

Lauren Hollenbeck

From: Phil Bourquin
Sent: Thursday, March 19, 2015 9:57 AM
To: Juli Bradley; David Gast; Cassi Marshall
Cc: Randy Curtis; Jerry Acheson; Robert Maul; Susan Newlove; Peter Capell
Subject: Parks Development Review Committee - Green Mountain PRD Notes

Committee:

Thank you all for meeting with Robert Maul and I last week to review the Green Mountain PRD proposal. Great first meeting! The following are draft notes, please let me know if anything is missing, incorrect, or needs to be clarified further.

- Project appears to plan for the appropriate trails, public viewing area atop Green Mountain, and a neighborhood park as called for in the Parks and Open Space Plan. The committee appreciated seeing regional trail connection that is tied into the local community as well as seeing the development of a viewing areas atop Green Mountain. *(In discussions with a rep. of the applicant, the top of green mountain is heavily forested. The City has identified the desire to protect the natural backdrop of Lacamas Lake including Green Mountain).* Additional discussion on balancing a viewing area with the natural backdrop should occur with the committee prior to final construction plan approvals on the GM trails.
- The committee was concerned with construction of trails on steep slopes. It was noted the plans indicate slopes up to 16% which they felt were too steep. They recommended that the design minimize slopes and not exceed 8- 12% except where it is determined to not to otherwise be practicable.
- Where trails cannot meet ADA, the committee is interested in offsetting this with design efforts elsewhere to incorporate ADA accessibility in trail design, picnic areas, viewing platforms, etc.
- The committee would like to see the trail on Green Mountain connect to the adjacent County lands and would like to see this coordinated with the County Parks Dept.
- The location of the park within the community is supported. There is some concern as to the amount of usable area and how it ultimately is improved. The connectivity of the park to the larger trail networks is applauded. The Parks Board will ultimately need to be involved in the review of the Park Design and improvements. The Park would be a City Park and the Committee would support improvements being Impact Fee Creditable.
- The committee is interested in walking the site with the developer at some point prior to finalizing construction plans.

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