



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager

DATE: November 28, 2011

SUBJECT: Work Session for November 28, 2011

- 1) **6:00 p.m. (30 min) - Update on the Blake Street Pathway Project**
Community Services has been leading a project on the design of a pathway along the Blake Street corridor (between the railroad tracks and 108th Street). Attached is a PowerPoint that will be used in tonight's discussion.
- 2) **6:30 p.m. (15 min) - Tall Grass on Undeveloped Lots.**
Attached is a memo and PowerPoint from the City Attorney regarding the issue of enforcement of regulations regarding tall grass, specifically on lots that are undeveloped. Staff is asking for direction whether to bring back an amendment to the current regulations to address the issues identified.
- 3) **6:45 p.m. (10 min) Council Meeting Agenda Review, Communications & Roundtable.** This is an opportunity for the Council to review the agenda for the November 28, 2011 City Council meeting and take the opportunity to brief the rest of the Council on any issues of mutual interest.

EXECUTIVE SESSION

An executive session pursuant to ORS 192.660(2)(e) to discuss real property transactions will be held after the Council Meeting.

City Council Work Session

1.

Meeting
Date: 11/28/2011

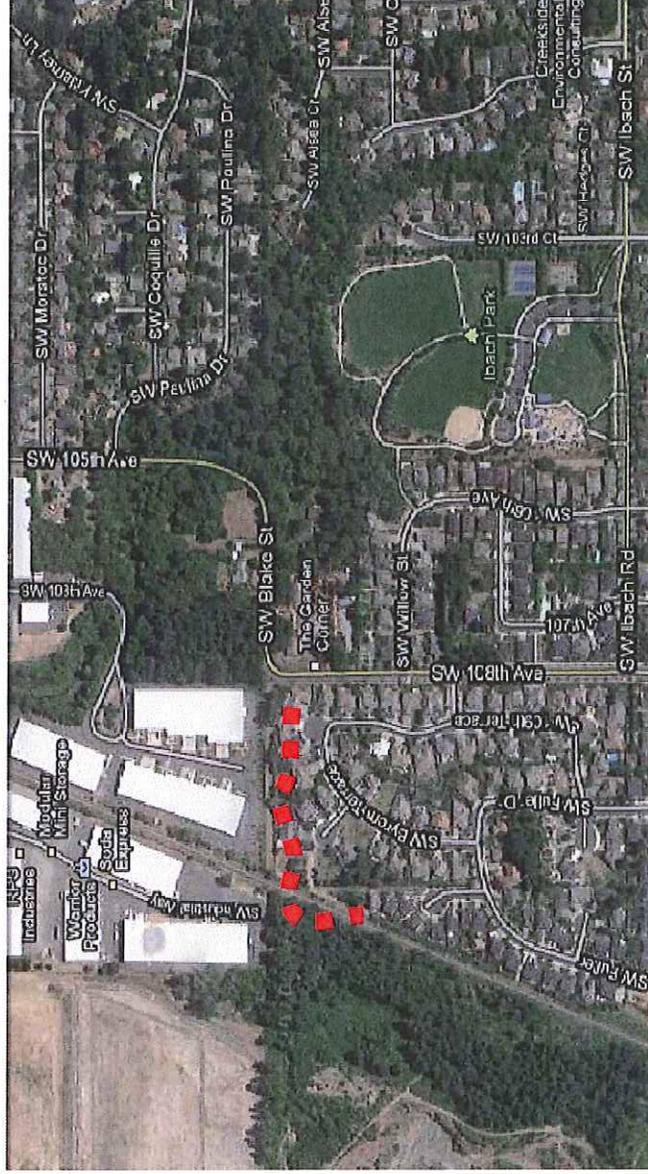
Information

Attachments

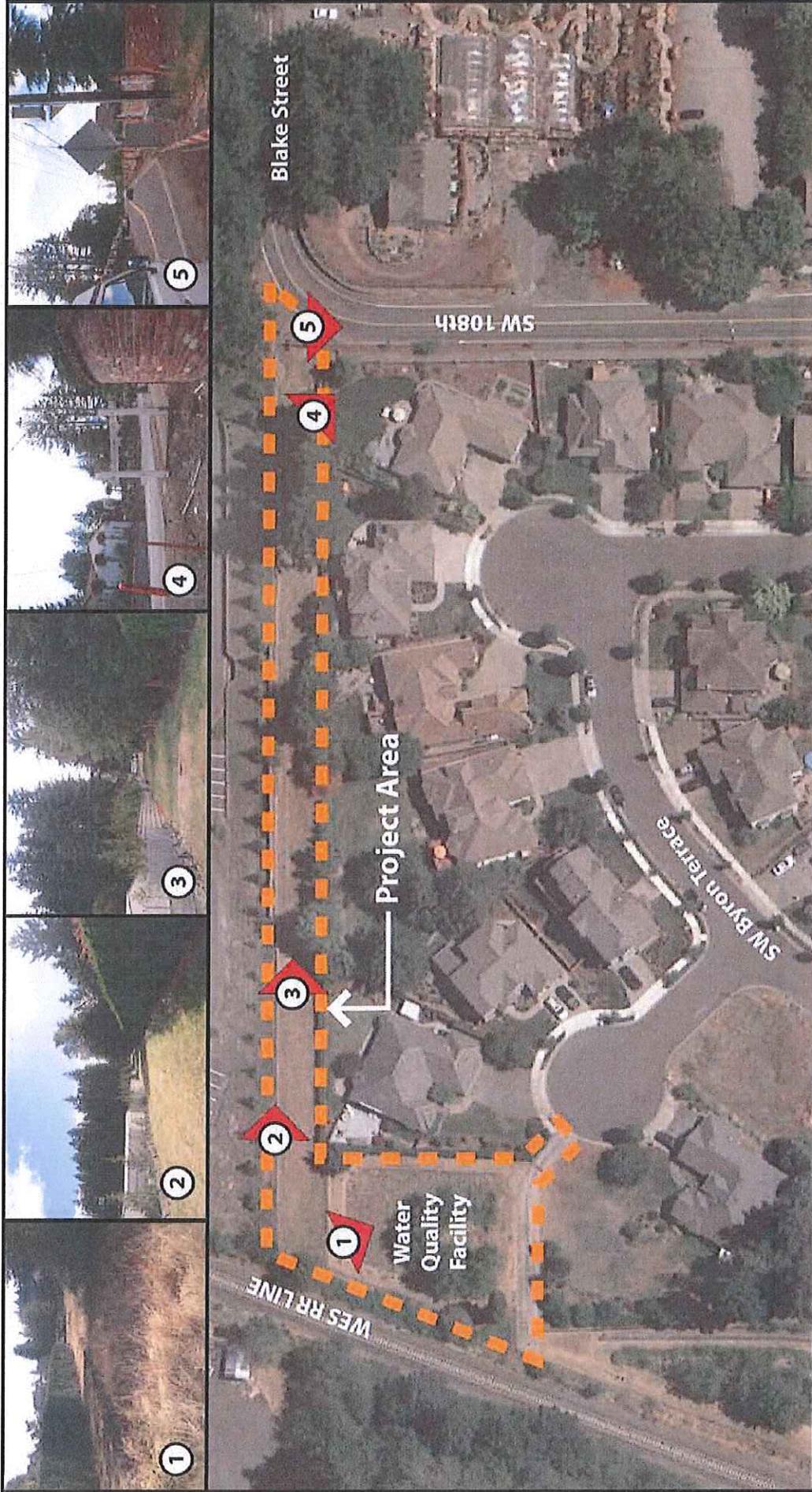
A - PowerPoint - Blake Street Pathway Project

BLAKE STREET BIKEWAY

Preparing a master plan for a pathway within the undeveloped Blake Street Right-of-Way



Project Update – November 28, 2011



Community Workshop
 Blake Street Right-of-Way
 Date: 11/09/11



Council Update

- ❖ Schedule, including public involvement opportunities
- ❖ Benefits, Goals, & Objectives
- ❖ DRAFT Preferred Site Master Plan
- ❖ Cost Estimates – Capital and Operating
- ❖ Possible Funding Sources
- ❖ Council Discussion
- ❖ Next Steps

