees will be

removed in order to extend the sidewalk to Murray Boulevard. Ten foot sidewalk will be placed in the ultimate location, meaning that it will leave room for another thru lane to be added to Cornell as it will be needed in another ten to fifteen years, along the south side of Cornell Road fronting Cedar Mill Place. The main driveway at Cedar Mill Place will be closed but in turn the western driveway will be widened, as this will make it easier for traffic to maneuver into the site. A pork chop will be placed in the southeast corner of the Murray Boulevard and Cornell Road intersection for pedestrian refuge and signal pole placement. The eastern driveway to the Sunset Mall/Safeway will be a right out only for safety reasons due to the dual left turn lanes on northbound Murray Boulevard at the Cornell intersection. The driveway entrance to the Sunset Mall/Safeway located at Wan Q will be improved to a full three lane driveway.

Hal Ballard asked if the three lane driveway at Wan Q would include one lane in, right turn lane out and a left turn lane out. Tony stated that was correct.

Tony Roos stated that Tri-Met would be keeping the bus stop location at Science Park Drive and Murray Boulevard and would be adding a shelter at that location. The Tri-Met bus stop location on northbound Murray Boulevard will be moving to the Sunset Humdinger location and the bus stop on Cornell Road westbound will be moving to the west side of the right out driveway location fronting Safeway.

Hal Ballard asked if there would be a bus pull out placed at the bus stop adjacent to the vacant lot on eastbound Cornell prior to the Murray Boulevard intersection. Tony Roos stated that there would not be and that Tri-Met is actually trying to get away from using pull outs.

Tony Roos moved the discussion into street lighting. The Washington County standard for street lighting is a thirty five foot tall cobra head light. The SWG had asked the PMT to look at night sky friendly lighting and continuity with the previous Cornell Road improvements. For this project we will be using acorn lights to match the previous project along with making them more night sky friendly by utilizing a cut off cap (shield).

Terry Tobin asked if there would be additional lighting at the intersection. Wade Scarbrough stated yes there would be additional lighting at the signal poles.

Alex Sander informed the SWG that the County Lighting Standard memo came out rather recently and stated that the standard was cobra head but that other lighting can be proposed. The cobra head is more economical but there are other considerations.

Virginia Bruce asked if there would be banner hooks on the light poles. Tony Roos stated that we are going to recommend banner hooks as well as plumbing the light poles to the adjacent property owners system for their use if desired.

Virginia Bruce asked if the Cedar Mill Business Association could have any pull on this topic. Tony responded yes they could send a letter to the Land Use and Transportation Department, Kathy Lehtola, Director.

Martha Moyer stated that consistency with the rest of Cornell Road would be a good reason to install banner hooks. Alex Sander responded that maintenance and installation is the biggest con for installing banner hooks.

Virginia Bruce asked if the utilities would be underground and stated that the CPO and the Cedar Mill Business Association sent letters to the utility companies. Alex Sander responded that the PGE plans have not yet been completed and that there may be some aspects of undergrounding. It is a large expense, but the PMT understands that the SWG members prefer undergrounding of utilities. Tony Roos added with that being said, plans are not complete and things could really go either way.

Virginia Bruce asked if PGE goes underground and puts in the trenches will the other utilities follow. Alex Sander responded that the other utilities are on PGE poles, so if the poles go away the other utilities will follow by undergrounding.

Tony Roos stated to the SWG members if there were no more questions about road design the discussion would be moving to street trees. At the last two SWG meetings there had been questions regarding the trees planted on the previous Cornell improvement project versus what was recommended. Pat Gaynor and Brian Lind, both Landscape Architects from WRG Design, have been invited to speak to the SWG members regarding the trees that will be recommended for this project.

Brian Lind began the tree discussion by explaining why a different tree than what was recommended per the Project Advisory Committee was planted on the Cornell Road Improvement project. The recommended tree was the Black Tupelo which has many availability issues. Since the tree was not available [Black Tupelo] at the time of the Cornell project the Sweet Gum was chosen as an alternate.

Martha Heilman brought an example of the spiny fruit dropping from a Sweet Gum on the previous Cornell Road improvement project. She stated that she was on the previous committee and there was no discussion of using Sweet Gum and she would appreciate discussion as to how the Sweet Gum trees on the previous project will be maintained. Tony Roos responded that Sweet Gum will not be used on the current improvement project and that maintenance on the previous project is beyond the purview of the current PMT. Letters regarding the current maintenance of the Sweet Gum should be sent to the Washington County Operations Division.

