



# Updates

Washington County  
Department of Land Use and Transportation  
155 North First Avenue - Suite 350  
Hillsboro, Oregon 97124-3072

*We are REACHing for excellence in customer service.*

# Updates

A Community Newsletter  
**Winter 2008**

of Washington County's Department of Land Use and Transportation

## You have been asking...Has the soft housing market hit Washington County?

You no doubt have heard that the nation is in the midst of a credit crisis and there is a mortgage meltdown in play. Unless you are seeking credit for a large purchase or you are trying to sell a home, you might not be aware that these national trends have hit Oregon. In fact the housing slump is now influencing Land Development Offices from Bend to Vancouver, WA. Has this slump reached Washington County?



Two indicators of growth in housing are land development casefiles and permits to build single family houses. In 2007 the number of land development casefiles was on par with years past. But single-family building permits are reflecting the national downward trend, especially compared to 1999-2000 in which more than 1,400 single family dwelling permits were issued in unincorporated Washington County. 2007 showed a 35% decrease in single family permits when compared to these banner years.

Early trends for 2008 show permit activity on a sharper downward decline than experienced in the last decade. Whether this trend continues is anyone's guess, but nationwide data seem to indicate a "soft" housing market, with the inventory of existing homes and unsold new homes on the rise. Any buyers out there? This could be your best opportunity, the real estate pundits say.

## What's the local impact of Measure 49?

Measure 49 modified Measure 37 (2004) to ensure that Oregon law provides just compensation for unfair land use burdens, while retaining protections for farm and forest uses. As a result of M-49, the 834 M-37 claims Washington County had received that are outside the UGB (rural claims) are no longer under county jurisdiction and will be reviewed by the state. The county's primary focus will be on reviewing the 43 urban M-37 claims we have received. For those on which the county had issued a decision prior to December 6, 2007 (when M-49 became effective), we will again review each claim, but based on M-49. For those where the county had not yet issued a decision, we are sending a letter asking whether or not the claimant wishes to continue, and outlining the further information they are required to provide. Once the county has issued a tentative decision on any claim, the neighbors and the state will have 15 days to comment; then the county will issue a final decision.

*Si a usted le interesa recibir este boletín de noticias en Español, comuníquese con Angie Aguilar al 503-846-7819, o via correo electrónico: angie\_aguilar@co.washington.or.us. Gracias.*

## Getting Your Tax Dollar's Worth

Last summer we told you about our plans to hire a private consultant to monitor and report on the work being done by county road maintenance crews. We thought our crews did good work, but we needed an outsider's eye to verify that taxpayers are getting their money's worth. The results are in. The consultant's almost 100-page final report gives us a grade of B+ : good, but with room for improvement. The report includes specific recommendations which we are evaluating and implementing.



The consultant said, "In-house crews are performing at the same standards and providing

the same quality of work outside contractors are expected to provide...It is no small accomplishment to successfully carry out maintenance programs on a complex road system. The managers, staff, and crew members are all to be commended for the hard work and dedication required to keep Washington County's road system in shape for its citizens."

## Adopt-a-Landscape Blooms



Under the umbrella of the county's Adopt-a-Road program, interested groups can now adopt roadway landscaping. The first Adopt-a-Landscape permit was issued to Nike. They now maintain the landscaping on the Murray Boulevard medians at Nike's entrance. A permit from the county is required to work on medians in the roadway. The next Adopt-a-Landscape permit will likely go to the Garden Home Crossing Committee, a group of residents who plan to install and maintain the landscaping along the newly improved Oleson Road. Interest is growing; residents in Cedar Hills and in Cedar Mill may be the next to sign up. For more information, contact LUT Operations at 503-846-ROAD (503-846-7623).

## Cornell Road Project Honored

Washington County recently received an Honor Award from the American Council of Consulting Engineers of Oregon for improvements along Cornell Road between Cedar Hills Boulevard and 119th. We partnered with Polygon, MGH Engineers, THPRD and Beaverton to design an outstanding facility which is attractive, handles the traffic, and protects the sensitive areas along Cedar Mill Creek and the falls.

ACEC recognizes annually the most outstanding designs in Oregon. This project included realigning Cornell, significant retaining walls, a pedestrian bridge, and a new traffic signal, as well as avoiding impacts to the adjacent sensitive areas along Cedar Mill Creek, the falls, and a pedestrian viewpoint at the falls that is particularly important to the neighborhood.

## On the Road Again – Coming to a roadway near you

**Brookwood from Witch Hazel to TV Hwy**  
The new signal is functional and the new four way intersection is open. The old Witch Hazel intersection was permanently closed. The contractor is waiting for proper weather to pour final asphalt, paint the traffic control stripes and complete punch list items.  
*Project completion date is May 23, 2008.*

**Cornell from Evergreen to Highway 26**  
Cornell will be widened to five lanes from Evergreen to Bethany to Highway 26. Improvements will include turn lanes, signal modernization, bike lanes, sidewalks, illumination and landscaping. Storm drainage is being installed and roadwork has begun. Expect lane closures at times to install storm water vaults.  
*Project completion date is September 30, 2008.*

**Oleson from Hall to Garden Home**  
South segment: The contractor has completed the installation of base paving, sidewalks, illumination, and signal installation at SW 80th Avenue. Final paving and striping will be completed next summer.