❖ Schedule

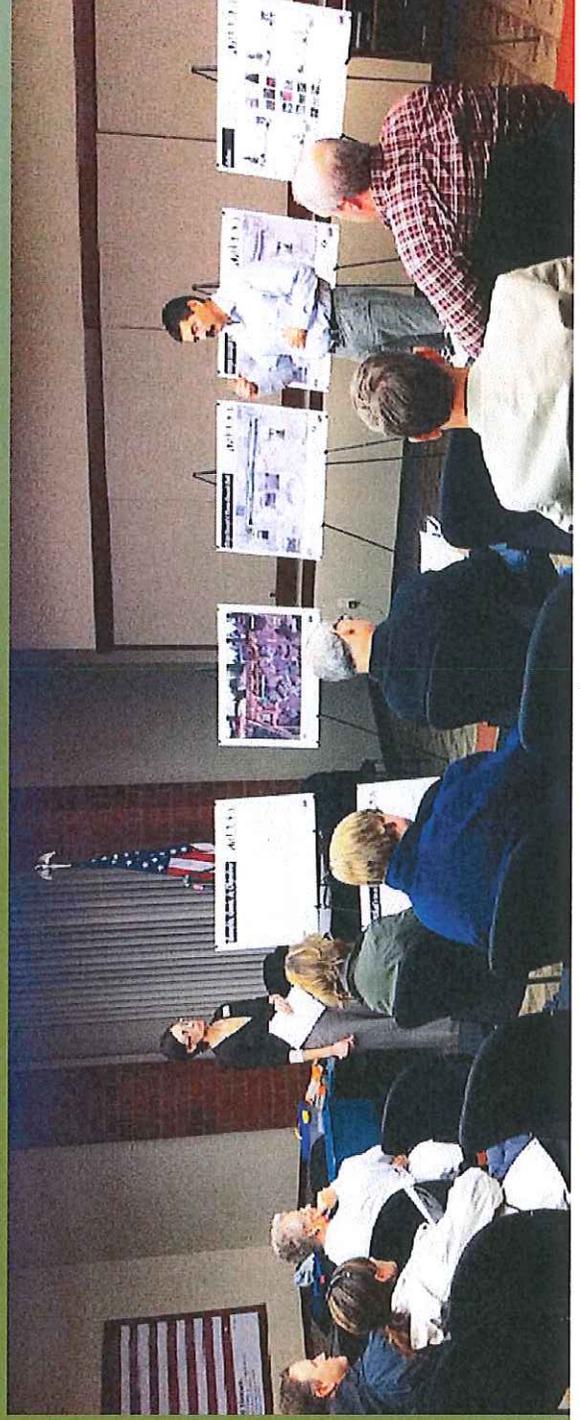
1. October 15, 2011 DESIGN WORKSHOP

- Walking tour of site
- Learn about planning and design process
- Share ideas and considerations
- Propose name for facility
- Interact with staff and design team



2. November 9, 2011 COMMUNITY WORKSHOP

- Meet and discuss ideas with staff and design team
- Review and comment on project goals, design alternatives, and facility name
- Provide direction for preferred Master Plan



Schedule

3. **December 13, 2011 TUALATIN PARK ADVISORY COMMITTEE MEETING**
Tuesday, 6:30 p.m. to 8:00 p.m.
Council Chambers
 - Review and comment on final preferred Master Plan and cost estimates
 - Propose name
 - TPARK recommendation to Council on Master Plan acceptance

4. **January 9, 2012 CITY COUNCIL MEETING**
Monday, 7:00 p.m.
Council Chambers
 - Consider acceptance of Master Plan and approves facility name
 - Direct staff to prepare supplemental budget for funding final design and construction

5. **Winter/Spring, 2012 Final Design, Bidding, (if approved by Council)**

6. **Summer, 2012 Construction**

7. **Fall, 2012 Facility opens for public use**



Benefits, Goals, & Objectives



<p>BENEFITS</p> <ul style="list-style-type: none"> • Improve the right-of-way and neighborhood sense of place • Strengthen neighborhood relationships • Increased opportunities to improve health and fitness 	
<p>GOALS</p> <ul style="list-style-type: none"> • The design elements should address the goals and objectives of the neighborhood • Strengthen neighborhood image and sense of place • Promote health and fitness by providing an aesthetically pleasing pathway • Create an area with an informal, natural-open space appearance and function 	<ul style="list-style-type: none"> • Utilize Crime Prevention Through Environmental Design • Provide connections to other bike/walk facilities • Improve the function and appearance of the water quality facility • Provide educational opportunities where appropriate • Create a design with low construction and on-going maintenance costs • Support maintenance of the area and existing public and private utilities
<p>OBJECTIVES</p> <ul style="list-style-type: none"> • Provide opportunities for active public participation in the master planning process • Screen views of the adjacent industrial area • Minimize and mitigate impacts on adjoining neighbors • Include landscaping that has an informal, natural-open space appearance and function including native drought tolerant plants that support butterflies, birds, and other wildlife • Use durable natural materials in construction • Construct a pathway that is accessible to all abilities and facilitates social interaction within the community 	<ul style="list-style-type: none"> • Provide landscaping to buffer sound from adjacent property • Connect the pathway to sidewalks at 110th Court and 108th Avenue • Renovate plantings in the water quality facility • Place interpretive signs at the water quality facility and possibly along the pathway • Consider user safety and security in pathway and landscaping design • Provide access for maintenance of the area, for existing public and private utilities, and for emergency vehicles



City of Tukwila

Community Workshop

Blake Street Right-of-Way

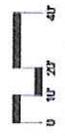
Date: 11/09/11



Design Concept 1: Porous Concrete Path



Community Workshop
 Blake Street Bikeway Master Plan
 Date: 11/09/11



Original document is 1" = 20' when printed at 24" x 36".



