



THE SAUNDERS COMPANY



# Meeting Minutes

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**Project:** THPRD – The Bluff’s Site Improvements  
**Project No.:** 8767

**Date/Time:** May 24, 2011/6:00 P.M.  
**Location:** Cedar Mill Community Library

**Developer:** Tualatin Hills Park & Recreation District  
5500 SW Artic Dr. Ste #2  
Beaverton, Oregon 97005

**Consultant:** The Saunders Company, Inc.  
901 N. Brutscher, Suite 202  
Newberg, Oregon 97132  
**Ph:** (503)537-9347  
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**From:** Chuck Gregory, PE

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**ATTENDANCE:** David Lewis, Steve Gulgren, Mike Janin, Allan Wells, Steve Regner, Chuck Gregory

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**DISTRIBUTION:** David Lewis

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## ITEMS DISCUSSED:

Steve Gulgren

1. Steve introduced THPRD staff and design team and provided a history of the 2008 Bond Measure.
2. The park was originally master planned in 2003 with Phase I constructed in 2004.
3. Steve turned the presentation over to David to discuss more specifics of the project.

David Lewis

1. David provided a more detailed history and scope of the project as follows:
  - a. THPRD has owned the property for over 30 years and the site is one of THPRD’s Neighborhood Parks.
  - b. The trail will extend from the play equipment area up to South Road. The trail will be 6’ wide and paved with asphalt.
  - c. Some natural area enhancement will be completed as part of restoration of the areas disturbed as part of the trail construction.
  - d. There would be a “entry” with benches, signs and trash receptacle at the end of the trail at South Road.
  - e. The trail will provide ADA access to the maximum extent practicable. The challenge is the amount of grade change from one end to the other.
2. The purpose of the trail is to improve the connection to the play structure, the neighborhoods and the school.
3. David mentioned that the neighborhood requested that the construction of the Phase II trail be moved up. However, due to time constraints, only a temporary bark chip trail could be constructed which was completed in 2009.
4. David turned the presentation over to Chuck.

Chuck Gregory

1. Chuck described the technical aspects of the trail as it related to slopes of the trail.
2. Chuck indicated the three options that were considered, a 5% max, 8% max and 10% max.
3. Chuck described the requirements of the switchbacks to meet those grade options. Chuck displayed the 5% max option to the group which was in awe with the number of switchbacks necessary.
4. Chuck indicated that trail would be constructed along the northern boundary of the 25 foot wide tract thereby allowing room for the construction of a water quality swale between the trail and the condominiums. The trail

would then transition to the center of the 25 foot tract at its eastern to accommodate the cut slopes at the existing stairs.

5. The alignment and grading of the trail is designed to minimize disturbance to the existing vegetation as well as to preserve the significant trees in the park. The design of the alignment also took into consideration of neighboring property owners improvements.

The Meeting was then opened up to the public for the following questions, answers & comments:

Q – Since the trail will be asphalt, will the trail increase runoff?

A - Yes, but will be directed back into the vegetated areas to allow sheet flow and no point discharge points are created.

Q – What is the plan for the trail at the side yard (north of steps) where the Blackhawk Drive connection is, there is a lot of water that runs down my yard?

A – Due to the grades at the stairs, the trail will be constructed near the center of the 25 foot wide tract and will be a through cut section. Meaning the trail will be lower than the adjacent property. So the trail will cut off some of that water flowing onto their property.

Q – How close will the trail be to my deck?

A – The majority of the trail is planned to be a couple of feet off the north side of the 25' tract. This allows for approximately 14' (17' mentioned in the meeting but 3' from property line + 8' of total trail width = 11' or 14' left over) to build a drainage swale and plant some screening landscaping and maybe a split rail cedar fence.

Q – What is a swale?

A – It's a low depression (ditch) that will probably have plantings and river rock in it. The swale will collect runoff from the trail and from the condominiums and take the runoff down to the large area drain at the west end of the 25 foot wide tract. This will provide a nice buffer and help control the runoff.

Q – Will you have to remove my trees and fence (same property in question above)?

A – No, with the 10% option, all work will occur within the THPRD property.

Comment: The Bonny Slope area is known for cracked basalt with lots of springs and subsurface drainage and the Park District cannot fix the drainage problems.

