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February 4th, 2015

VIA HAND DELIVERY

Honorable Mayor Dan Holladay
and City Commissioners
City of Oregon City
625 Center Street
Oregon City, OR 97045

RE: AP 14-01/14-02 Beavercreek Road LLC

Dear Mayor Holladay and City Commissioners:

This memo briefly outlines and visualizes the currently approved sewer connection option per the MDNS, sewer option 2, and the option the Applicant, Beavercreek Road LLC, is asking for the option of consideration by City staff, sewer option 1.

Option 2: City Requested Option Per MDNS

Option 2 will require removal and replacement of approximately 500 feet of Meyers Road from the intersection of Beavercreek Road and Meyers Road to the intersection of Beavercreek Road and Emmerson Court. This removal and replacement is required per the City's Pavement Cut Standards. 500 feet of sewer pipe would be installed in a trench going underneath Meyers way and new asphalt would be laid and the roadway would be re-stripped upon completion.

Option 1: Option Applicant is seeking to keep open for consideration

Option 1 is not currently approved through the MDNS but the applicant is requesting this option be left open for consideration by the City and allowed to be approved if this connection meets all City standards and will not result in additional costs to the City. Unlike Option 2, Option 1 would only need approximately 150 feet of new pipe and would result in a minimal amount of traffic disruption and public street pavement cuts and replacements. This Option would not require any open trench to cross Beavercreek Road and would utilize an existing public utility easement that is currently covered by a sidewalk connecting Beavercreek Road and the end of Emmerson Court.

Plans on the following pages have visual graphics and notations showing the pavement removal and replacement required by each option and a photo of the public utility easement that would be utilized under Option 1.

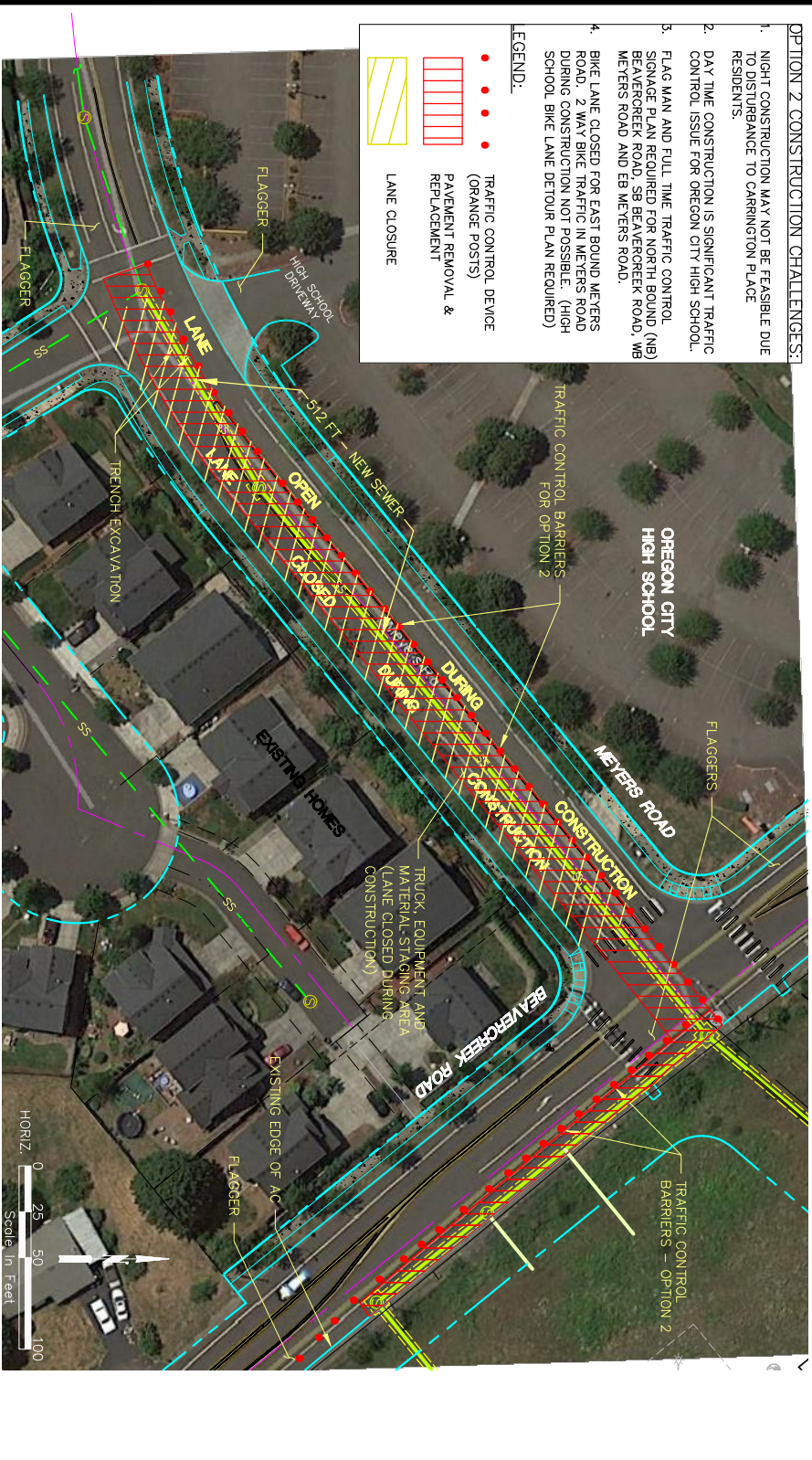
OPTION 2: CURRENT APPROVED OPTIOPN PER MDNS