Design Concept 2: Compacted Gravel Path



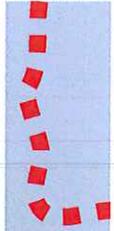
City of Transakia

Community Workshop
Blake Street Bikeway Master Plan

Date: 11/09/11



Original document is 1" = 20' when printed at 24" x 36".



Sections



NATIVE PLANTS FOR WILDLIFE HABITAT EVERGREEN/SCREENING



- LANDSCAPE GOALS:**
- SUPPORT WILDLIFE
 - DROUGHT TOLERANT
 - LOW MAINTENANCE
 - MOSTLY NATIVE
 - SCREENS VIEWS
 - PROVIDES YEAR ROUND INTEREST

SEASONAL INTEREST



SEASONAL INTEREST



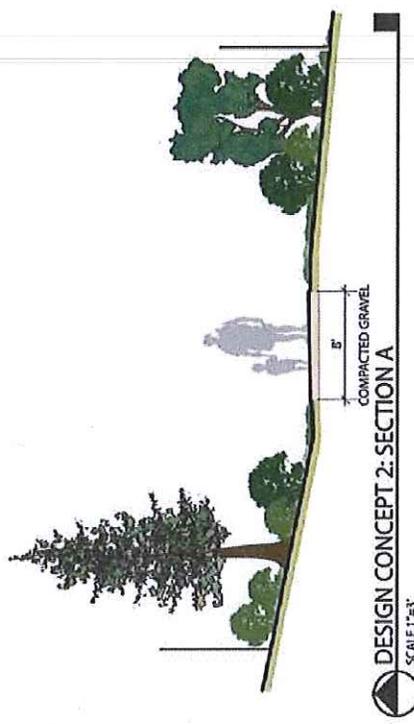
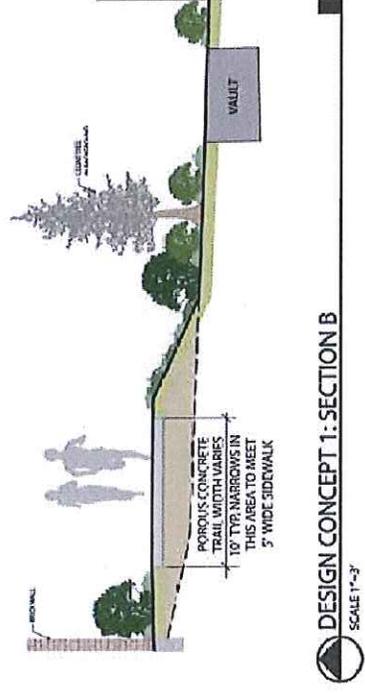
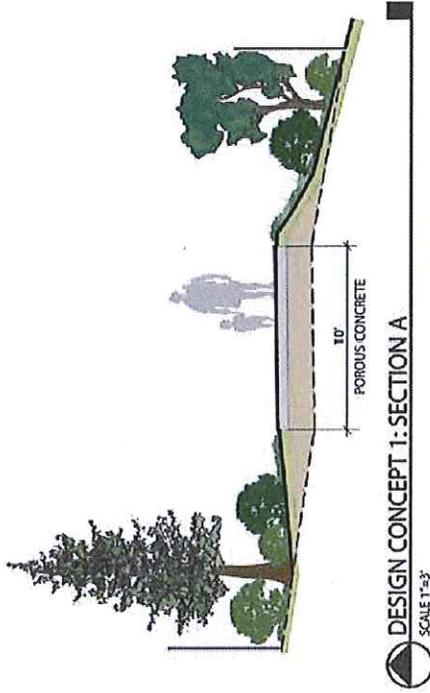
UNDERSTORY



LOW GROUNDCOVER



Plant photos courtesy of www.horticulture.com



Community Workshop
Blake Street Bikeway Master Plan
Date: 11/09/11



What's in a name?



Here's what we heard at the last workshop...

Hedges Greenway?

Helenius Greenway?

Hedges Park Greenway?

Blake Street Bikeway?

Hedges Park Pathway?

Please write other suggestions here:

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Community Workshop
Blake Street Right-of-Way
Date: 11/09/11



❖ Cost Estimates – Capital and Operating

- Capital
- Operating

❖ Possible Funding Sources

- Capital (Design and Construction)
 - Park System Development Charges
 - Gas Tax
 - Utility Funds (where joint use and funds are available)
 - Grants
 - Volunteerism
(Phasing and timing could be factors)
- Operating
 - General Fund

❖ Council Discussion

❖ Next Steps





MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

FROM: Brenda Braden, City Attorney

DATE: 11/28/2011

SUBJECT: Tall Grass On Undeveloped Lots

ISSUE BEFORE THE COUNCIL:

The Council will consider whether to amend the Tualatin Municipal Code to change certain mowing requirements of the noxious vegetation ordinance or leave as it is currently written.