Pat Gaynor informed the group that due to the constrained budget for maintenance of street trees on the current project trees need to be identified that would require little care. Pat and Brian were able to come up with four trees that would fit this and blend in with the current Sweet Gum trees. They presented the Norway Maple, Linden, Red Bud and Paper Bark Maple. The goal is to move completely away from the Sweet Gum. Maples tend to have larger leaves and lots of seed droppings, Linden has a peas size fruit dropping that decomposes on its own over time also smaller leaves and the Red Bud has a quick leaf drop time also works particularly well under power lines. All four species tend to grow upward instead of outward so they should not cause vision or site distance issues.

Mike Appel asked how tall the trees will be at time of planting. Pat Gaynor responded that the County requires the trees to be a two inch caliper at planting so they will be roughly twelve to sixteen feet tall with a four to five foot spread at install.

Martha Heilman asked if these are the trees being proposed or does the SWG get to choose. Pat Gaynor responded that the four trees presented this evening have been chosen based on County requirements and that they in some ways mimic the Sweet Gum so that continuity can be achieved with the previous improvements. The four trees presented will all be recommended for the project.

Martha Heilman stated she was comfortable with the presentation of the trees but curious as to how many species would be on the current project. Tony Roos explained that any of the four trees could show up on the project and that the plans are not final. Brian Lind added that there will be pattern to the trees, they will be themed and have consistency.

Virginia Bruce asked who would be responsible for maintaining landscape areas. Alex Sander responded that the County's current maintenance budget is only large enough to cover safety concerns which include tree trimming and ditch cleaning. Current County programs include adopt-a-road the County is looking at doing a similar program for landscaping. There is really no resolution at this time but the County is working towards one.

Martha Heilman asked if there would be new street trees at Murray Boulevard along Sunset Mall area by Safeway and McDonald's. Tony Roos identified four new trees up to McDonald's northern driveway.

Martha Heilman asked if the sidewalk along McDonald's frontage would be twelve feet. Tony responded that they will leave the current seven foot sidewalk with planter strip but will be installing new curb. Martha asked what kind of trees is currently planted in the planting strip. Pat Gaynor responded the current trees are Ornamental Pear and will remain behind the sidewalk as they are not in the area of work.

Martha then inquired about the shape of the Ornamental Pear versus the new trees. Pat responded that the Ornamental Pear actually have a pear shape, fatter on the bottom and will elongate with age.

John Ragno asked if the trees at Key Bank along Science Park Drive will be removed and if so, will they be replaced. Tony Roos responded that; yes the trees will be removed and we will be looking at the possibility of replacing them with new street trees.

Rick Edmonds voiced his concerns about the first driveway into Safeway on the north side of Cornell Road being a right in only due to the current congestion at the Wan Q driveway. Rick asked if the driveway was moved down fifty or so feet could it then be a right in and right out. Wade Scrabrough responded that moving the driveway fifty feet was not enough to alleviate safety concerns but he would take a closer look at the concept.

AGENDA ITEM #4: PUBLIC COMMENT

Tony Roos opened the meeting up for public comment. Chris Sloane spoke on behalf of Safeway. Chris stated that Safeway currently has only three access points on Cornell Road and would really like the PMT to consider relocating the eastern driveway on Cornell rather than changing it to right out only. Tony Roos responded that the PMT would take a further look into alternative possibilities and present them to the County Engineer for review and consideration.

AGENDA ITEM #5: GATEWAY FEATURES

Alex Sander explained to the SWG that the Community Plan states a number of elements for town center development, one of those being a gateway feature. The landscape staff has reviewed a number of options from signs to a more elaborate feature at the Sunset Shopping Center which is dependent on acquisition of the site. Alex explained that there are ongoing discussions at the County level and we are not sure at this time how it will work out. Alex then introduced Pat Gaynor to present the options that have been looked at.

Pat Gaynor presented to the group ideas for Gateway features. Pat first presented an option for minor signage with a small landscape feature, possible locations being at Cedar Mill Place and Murray Boulevard at Sherry Street. Tony Roos explained that a minimum the gateway feature would be a brown informational street sign approximately eighteen inches by twenty four inches welcoming people to Cedar Mill with a logo of some sorts. The issue with permanent structures is that they can not be located in the County right of way due to safety concerns and therefore would need a maintenance agreement and easement to be placed out of the right of way.