OPTION 2 CONSTRUCTION CHALLENGES:

1. NIGHT CONSTRUCTION MAY NOT BE FEASIBLE DUE TO DISTURBANCE TO CARRINGTON PLACE RESIDENTS.
2. DAY TIME CONSTRUCTION IS SIGNIFICANT TRAFFIC CONTROL ISSUE FOR OREGON CITY HIGH SCHOOL.
3. FLAG MAN AND FULL TIME TRAFFIC CONTROL SIGNAGE PLAN REQUIRED FOR NORTH BOUND (NB) BEAVERCREEK ROAD, SB BEAVERCREEK ROAD, WB METERS ROAD AND EB METERS ROAD.
4. BIKE LANE CLOSED FOR EAST BOUND METERS ROAD, 2 WAY BIKE TRAFFIC IN METERS ROAD DURING CONSTRUCTION NOT POSSIBLE. (HIGH SCHOOL BIKE LANE DETOUR PLAN REQUIRED)

LEGEND:

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- Diagram illustrating a 4-lane highway with traffic control devices (orange posts) and a lane closure (yellow posts).
- The diagram shows a cross-section of a 4-lane highway. On the left side, there are four orange posts labeled "TRAFFIC CONTROL DEVICE (ORANGE POSTS)". On the right side, there are four yellow posts labeled "PAVEMENT REMOVAL & REPLACEMENT". The area between the orange and yellow posts is labeled "LANE CLOSURE".



DESIGNED	AAR
DRAWN	AAR
CHECKED	DCP



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Lake Oswego, OR 97035
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.....
Civil | Structural | Planning | Survey
paceengr.com

DATE	01/29/2015
SCALE	1" = 50'

BEAVERCREEK - TOWNHOME DEVELOPMENT
OPTION 2 - SEWER CONSTRUCTION IN MEYERS ROAD
19896 BEAVERCREEK ROAD
OREGON CITY, OREGON

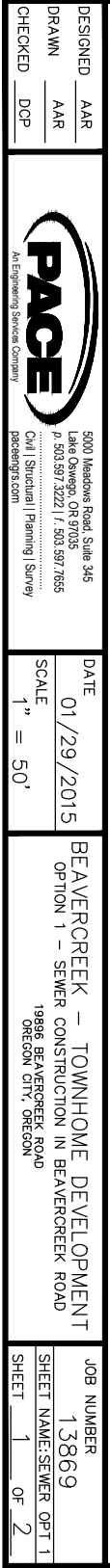
JOB NUMBER
13869

SHEET NAME:SEWER OPT 2

SHEET 2 OF 2

LEGEND:

● ● ● ●	TRAFFIC CONTROL DEVICE (ORANGE POSTS)
	PAVEMENT REMOVAL & REPLACEMENT



OPTION 1: STREET VIEW VISUALIZATION