EXECUTIVE SUMMARY:

The current Municipal Code provides that between March 1 and October 31 of any year, no property owner or person in charge of property may allow noxious vegetation to be on the property or in the right-of-way abutting the property. "Noxious vegetation" includes weeds more than 10 inches high; grass more than 10 inches high that is not an agricultural crop; a list of named weeds of any height, e.g., poison oak and poison ivy; and vegetation that creates a hazard, e.g., fire hazard and traffic hazard.

When springtime precipitation and temperatures are in the average range, grasses grow slowly enough so graded and planted undeveloped lots not need to be mowed until April. Subsequent mowing in June and August will keep the grasses at a height that does not generate complaints, although they may exceed 10 inches. However, the spring of 2011 was both wetter and cooler than usual, which caused the grass to grow so fast that it was noticeably taller than 10 inches in March. That resulted in the City receiving complaints on several undeveloped commercial properties. When the Code Enforcement Officer contacted the property owners, the owners objected to mowing their properties while their lots were so wet. Their concerns were that the wet ground and the uneven terrain made it difficult and less safe to mow and that trying to mow saturated grounds causes ruts to form and the ground to sink.

The current ordinance does not distinguish between undeveloped properties that have been graded and planted with meadow-type grasses from properties that are covered with weeds and other noxious vegetation, nor does it distinguish between undeveloped properties in a residential area and those located in a commercial area. However, these factors play a direct role into number of complaints the City receives about tall grass.

At the request of an owner of one of the undeveloped meadow-type properties, staff is bringing these issues to the Council with some possible modifications to the existing ordinance for Council to discuss. If Council decides that the ordinance should be modified, some suggested ways of addressing the issues are as follows:

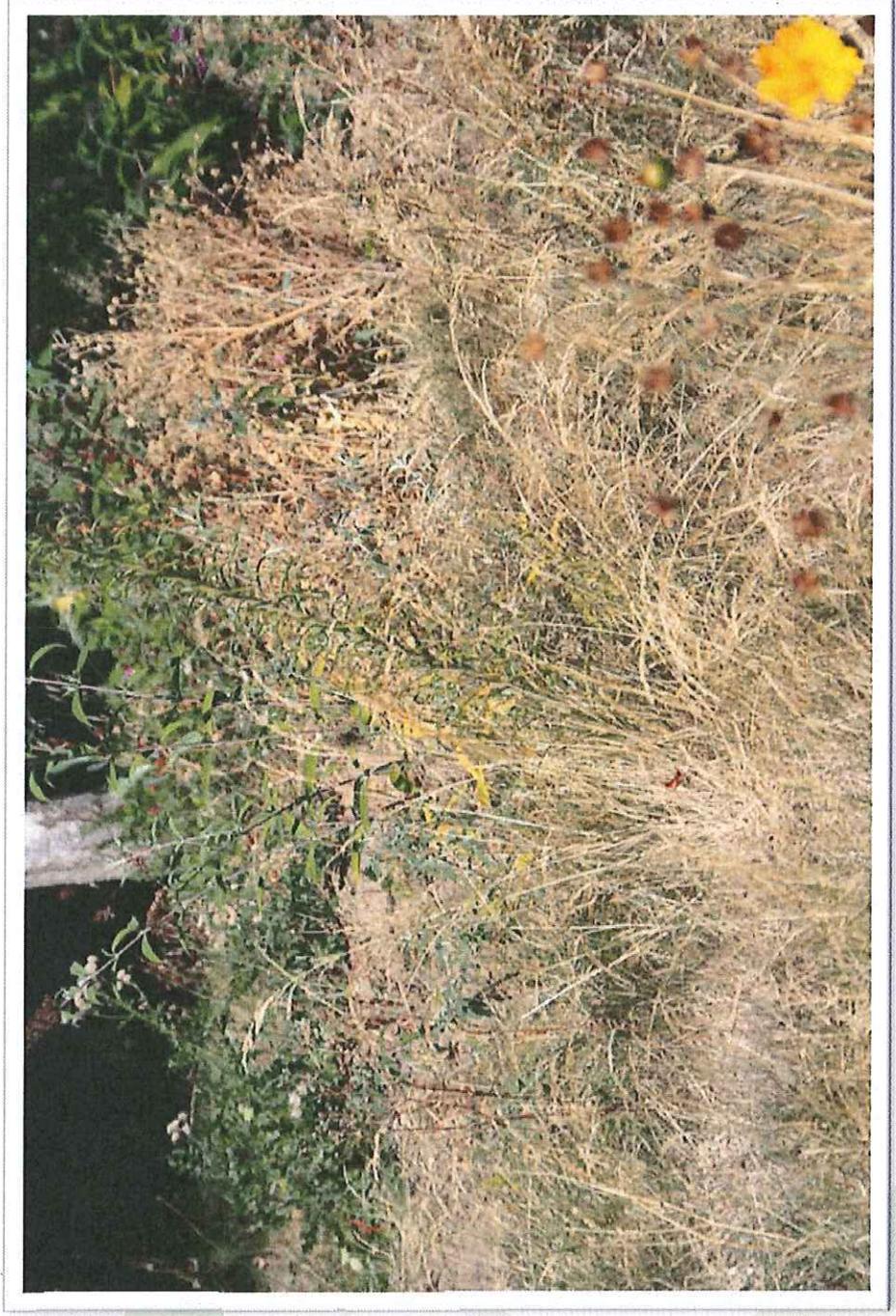
1. For meadow-type, undeveloped properties in commercial areas, require that the portion of the property adjacent to right-of-way be kept mowed back 10 feet from the right-of-way and the remainder of the field be mowed in April, June and August, rather than requiring the properties to be kept at 10 inches. Such properties would not be exempt from having to remove blackberries, poison ivy, and other weeds or hazards from their properties.