Pat Gaynor then presented major monument ideas for the Sunset Shopping Center area. The first concept created plaza space with a place for refuge utilizing a wood design. The second concept is to use a concrete stone veneer type of wall with lots of landscaping still including a plaza area and place of refuge. The cost of wood design is less expensive where concrete is more costly. The PMT is looking at the possibility of making the major monument a condition of development if the Sunset Shopping Center is acquired and ends up being redeveloped.

Pat then addressed the street tree memo and the tree pavers exhibit attached to that memo. The pavers would replace tree grates; they can be popped out one by one as the girth of the tree grows. Also no irrigation is needed; gel packs would be used to keep constant moisture available to the tree. Brian Lind explained the paver area would be six feet by ten feet versus a four foot by six foot grate.

Mike Appel questioned the major monument idea at the Sunset Shopping Center site and whether it was taking prime real estate from the possible redevelopment. Tony Roos responded that it would be a possible condition of the development and the price of the property would be offset by the condition. Pat Gaynor clarified that it would not cut off business access to the site.

Virginia Bruce asked about the possibility of something major at Murray Boulevard and Sherry Street. Pat Gaynor responded that it was an open field but a sewer line runs through the property and that with size more cost is incurred.

John Ragno stated that he liked the tree pavers but questioned the growth of weeds between the pavers. Brian Lind responded that weeds do grow between pavers but it is usually small amounts.

Martha Heilman asked about maintenance with the tree pavers. Pat Gaynor responded that there is less maintenance with the tree pavers. Martha then asked about maintenance of landscaping if a major monument was built at the Sunset Shopping Center site. Pat responded that it would be a condition of redevelopment therefore the developer would have to maintain the area. Alex added that the major monument being conditioned on redevelopment of the site is only a conceptual idea. The PMT is presenting the concept to the SWG and will also present the concept to the County. Alex noted that we are not at the point of implementation, so at this time the PMT cannot answer who will build it or who will maintain it as the whole idea is only conceptual right now.

Martha Heilman asked about root issues of the four trees being recommended and the use of root barriers. Brian Lind stated the Linden and Maples are larger trees. Root barriers direct the roots and keep them growing downward,

AGENDA ITEM #6: PROJECT ISSUES/DRAFT RECOMMENDATIONS

Michael Cerbone moved the group to the next item on the agenda; reviewing the project issues and draft recommendations. Tony Roos stated the matrix had been put together based on comments and concerns that have been brought up at the onset of the project through a brainstorming exercise and during the past SWG meetings. The matrix lists comments and concerns and how the PMT is addressing them.

Tony Roos stated the first group of concerns on the list deals with bike transit and transit. Bus stop locations have been coordinated with Tri-Met. Some stops will be moved to safer locations and a shelter will be added to the bus stop location on Science Park Drive at Murray Boulevard.

Tony Roos then moved to the second group of concerns on the list; landscaping and lighting features which included five items. The first item is regarding how the SWG could influence landscaping and trees. Tony stated that he hoped the SWG could see their influence on the street tree selection since the use of Sweet Gum would not be allowed. The second item is the placement of the gateway treatment south of Science Park Drive. Tony responded that this had been looked into and ODOT will not allow placement of non-breakaway structures within the right of way. The third item is to consider banner hooks on the light poles; the PMT will be recommending banner hooks. The fourth item is to consider plumbing the light poles; the project will include plumbing the light poles and allowing for connections to the adjacent property owner water meter. The last item in the landscaping and light features section is regarding the concern of light pollution, the project will contain acorn lights to maintain continuity along Cornell Road. The PMT will do the best they can to make the lights are dark sky friendly by placing shields that directs the majority of the light downward. Virginia Bruce asked if the existing lights on Cornell Road could be retrofitted with the same cap. Alex said he would look into the feasibility of this occurring.

The third group of concerns pertains to pedestrians. The first item is ADA compliant crosswalks; all crosswalks on this project will meet ADA requirements. Tree pavers are ADA compliant as well. The next two items deal with the placement of sidewalks on Murray north of Cornell and along the north side of Science Park Drive. There will be sidewalks in both locations.

The fourth concern is access management and trying to maintain existing access points. Tony Roos stated that efforts were made to reduce impacts to existing accesses for businesses to the greatest extent possible. Alex added that the PMT has made modifications when possible for business owners who have voiced concerns. Mike Appel asked if all businesses owners know about proposed access points. Alex

stated that business owners have been sent notices and that the County Right-of-Way Acquisition Team has been out in the field with the access management plan and have spoken to some, but not all business owners. Tony Roos added that the County has the right to close an access if they give a new access point or they can even close an access completely and pay for the damages.

