

**Kemmer Ridge Engineer's Open House Meeting - Notes**  
**1/29/15 @ Mountain View Middle School**  
**Kim Kollie – Save 175<sup>th</sup> Project Leader**

**DEVELOPMENT ACCESS:**

The engineer's new plan is to access the development via Weir Road on the East side of Cooper Mountain which will dump onto 170<sup>th</sup> and Weir. **NO LONGER a Weir WEST road to 175<sup>th</sup>**. This decision is based partially on the fact that 170<sup>th</sup> is not overloaded and 175<sup>th</sup> is. This was recommended by the Washington Traffic engineer and the development's traffic engineer. There is an existing right of way from 170<sup>th</sup> all the way thru to the future Kemmer Ridge development. Weir and 170<sup>th</sup> has a lower gradient for inclement weather than 175<sup>th</sup>'s elevation. The developer pays for the road improvement costs for the development access road. Exit on 175<sup>th</sup> could not be used also because of site distance and south of Weir is outside the urban growth boundary so making a road south of the fire station is not feasible. Traffic study stated that the impact to 175<sup>th</sup> is not good and the impact on 170<sup>th</sup> is ok for the forecasted **650 daily trips** that will be made from the 61 homes in this development.

There is forecasted that \$300k will be generated from this development that can be used for Washington Country road improvements. It's up to wash cty to use that to improve 175<sup>th</sup> and Kemmer 4-way stop intersection or to use it anywhere else in Washington Cty. Currently there is not enough width at 175<sup>th</sup> and Kemmer for a Roundabout or a 4-way traffic signal with left turn lanes. The County would have to buy property to change this intersection into turn lanes or Roundabout.

**DEVELOPMENT UTILITIES:**

The developer bought a plot between lot 800 and 1000 to run sewer over from 171<sup>st</sup>, by ditching across Weir. The development IS NOT part of city of Beaverton yet. The water is Tualatin Valley and will be fed from a 175<sup>th</sup> pump system and has been tested to handle 61 homes easily. The developer is buying access off of Kemmer for the water supply. The water drainage system will drain naturally with the land slope towards 175<sup>th</sup> and into the drainage pond that will be next to the north side of the fire station.

**DEVELOPMENT STYLE:**

The homes will be from \$550k - \$700k in value. There will be 10' between the property lines as per the zoning rules. The development will be set back 12' from neighboring lot lines. The lots will be between 4800 and 5700 sq feet in size. There will be an 8' wall along 175<sup>th</sup> and a 20' wide pathway out of the development that leads to 175<sup>th</sup>. There will be an HOA for this development.

All trees have been surveyed and tagged for mapping. Defining which ones to remove will come later. No arborist has been hired yet. That will come later. There are 875 trees on the lot.

**The process for this development from purchase to development was communicated as follows:**

- 1) Preliminary designs for sewer and storm drainage
- 2) Then preliminary profiles -> then full profile of Weir to 170<sup>th</sup>, then land use package submitted to Wash County for review
- 3) Then Wash County reviews and fine tunes
- 4) Then 120-day review during which 2 mailings go out to neighbors
- 5) Then Weir improvements start 1<sup>st</sup> for the development's access by construction equipment. It's a possibility that the construction access could at first be done using an access road parallel with 175<sup>th</sup> until the Weir access is completed.
- 6) **Construction is slated to begin no later than Spring 2016.**