Q -Where will the contractor access the park and stage his equipment during construction?

A - It has not yet been determined as the project is not that far along, but THPRD will work with the contractor to be sensitive to the neighbors.

Comment: We support the trail strongly said one couple. This was repeated by another person. This is good for our kids getting to school.

Q –Is there an alternate to asphalt?

A – It is the THPRD Board's direction to go with asphalt rather than crushed rock due to maintenance and to provide the ADA surfacing. Plus the crushed rock would not stay in place on those types of slopes. Crushed rock would not infiltrate water much better than asphalt.

Q – Has THPRD considered lighting the trail?

A – No. All THPRD parks are dusk to dawn parks and with the exception of the community parks with sports fields or the occasional shelter (for security reasons), none are lit.

Comment: The trail will be a great improvement for the children to get to and from school. The trail is used every day by the children.

Q – There is a concern of the asphalt getting slippery from moss and other build up, is there an alternative?

A – Not really. However, the trail will be designed with a cross slope to it as well so as to not have water build up on the surface. In addition, THPRD typically does a twice yearly cleaning of the trails. With all the shade perhaps there might need to be more maintenance. THPRD to monitor.

Q—Will there be landscaping between switchbacks?

A—THPRD will explore options.

Comment: A neighbor indicated that he was told what would be constructed when he purchased his property back in 1981 and was impressed that the plan has not been changed.

Q - Will the trail connection at 117<sup>th</sup> and Blackhawk be paved?

A – Not at this time. THPRD is in the process of trying to acquire the property to make the connection.

Q – Can you fix the drainage issue at the SE corner of the site adjacent to the condominiums? There is a lot of surface water coming off the site.

A – We will look at it and see what we can do.

Q - What is the construction schedule?

A – Plan to start construction in the spring of 2012.

Q – Will the west trail be paved?

A – No. It will remain gravel. The project may look at paving around the concrete curbs around the play structures for better access.

Q – Can more bark be placed on the trail in the meantime, there are some muddy spots?

A – THPRD maintenance will look into it.

Q – Can you add a doggie bag station and trash can at the play structure? Also the doggie bag station at Blackhawk Drive is always empty.

A – Yes, probably a smaller trash can since there is not a lot of picnic debris, mostly doggie bags. Maintenance will look into refilling station.

Q – Where else should doggie bag stations be? One is planned at the landing at South Road.

A – There is already one on the south side of South Road. It's ok there and can stay. Omit doggie bag at new south Road entry.

Q – Will the trail along South Drive be constructed?

A – Not at this time. Maybe in the future THPRD can look at infilling the missing sidewalks on the north side or maybe a sidewalk on the south side. Most people just walk down the middle of the street.

Q – Can you fix the soft muddy mess behind the curb on the south side of South Drive, which is where everyone walks their dogs.

A – That is Washington County right of way (to 9 feet behind the curb). THPRD maintenance will look into it.

Q – What does everyone think of keeping the trees in the 25 foot tract area? One tree is leaning toward the condo, there is a risk in excavating within the drip lines of the tree branches.

A – One owner wanted to look at taking out the leaning tree. One did not want the trees to go. Consultant and THPRD staff will meet on site to evaluate.

Questions after meeting broke up.

Q - Property owner east of the landing expressed concern of having the trail switch back at her lower (northern) patio as that is where they have a nice fire pit and sit outside. She wants the trail to be on the other side where the other property owner only has landscaping and no privacy issues. She also did not want the entry and the benches as it invites people to park there.

A – The trail is laid out the way it is to take advantage that the easterly side of the property at South Road is approximately 2 feet lower in elevation helping to make the slopes less steep. We will take another look at it. The landing and benches is up to THPRD and will be reviewed again.

<b><i>Item:</i></b>	<b><i>Action Items</i></b>	<b><i>Action Req'd By:</i></b>	<b><i>Due Date:</i></b>
1	Meeting on-site with David and arborist to review drainage and trees	TSC/THPRD	TBD
2	Team Meeting #3	TSC	TBD
3	Update Schedule	TSC	TBD
4	Revise 10% Plan per comments and THPRD direction	TSC	TBD