John Ragno asked about location and placement of retaining walls. Tony Roos responded that there will be a two foot tall retaining wall located at the Cook Building. There will also be fencing at parking areas adjacent to the sidewalk. A four foot tall brown chain link fence, either with or without vertical slats, is proposed to be placed along the Cedar Mill Professional Building, at the north side of the 7 Stars Salon driveway and along the Jiffy Lube frontage for pedestrian safety. Alex Sander added that it would be similar to the fencing along Barnes Road at the Evanbrook Apartments. It will be on private property with area for plantings. John Ragno asked if businesses could put signs on fencing. Alex responded that there is a County sign ordinance that the County enforces and any signs that may be placed will need to conform to the code. Terry Tobin asked about the height of the fences along Cornell. Alex responded he believes they are shorter maybe three feet. Terry stated he was concerned about the limits on signage and visibility with a four foot fence. Tony Roos responded that the PMT would look at utilizing a shorter fence. Martha Heilman questioned the color; if existing fences on Cornell are green why use brown on this project. Tony responded that brown is the County standard. Martha Heilman stated that if we are trying to achieve continuity the fence colors should at least be the same. Tony responded that the PMT would look into the possibility of utilizing a three foot green fence.

Tony Roos moved the group onto the next concern which is utilities and the possibility of undergrounding. Tony noted that the PMT's response on undergrounding is that there are no funds available to pay for this, but the PMT will continue to have discussions with PGE about the possibility of undergrounding utilities. John Ragno asked if the utilities are not under grounded, where the utility poles will go. Tony Roos responded that the utility poles will be behind the sidewalk where possible. There is a possibility of two feet behind the curb in extenuating circumstances but PGE has to get a design variance from the County. The County has sent PGE a plan showing possible locations and constraints but cannot force PGE underground.

The next group of concerns voiced by the SWG dealt with right of way acquisition and impacts to businesses. The first item of concern was to minimize impacts to businesses. In formulating their recommendations the PMT considered the impacts to existing businesses and proceeded with a design that provides for the least impact to existing businesses while balancing the transportation needs within the two corridors. The second item was to consider reduced lane widths which the PMT explored and presented to the County Engineer. The County Engineer did not find the reduced lane widths to be appropriate due to traffic volumes and safety concerns.

The last group of concerns dealt with construction of the improvements. The first item of concern was the diverting of traffic and the possibility of traffic cutting through surrounding neighborhoods to avoid construction. Tony noted that the construction plans will include a construction staging plan that provides for generally keeping one lane open in each direction, which should limit the likelihood of cut-through traffic on adjacent streets. The second item of concern was to maintain access to businesses during construction. Access to existing businesses during construction will be maintained, at no time would full access be closed.

Rick Edmonds asked about the option of night time construction. Tony Roos stated that an urban full reconstruct at night would up the costs by forty five percent. He added that paving can be done at night but items such as laying pipe need to be done in daylight. There will not be any lane closures prior to 9:30am or after 3:30pm. Alex Sander added that there will be delays but they will not be continuous.

Tony Roos presented the project schedule to the SWG. The first schedule for this project was very optimistic. Right of way negotiations and PGE have pushed the bid out to early February, from that point there is at least a two month County process before the contractor can begin work. Tony noted that by

mid April 2008 or early May 2008 you may start to see equipment on site. PGE may be out sooner to move poles. Alex Sander added that the County process can take longer than two months.

Mike Appel asked if there was a contractor in mind for the project. Alex Sander replied the project goes to bid and is awarded to the lowest responsive bidder. Mike then asked what the length of construction would be. Tony Roos responded the specifications state all of 2008 and the first five to six months of 2009 with an absolute completion date of August 2009. Michael Cerbone noted that the road will not be ripped up for the entire time. This length of time includes landscaping and other improvements.

Mike Appel also asked if there would be notices for any shut off of utilities to businesses. Tony Roos responded that he believes there is a seventy two hour notification prior to any shut off. Alex Sander added there is a County Utility Coordinator that deals with that issue. Mike asked who the contact would be for construction issues. Tony responded that a number would be given out for the contractor at the "meet the contractor" open house in mid 2008. Alex Sander added that there is also a twenty four hour number for the County.

Elaine Ledbetter asked about the Saltzman Road construction schedule and if construction would be held off until Murray Boulevard is complete. Alex Sander stated that the schedule will not change but the PMT will coordinate to avoid problems.

Tony Roos asked if there were any further questions. No further questions were asked. Tony then thanked the group for attending the meeting and for their involvement with the SWG.

The meeting was adjourned at 7:35 p.m.