2. For meadow-type properties in residential areas, require that the front portion of the property kept at 10 inches with the remainder mowed in April, June and August, or require the properties to be mowed in April, June and December and the site kept free of noxious weeds and other hazards.

3. Establish a different height requirement for grasses or establish a more or less frequent mowing schedule.

Attachments: A - PowerPoints - Lots with Tall Grass

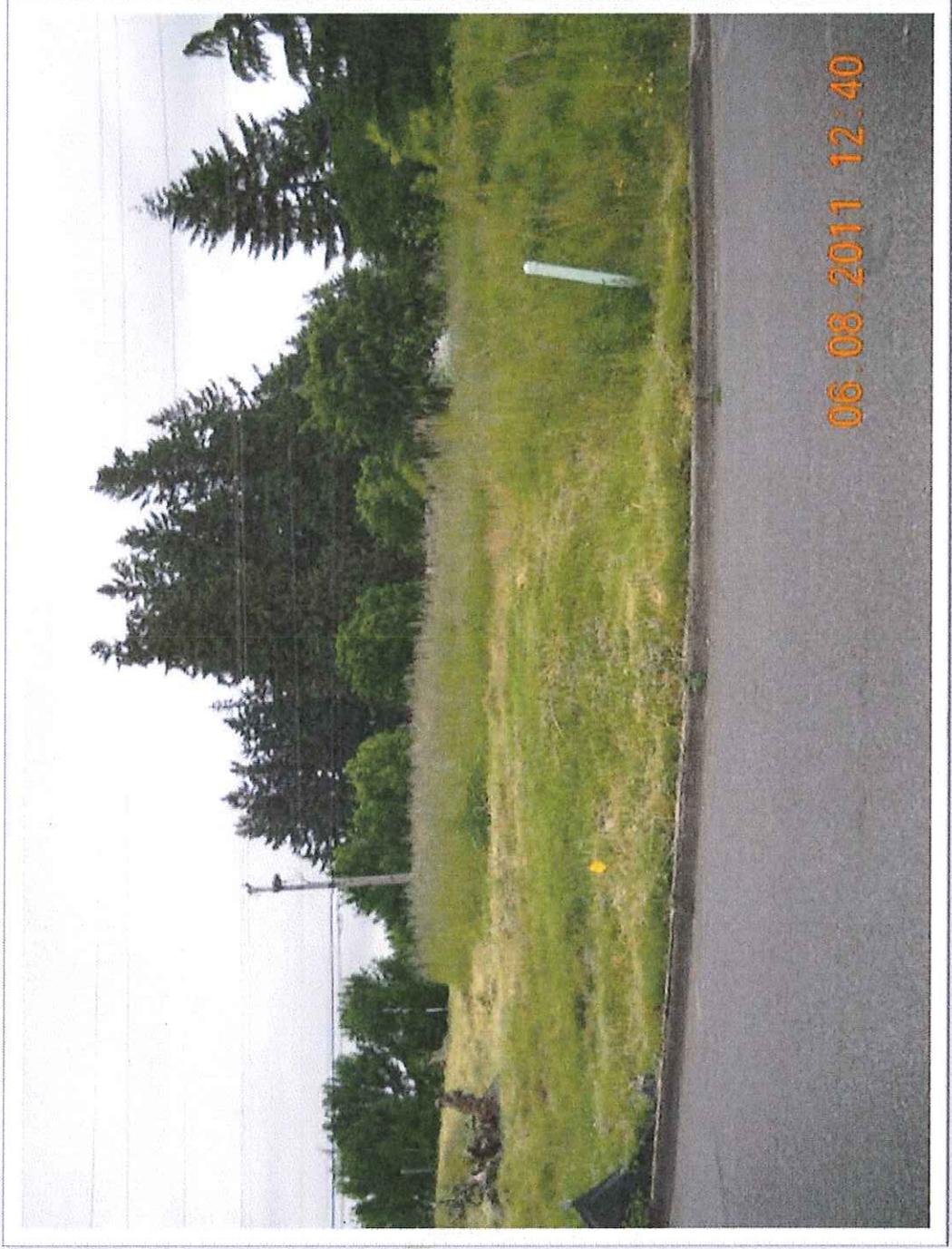
Noxious vs. Natural Vegetation



RESIDENTIAL UNDEVELOPED



COMMERCIAL UNDEVELOPED GRADED AND PLANTED



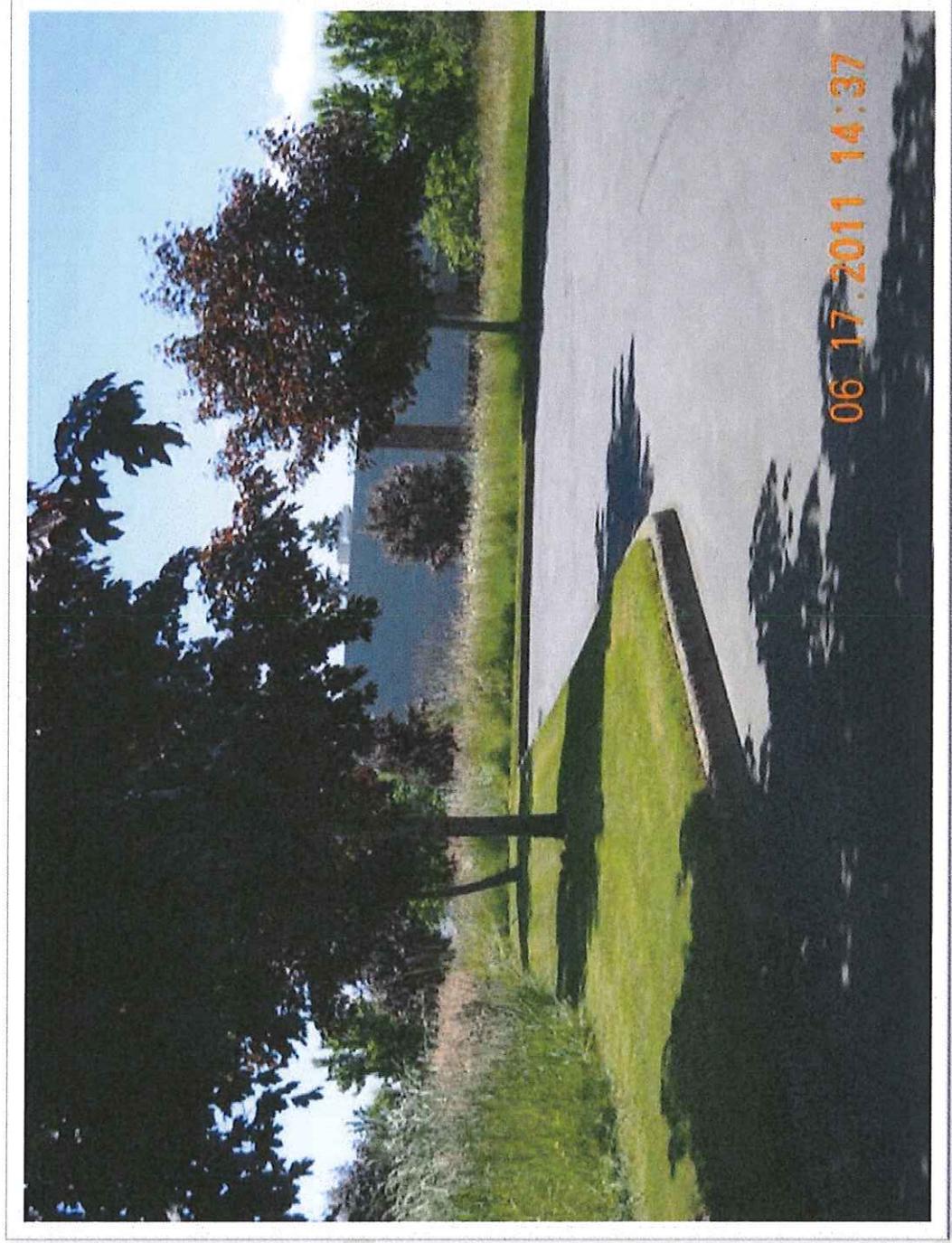
COMMERCIAL UNDEVELOPED



