



North Bethany Main Street Urban Design Plan Project Advisory Committee Meeting

October 19, 2017

10 a.m. to noon

TVF&R Station # 68 Community Room, 13545 NW Evergreen Street, Portland, OR 97229

Members and alternates present:

Laurie Bunce, Clean Water Services

Jeannine Rustad, THPRD

Jeff Petrillo, CPO 7

Jim Lange, Pacific Community Design

Rob Saxton, Washington County Engineering

Elle Allan, Clean Water Services

Steve Kelley, Washington County LRP

Dan Reid, CPO 7

Lori Waldo, CPO 7

Brenner Daniels, Holland Partners Group

Members absent:

Ryan Marquardt, Washington County CP

Damon Reische, Clean Water Services

Fred Gast, Polygon NW

Public present:

Mary Manseau, CPO 7

Virginia Bruce, CPO 1

Greg Malinowski, Washington Co. Commissioner

Staff/Consultants present:

Theresa Cherniak, Washington County LRP

Traci Shirley, Washington County LRP

Steve Dixon, Otak

Kate Rogers, Otak

Suzanne Savin, Washington County LRP

Bonita Oswald, Washington County DLUT

Glen Bolen, Otak

Mandy Flett, Otak

MEETING SUMMARY

Summary

The first meeting of the North Bethany Main Street Urban Design Plan Project Advisory Committee (PAC) was attended by representatives from Tualatin Hills Park and Recreation District (THPRD), Clean Water Services (CWS), Community Participation Organization (CPO) 7, commercial and residential developers, Washington County Long Range Planning and Engineering, and the Otak consultant team for the project.

Following introductions, the following information was presented about the project: the role of the PAC (the PAC is advisory to staff in developing the Urban Design Plan), an overview of the North Bethany Subarea Plan, North Bethany Main Street Adopted Elements, Kaiser Road considerations, North Bethany Main Street Unresolved Elements, and considerations for the Urban Design Plan.

The PAC discussed several aspects of the Main Street and Urban Design Plan. PAC members' comments and questions are summarized below.

PAC's role

- The PAC will be critiquing design ideas, not coming up with an Urban Design Plan from scratch.

Main Street's relationship to the greater Bethany community

- CPO 7 representative comment: North Bethany is part of the greater Bethany community. The Urban Design Plan should consider the Springville intersection, and that people from Bethany will be walking or biking north across Springville to access the Main Street area.

Property ownership within the Main Street

- There are currently multiple owners.
- CPO 7 representative comment: When an area is not under a single ownership, the area's development can lack continuity and connectedness because individual property owners may have differing visions.

Main Street topography

- The Main Street is on a hill. The topography creates both challenges and opportunities (viewsheds, sense of entry) for the Main Street.

Northern end of the Main Street

- Polygon representative comment: There are wetland issues within the planned Shackelford Road alignment to the east of Kaiser Road that could result in the Shackelford Road alignment shifting to the south. This may impact the northern end of the Main Street.

Kaiser Road traffic/trips through the Main Street

- Concerns were expressed about traffic volumes. Shackelford Road doesn't currently connect to 185th Avenue, so Kaiser Road is the only way to/through the Main Street.
- Street spacing within the Main Street does not meet the access spacing standards that apply in the rest of the county. Allowance of additional driveway access in the Main Street should be avoided.

County consideration of an alternative Kaiser Road cross-section that places the bike lane between curb and parking lane

- LIDA placement options would need to be examined for this scenario.
- CWS representative comment: CWS could work with county on LIDA locations; LIDA doesn't need to be continuous.
- Polygon representative comment: A preference for parking next to curb, because people aren't familiar with this type of cross-section.
- Fire District (TVFR) may have requirements that could impact feasibility of the alternative cross-section – they may want 20 feet free and clear. The location of the parking lane could be seen as an obstruction.
- Polygon representative comment: The placement of LIDA in the center median could take a lot of plumbing and could end up deeper than expected.

Transit plaza

- County staff comment: the North Bethany Subarea Plan states that a transit plaza shall be considered in the corridor; the Community Development Code contains a definition of "transit plaza," and dimensional standards.

- Question: what are TriMet's dimensional requirements for a transit plaza? Do they differ from the County's requirements?

Parking within the Main Street

- Questions about location, quantity, and how parking is anticipated to work.

Park Blocks / Kaiser Road intersection

- Question about how pedestrians/bicyclists will cross the street at this location. It's an important connection between the Park Blocks and commercial uses on the west side and the community park/civic use on the east side.
- Question about the intent of the small Park Blocks piece on the east side of Kaiser Road.
- Suggestion to look at this area and the adjacent Kaiser Road ROW as one space, perhaps having a woonerf-like character, and don't allow on-street parking within this segment of Kaiser Road.

East Community Park and the "civic use" along its west edge

- THPRD representative comment: The district would like to maintain as much usable park area as possible.
- THPRD representative comment: The district is considering park features on the west edge of the park that would also function as community gathering spaces (examples: splash pad/ plaza, amphitheater).
- CPO 7 representative comment: The East Community Park was meant to be more natural, rather than an active sport space.
- THPRD representative comment: The master planning process for the park will start with focus groups of existing residents; it will be an approximately 9 month process.

Common spaces within the Main Street

- Common spaces need to be activated. Creation of "dead" spaces should be avoided.

Stormwater management within the Main Street

- Suggestion to combine stormwater management with water features or art.

Potential Main Street development standards

- Polygon representative comment: A concern about the idea of build-to setbacks. There should be some flexibility in building setbacks, recognizing that this area isn't flat.

Commercial program per the Main Street Program Guide

- The program is based on a Leland Consulting analysis from 2006 and may be outdated.
- County staff comment: We do not know how the county would/could implement a commercial program such as this. The commercial program identifies specific proportions of specific uses in the Main Street. However, the Community Development Code would allow the land uses listed as the allowed uses in the applicable North Bethany land use district. The county would not have the ability to regulate the proportions of individual uses within the Main Street area under the current regulatory structures.

Public Comments

- When will the project website be posted?
- When will the segment of Shackelford Road on the east side of Kaiser Road be completed?
- For common spaces, don't take the approach employed in Bethany Village, which uses its open space for vehicle parking much of the year.
- Keep the Main Street walkable – don't allow drive-through uses there.

- Main Street may be a good place for people with disabilities.
- Shared parking that is conveniently located would be desirable.
- Kaiser Road has a planned speed of 25 mph through the Main Street.
- We need another route (Shackelford Road) for traffic flow through the Main Street and North Bethany.
- For the Kaiser Road cross-section, swap the location of the planter strip and bike lane. Put the bike lane next to the sidewalk, and at the same grade.
- How current is the available demographic information for the Main Street and North Bethany?

Scheduling of PAC Meeting #2

- County staff comment: For lead time to develop Urban Design Plan alternatives and in recognition of Thanksgiving holiday, we're considering the last week in November/first week in December for next meeting.
- CPO 7 representative comment: A couple of us are not available until second week in December; our preference would be for a meeting during that week.
- General agreement from other attendees that a date during second week in December could work.
- County staff to send out Doodle Poll for PAC #2 meeting date.