

Meeting Minutes – TPC Meeting

Meeting Date: February 20, 2015
 Project: Sagert Farms Subdivision
 3J No.: 13159
 Location: Tualatin Professional Center

Attendee	Company	Phone
James Marlow	TPC	503-544-9776
Dean Delavan	TPC	503-860-2091
Cindy Walker	TPC	
Jim Walker	TPC	
Anjali Rosenbloom	TPC	503-784-9724
Cheryl Owens	TPC	503-680-1206
David TenHulzen	TPC	503-692-5654
Gary Owings	TPC	
Mike Loomis	Lennar	360-258-7900
Mike Anders	Lennar	360-258-7900
John Howorth	3J	503-946-9365 x201
Dave Rouse	City of Tualatin – City Engineer	503-691-3026
Tony Doran	City of Tualatin – Engineering Associate	503-691-3035
Clare Fuchs	City of Tualatin – Senior Planner	503-691-3027

The following is a record of the meeting between the Sagert Development Team and the Tualatin Professional Center owners on February 20, 2015.

Topic	Comment
Sagert Street Extension Alignment	<ul style="list-style-type: none"> Overview of the alignment of the Sagert Street extension was discussed. Existing right-of-way dedicated by the TPC development in 1983 was 30-ft with a 250-ft centerline radius required by the City. Improvements are within the existing dedicated right-of-way.
Design Alternatives for Access to Sagert	<ul style="list-style-type: none"> Owners concerned about access to the east and west lots if Sagert removes the circulation capability on site. Owners would like to push the road onto Lennar's side to avoid disruption to their site. Owners would like to maintain a left turn movement into the western lot. Owners would like to maintain full access into the eastern lot.
Design Alternatives for maintaining parking count and circulation	<ul style="list-style-type: none"> Any design that minimizes the loss of parking is desirable. Parking close to the individual medical offices is a desire as well since patients are typically under sedation after treatments. Circulation around the south side of the buildings is desirable to maintain.
Future Considerations along	<ul style="list-style-type: none"> It was pointed out that any future site improvement may trigger the north access driveways to be closed off due the proximity to the

Borland	intersection and the classification of Borland Road. <ul style="list-style-type: none">• Design team pointed out opportunities that may be beneficial to explore now that the neighbor to the east is under a condition to close off their access to Borland as well.• Option onsite may include removing the 10-ft wall along the north end of the site. Further investigation may show that the cost of this revision to the site may not impact the existing building foundation and be less expensive than anticipated.• The Mei Medical Building owner may be interested in discussing a cross access and cross parking agreement.
Items for Follow-up	<ul style="list-style-type: none">• City and Lennar to review options for maintaining more access for the westerly parking lot within City codes and standards. This may require a closer review of the traffic analysis prepared by Lennar's design team.• Lennar to work with City on final alignment of Sagert.

- - - END OF DOCUMENT - - -