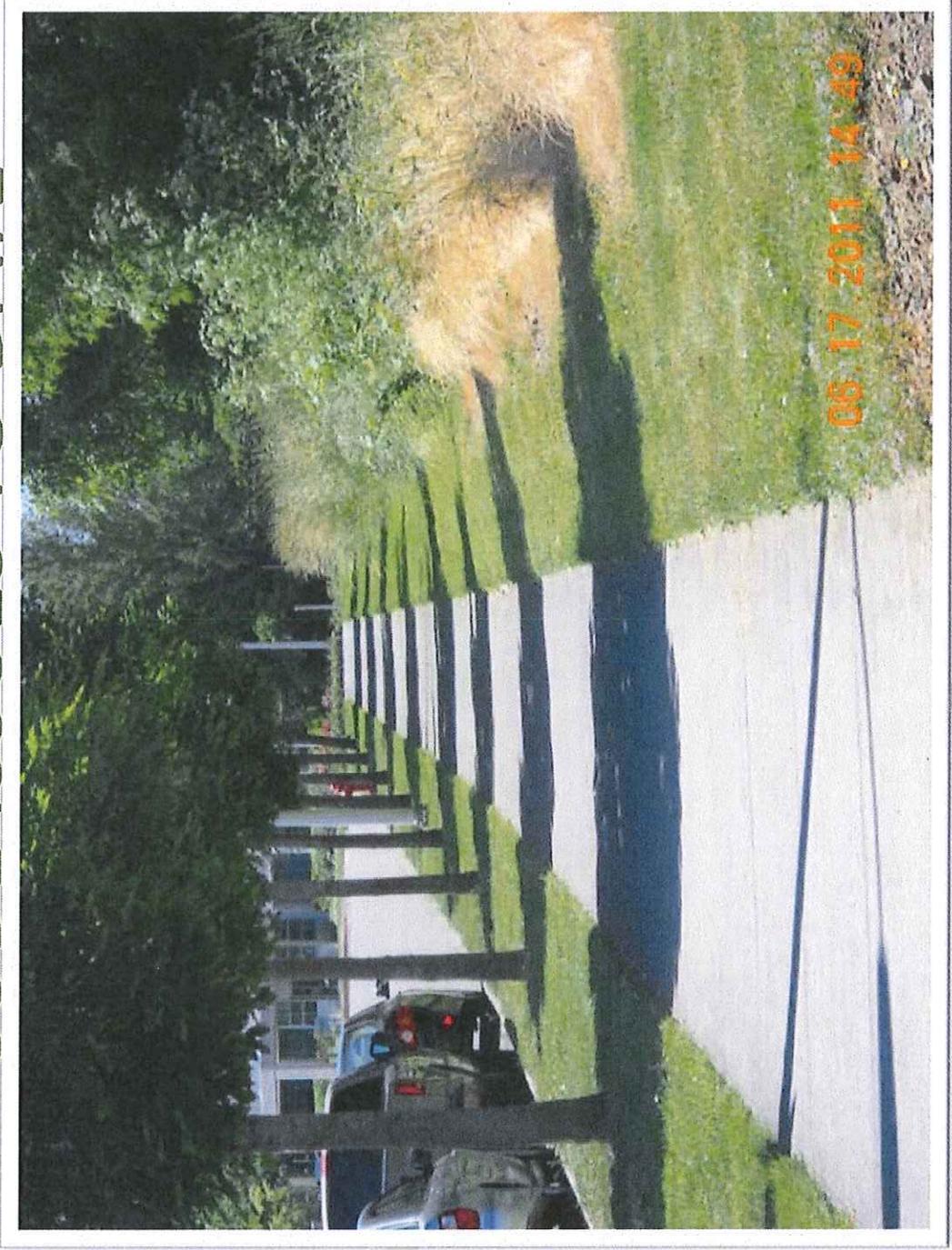
COMMERCIAL GRADED AND PLANTED



COMMERCIAL SELF-MAINTAINED
RIGHT-OF-WAY – NO VIOLATIONS OR
CODE ISSUES TO DATE



COMMERCIAL SELF-MAINTAINED
RIGHT-OF-WAY – NO VIOLATIONS OR
CODE ISSUES TO DATE



Total of 190+ Undeveloped Commercial and Residential Properties Would be Impacted by Code Changes to Noxious Vegetation

