



Planning & Development
503/629-6305
Fax 503/629-6307

Public Meeting Notes

Project: North Bethany Trail Segment 2
Location: Bethany Presbyterian Church
Date & Time: January 31, 2013 6:00-7:30 PM

Staff Present: Peter Foster, Project Manager
Hal Bergsma, Director of Planning
Steven Gulgren, Superintendent of Planning & Development
Bruce Barbarasch, Superintendent of Natural Resources
Mike Janin, Superintendent of Safety Operations
Steve Regner, Planning & Development Office Tech

Consultants Present: Tim Clemen, Walker Macy

1. 2008 Bond Measure Overview

Steve Gulgren opened the meeting with a brief overview of the Bond Measure. Steve explained that out of the \$100 million, approximately \$15 million was appropriated for trail projects. The North Bethany Trail Segment 2 was one of the trails identified in the bond literature.

2. Project Background

Peter Foster explained that the North Bethany Trail was originally part of a larger project, including Rock Creek Trail Segments 2 & 5. These three trail segments were master planned as one project, and were submitted for land use approval to Washington County as one project. The projects were split up when the North Bethany alignment was successfully appealed by a neighbor. The Rock Creek Trail segments were built in the summer of 2012, and are completed, except for the road crossing, which should be operational in late winter or early spring of 2013.

3. Natural Resources on Site

Bruce Barbarasch gave a brief description of the quality of natural resources on the four acre site between NW Springville Road and NW Reindeer Road. Bruce noted the meandering stream traveling down the center of the property, and the riparian habitat that surrounded the streambed. The area has a high level of non-native species, including reed canary grass, himalayan blackberry, willows, and cottonwoods. Because of the high level of non-native plants on site, the area is considered by THPRD to be a low quality natural resource area.

Q: Do you know the source of the water in the stream?

A: It is likely coming from the developed areas east and west of the greenway, and possibly PCC.

Q: Does the water drain to the Rock Creek Greenway?

A: Yes, it drains all the way west to Bethany Lake and Rock Creek.

Q: Are there culverts under Reindeer Road?

A: There are culverts under Springville and Reindeer Road.

4. Trail Alignment Options

Tim Clemen explained that the site is heavily vegetated, making any trail alignment a challenge, but the creek and wetland in the middle of the site forces the trail to either the east or west edge of the greenway.

East Alignment

- This is the original alignment approved by THPRD Board of Directors, and successfully appealed by neighbor.
- This alignment is easier and cheaper to construct
- The boardwalks will stay above the water level

West Alignment

- Design explored after east alignment was denied during the land use process
- Would cross CWS storm line
- Would follow Marylhurst Road before turning north along the west side of greenway
- Alignment would require more boardwalk and an additional bridge
- Trail alignment is estimated to be more expensive and longer
- Impacts more neighbors' backyard privacy as it would be a raised boardwalk close to homes.

5. Questions/Discussion/Comments

Q: If the eastern alignment was denied, is that alignment eliminated?

A: No, the alignment has been redesigned to avoid the setback issues that the project encountered prior.

Q: Is the Marylhurst Drive private?

A: The land is owned by THPRD, but the three homeowners on the eastside of the greenway have an access easement across Marylhurst Drive.

Q: What will you do about the traffic on Marylhurst Drive?

A: The traffic on Marylhurst Drive is certainly a safety concern, and will be addressed in either development. Building a trail along Marylhurst Drive for the West Alignment is expected to cost an additional \$30,000.

Q: Could speed bumps be added to Marylhurst Drive?

A: Speed bumps could be part of the design. At the very least, there will be signs for the trail crossing.

Q: Could the trail move further west before reaching Marylhurst?

A: Possibly, but the grading is more difficult.

Q: How far is the path from back fences along the west alignment?

A: Five feet at the least.

Calin Ghergie, a neighbor along the east edge of the greenway expressed his concerns with the eastern trail alignment. Mr. Ghergie, who admitted he is the neighbor who appealed the original trail project, stated that the issue is that THPRD has lost sight of the impacts to the natural resources on site. Mr. Ghergie displayed a drawing showing where he believes where the creek floods, which conflicts with THPRD's assessment. Mr. Ghergie also disagrees with THPRD's wetland delineation. He also displayed photos he claimed to show the areas that flood, month by month. Mr. Ghergie asserted that the eastern alignment is more impactful. Mr. Ghergie also claimed that the eastern alignment would require the boardwalks to be too high for the setback requirements. Tim Clemen disputed this claim.

Q: If the eastern alignment is selected, could the mound of dirt that pushes the creek east on site be moved to help the re-alignment of the creek and boardwalk?

A: THPRD could move the dirt.

Mr. Ghergie disputes THPRD's ability to move the dirt mound.

Q: As a geologist, I am more concerned about the wetland as a whole, which is a much more delicate habitat than the water moving through the system.

A: Preserving the wetland is a high priority, and very difficult to put a value on it. We would like to hear the neighborhoods input about the wetland.

Q: Will THPRD pull out non-native plants to bare dirt?

A: Not really, it would be very difficult to remove all non-native plants to bare dirt, but THPRD can plant natives that will help crowd out non-native plants.

Q: What level of maintenance can the neighbors expect after the project is done?

A: The area will receive a higher level of maintenance after the trail is installed.

Q: Is no trail an option?

A: No. THPRD identified this trail in the 2008 bond literature. THPRD views this as a promise to the taxpayers, and THPRD intends to follow through on this promise. The Board of Directors feels this way as well.

C: I support the trail; it is a vital connector to the college. The eastern alignment makes more sense.

Q: Could you submit both trail alignments to Washington County for land use?

A: Washington County will want THPRD to submit only one alignment.

C: I think the western alignment is convoluted and dangerous. I wouldn't ride my bike on it. The eastern alignment makes more sense for cyclists.

C: I'm a neighbor along the western alignment. I have seen a lot of questionable activity, and I have huge concerns with the western alignment. My backyard deck would be only 15 feet from the trail. I'm continually dealing with people hopping my fence to cut through to my street. I'm worried that the raised boardwalk would encourage this activity

C: I prefer the eastern alignment; I've had trouble with trespassers on my property. I'd also like to see native edible plants.

C: The eastern alignment makes much more sense, it requires much less boardwalk and one less bridge. There is much more land between the trail and homes on the eastside compared to the westside. The lump of dirt should be moved to allow the creek to flow more down the center of the site.

C: I'm not a neighbor, but definitely a potential user. I believe the eastside trail is safer for cyclists.

Q: How will the trail meet Springville Road?

A: Washington County will widen Springville Road eventually, so the interface is up in the air.

Kevin O'Donnell stated that the Springville widening is a long ways out. It would be nice if a street crossing was added sooner than that.

C: I prefer the eastside alignment. My folks live on Sylvania Court, and are of retirement age. They are scared of the fence jumpers, and are worried that the west alignment would encourage more jumpers.

Mike Janin, Superintendent of Security Operation, explained that THPRD does not like to build trails that encourage trespassing. THPRD can design to trails and planting plans to discourage crime. The Five Oaks neighborhood has some great examples of what this trail could look like.

Q: What is the cost difference between the two alignments?

A: The western alignment is approximately \$200,000 more expensive.

C: Choosing the eastside alignment is a no-brainer

Q: Will the trail be lit?

A: No, THPRD parks are closed from dusk to dawn.

6. Next Steps

Staff will combine input from neighbors and regulatory agencies to refine the design to the preferred alignment. THPRD will hold a second meeting to present the preferred alignment. The Board of Directors will need to approve the design if it significantly deviates from the original design. Land use submission will follow, and construction will occur in 2014.