



THE SAUNDERS COMPANY



Meeting Minutes

Project: THPRD – The Bluff’s Site Improvements
Project No.: 8767
Developer: Tualatin Hills Park & Recreation District
5500 SW Artic Dr. Ste #2
Beaverton, Oregon 97005
From: Chuck Gregory, PE

Date/Time: July 21, 2011/6:00 P.M.
Location: Cedar Mill Community Library
Consultant: The Saunders Company, Inc.
901 N. Brutscher, Suite 202
Newberg, Oregon 97132
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ATTENDANCE: David Lewis, Steve Gulgren, Steve Regner, Chuck Gregory, Jeff Simpson

DISTRIBUTION: David Lewis

ITEMS DISCUSSED:

David Lewis

1. David provided introductions and described the purpose of the project as follows:
 - a. Implement the approved master plan
 - b. Fulfill the promises of the Bond Measure
 - c. To provide greater connectivity between the community, the play area and the school
 - d. The goal is to make the trail accessible to the extent possible given the terrain.
2. David turned the presentation over to Chuck

Chuck Gregory

1. Chuck reiterated the technical aspects of the trail as it related to slopes of the trail
2. Chuck identified those areas that were modified based on the prior site visits with neighbors
3. Chuck turned the presentation over to Jeff Simpson

Jeff Simpson

1. Jeff described the goals of the landscaping
 - a. To control and maintain privacy
 - b. Revegetate the slopes for long term erosion control
 - c. Restore woodland habitat

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

Q – What type of landscape screening is proposed?

A – The design palette has not yet been determined, but could be some vertical broad leaf evergreen

Q – Will you be using native plants to revegetate the area?

A – Native plants will be used where possible, but some non-natives may be used to achieve a certain goal. However, no invasive species will be used.

Q – Will the County have a community meeting as well?

A – No, since the trail is an outright use in the zone, it's a Type I application with Staff decision.

Q – Can the trail surface be wood chip?

A – No. wood chip is not an all-weather and accessible surface

Q – What will happen to the trail from Haskell Ct.?

A – It will remain a gravel surface.

Q – Condo Neighbor (2nd condo unit west of existing stairs) had concern about visibility/screening and removal of existing arborvitae.

A – The landscaping plan indicates the placement of 3 lilacs, owner thought that would be good.

Q – Condo Neighbor had a concern about people not knowing how to get out of the park and leaving the park through the condo's driveway where there is low driver visibility. could more signs be placed.

A – There is a private property sign there now, perhaps a "no public access sign" could also be placed there.

Q – Will this project complete the trail to the school?

A – No, this money allocated for this project is just for this property and the construction of the trail. A future project will purchase needed property and construct the remaining trail.

Q – What is the schedule for the park?

A – Next is to submit for land use approval, then building permits, then start construction in the spring/summer of 2012.

Comment: Thanks for the extra doggie station and garbage can

David responded to the following list of questions provided by one of the attendees:

Q – An adjacent property has a sewer service constructed north through the park property, have you located it.

A – The easement did not show up in the survey, we will have the title company look again for the recorded document.

Q – What is the budget for the project?

A – Approximately \$150,000. The plaza will be a bid alternate if bids allow. The project has no "fluff" in the design.

Q – Is paving the trail the best use of the money?

A – Yes, accessibility, long term maintenance, community need, etc.

Q – Are there any other trails similar to this one to go look at and walk?

A – Not sure, as for grade Chuck indicated that the upper end of the 25' strip (just below the existing stairs) is already at design grade and will give you the feel of how steep the trail will be.

Q – How will you protect against cut throughs?

A – The side slopes will be 2:1 which are not comfortable to walk along with plantings. Plantings and fencing may also be used.

Q – Will the trail exclude bicycles and skate boarders?

A – It will not be signed to exclude them. We may consider some sort of warning signage.

Q – Will the project remove the blackberries?

A – Only within the limits of the work.

Q – How will you protect the slopes from erosion and sloughing away?

A – The trail will be constructed to tight standards and will be inspected by an independent geotechnical engineer. In addition, coir blankets or other matting materials will be used to protect the slopes from erosion during construction which will be re-vegetated as well.

Q – Who will maintain the grassy area?

A – If it's on THPRD property, they will maintain it.

Q – Will a non-powered wheel chair be able to make it up the slope.

A – Depends on the person's abilities.

Q – What is the grow back period for the forested areas.

A – Some of the existing trees are probably 25-30 years old. Should be 3 – 5 years and the site will look mostly "healed".

<i>Item:</i>	<i>Action Items</i>	<i>Action Req'd By:</i>	<i>Due Date:</i>
1	Meeting with WACO to discuss trail design grade and approval	THPRD	TBD
2	Submit Land Use application	TSC	TBD
3	Update Schedule	TSC	TBD