Middle and north segment: The contractor completed retaining wall construction and storm installation work and has begun installation of new curb and gutter as well as road widening.  
*Project completion date is November 1, 2008.*

**Lombard from Broadway to Farmington (Beaverton/Commuter rail):**  
This project is being constructed by Stacey and Whitbeck and managed by TriMet. The contractor has completed illumination, sidewalk and irrigation work. Landscaping plans are being developed by the City of Beaverton and plants will be installed at a later date. Work on Lombard north of Canyon continues with intermittent lane closures.  
*Completion for the commuter rail project and the widened road is May 2008.*

**Scholls Ferry Road Bridge (Groner's Bridge in Scholls)**  
The new bridge and bridge approaches are now complete. The contractor will begin to remove the old bridge during the winter months as weather permits.  
*Final paving and permanent striping will be completed July 31, 2008.*

## New futures for North Bethany and West Bull Mountain

Planning for the new 800-acre urban community in North Bethany, including parks, schools and green infrastructure, is progressing well; financing ideas will be brought to the Stakeholder's Working Group in February. Another new Stakeholder's Working Group is working out the logistics for the planning of West Bull Mountain. A community plan will be developed over the next two years for these 500 acres recently added to the urban growth boundary near Roy Rogers and Beef Bend roads. Field crews are doing geologic research to guide the plans. For more information on either of these projects, please contact Angela Brown, [angela\\_brown@co.washington.or.us](mailto:angela_brown@co.washington.or.us), 503-846-3968.

## Bike and Ped power... help coming for local schools

Safety and traffic flow around three local schools will improve this summer due to projects being constructed by Washington County. A signal on Beef Bend at SW 131st will help Deer Creek Elementary, along with cross walks and solar powered programmable school zone flashers. This project is being funded by traffic impact fees (TIF).



A Farmington Road project will help both Mountain View Middle School and Aloha-Huber Park K-8. A left-turn lane from Farmington onto Division will allow better circulation to the Mountain View parking lot. Sight distance from Division entering Farmington will increase, making it safer for motorists and pedestrians. New cross walks will be added to the intersection at Farmington, Kinnaman and Division. Sidewalks will be constructed along Division between Farmington and the entrance to Mountain View.

Aloha-Huber Park will benefit from improved traffic circulation along SW 173rd, with a right turn lane from Farmington onto 173rd and a right only turn lane from 173rd onto Farmington. This project is being funded by the county's Major Streets Transportation Improvement Program (MSTIP) – your property taxes at work!

## New Year will bring exciting new commute option - WES!

2008 ushers in Oregon's first commuter rail, a great new way to get to and from work. Beginning this September, the Westside Express Service, known as WES, will provide service along I-5/217. The 14.7-mile line has stations in Beaverton, Tigard, Tualatin and Wilsonville, and connects to MAX at the BTC. Together the stations have nearly 700 Park & Ride spaces. Each new comfortable train car offers Wi-Fi so you can use a laptop or just sit back and relax with the morning paper.

WES will run every 30 minutes during am and pm rush hours at average speeds of 37 mph, with a top speed of more than 60 mph. A one-way trip between Beaverton and Wilsonville is a reliable 27 minutes. Riding WES will require a TriMet All-Zone fare, cheaper than the price of gas. Go to [www.trimet.org/](http://www.trimet.org/) commuterrail for more information.

## Click Worthy

For the latest county news:  
[www.co.washington.or.us](http://www.co.washington.or.us)

Need any road information:  
[www.wc-roads.com](http://www.wc-roads.com)

Want to build as green as possible?  
[www.buildgreen411.com](http://www.buildgreen411.com)

## Citizen Involvement Calendar

### Planning Commission

meets 1<sup>st</sup> Wednesday at 1:30 p.m.  
3<sup>rd</sup> Wednesday at 7:30 p.m.  
Auditorium, Public Services Building  
155 N 1<sup>st</sup> Ave, Hillsboro  
Contact: Dixie King, 846-3519

### Rural Roads Operations and Maintenance Advisory Committee (RRMAC)

meets 3<sup>rd</sup> Thursday @ 7:30 a.m.  
Training Room 1, Walnut Street Center  
1400 SW Walnut Ave., Hillsboro  
Contact: Stacia Sheelar, 846-7623  
[www.co.washington.or.us/rrmac](http://www.co.washington.or.us/rrmac)

### Board of County Commissioners

meets 1<sup>st</sup> and 3<sup>rd</sup> Tuesday at 10:00 a.m.  
4<sup>th</sup> Tuesday at 6:30 p.m.  
Auditorium, Public Services Building  
155 N 1<sup>st</sup> Ave, Hillsboro  
Contact: Noreen Lee, 846-8685

### Washington County Board of Commissioners

Tom Brian, Chair  
Dick Schouten, District 1  
Desari Strader, District 2  
Roy Rogers, District 3  
Andy Duyck, District 4

### County Administrator

Bob Davis

### Department of Land Use and Transportation Director

Kathy Lehtola

## Directory of LUT's Divisions and Services (all area codes are 503)

### Office of the Director 846-3823

- Public Affairs 846-4963

### Administrative Services 846-4530

### Capital Project Management 846-7800

- Right-of-Way 846-7870

### Engineering/Surveying

- Engineering 846-7900
- Surveying 846-8723
- Traffic Engineering 846-7950

### Land Development

- Development Review 846-8761
- Building Services 846-3470

### Operations and Maintenance 846-7623

- Road Maintenance 846-ROAD
- Adopt-A-Road 846-7619
- Service District for Lighting 846-7626

### Planning 846-3519

## Updates

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