

Responses to:

Barrington Heights Homeowners Association's Solar Highway and Trail Committee – 8/19/09

This document was prepared in response to the hand-out from the Barrington Heights Homeowners Association (original document attached). Responses from the City are shown in blue font.

What is the timeline and where do the funds come from for the site and trail system?

The timeline is detailed in the "Solar Highway Update" newsletter. The proposed site is currently owned by ODOT; financing of the solar project is the responsibility of the solar developer. Funding for a potential trail would be from state and federal grants. Maintenance of the trail would be a City responsibility. The trail has been included in the Parks Master Plan since 1998. That site has been of interest for a potential trail since the 1970's.

How, specifically, tangibly, does West Linn benefit from these two projects?

A trail would provide a recreational benefit for West Linn. The solar project would provide West Linn with a unique vantage point on sustainability and environmental practices.

Are the solar panels and the trail system two different projects or part of the overall funding as one project?

They are two different projects bundled into one opportunity. If the solar project is placed in West Linn, then the City will continue to pursue the trail on this site. If the solar project is not placed in West Linn, then the City will continue to pursue the trail on this site because it is included in the Parks Master Plan.

What signage, where, is being considered to promote the project and trail?

As part of the trail planning process, a trailhead sign may be a consideration. If the solar project is developed, informational signage may be considered. No specific plans are set for any promotional signs for the trail or the solar project.

Is ODOT or West Linn considering a parking area off of I-205 below the panels?

No.

Fire Danger – incredible fire chute up the hillside. 2003 fire was ODOT-caused. Any fire could spread to Savanna Oaks and Camassia Parks. 1.5-mile radius of blown embers causing more fires (from 3500 Riverknoll Way: north to Apollo Road; east to 4th Street, Oregon City; and River Street in West Linn; West to 19th Street in West Linn). People cause most wildfires.

A landscaped trail is a fire break which prevents the spread of fire. A trail would also provide access which does not currently exist to this site. And, the City of West Linn would likely require that water access be installed along the trail to provide even greater fire fighting access.

Crime – like rest stop problems only worse due to easy access over ~4,000 feet of trail to many upper income homes' backyards, no visibility from streets, no light, poor access by police, elevated traffic masks criminal activities, easy and multiple escape routes and hiding places, only one jurisdiction – West Linn Police (per West Linn Police Captain - >60 percent of all arrests in West Linn are non-West Linn residents).

The proposed solar highway project and trail are not located at the former rest stop location. The proposed projects would be located south of the rest stop location. There would be no vehicle access to the trail off of I-205. The trail would provide walking and biking access only. ODOT property lends itself to State Patrol response as well as West Linn Police Department response.

Threat to wildlife and several connected habitats – Camassia Park, Savannah Oaks, and Riverknoll Park are connected by the animals that move between and live in all these areas. 80 vertebrates – Some of which only live in these connected habitats?

This is incorrect. In 2008, the West Linn City Council adopted into the Comprehensive Plan a comprehensive inventory of all significant wildlife areas in the City. The adopted inventory did not include the above-referenced properties.

Kinton soils – very prone to erosion as can be seen there now. 5-½ football fields of solar panels will rapidly and continuously sheet off voluminous amounts of water even in a light rain and where does it go? How is the site engineered to prevent erosion? How is trail engineered to prevent erosion?

The solar project and trail would be completely engineered. Geotechnical and engineering studies will be completed prior to commencement of the solar project and trail. Erosion and runoff standards are part of West Linn construction standards. The trail design may be impervious depending on community input on design.

Noise – what are the decibel levels per frequency of the inverters and other components of the panel systems?

ODOT is currently conducting a noise study to determine noise levels.

Reflection – what is the reflectance (frequencies and intensities) of the coversheets of glass over the solar panels? What are their directions of reflection throughout the day and over the course of a year? What is the intensity of these reflections by angle of attack.

Please see the handout from ODOT and the Good Company on reflection issues.

Traffic – What is the projected traffic increases in Barrington Heights (Riverknoll Way, Imperial, Barrington Drive, Beacon Hill) and on Salamo Road? Example: Riverknoll Way currently gets ~1,200 cars per day).

We do not anticipate a measurable increase in traffic.

Decommissioning – what are the provisions for closing the site down and remediating the habitat?

Decommissioning would be a component of an Intergovernmental Agreement (IGA) with ODOT that would be signed prior to project commencement.

Zoning – we believe it is zoned R-20 and thus requires all the attendant land use regulatory processes to be followed.

This is incorrect. It is not zoned R-20 because it is not West Linn property, it is ODOT right of way.

Environmental Impact Processes – are they being followed? If so, which ones, how, and when can we participate?

Under the National Environmental Policy Act (NEPA), ODOT is reviewing potential impacts to various built and natural resources. These resources include land use; socio-economics (including environmental justice); wetlands and waters; water quality; threatened and endangered species; historic and archaeological resources; visual resources; air quality; noise; hazardous materials; and more.

In accordance with NEPA, ODOT and its partners are also conducting public involvement and Tribal coordination activities in order to ensure that project issues have been heard and addressed. Issues raised during the public involvement process, including noise; electromagnetic emissions; trees impacted within the solar array footprint; fire safety and site security; slope stability; property value impact of a change of view; reflectivity; and other issues, will be considered and their resolution will be documented. A report presenting the completed reviews and analyses will be shared with the community within six months.

Participate by submitting comments and concerns through the public outreach process being lead by the City of West Linn. All permits required for construction will be obtained from state, county, and city agencies. A public notice to adjoining property owners may be sent by wetland regulatory agencies, if the wetland is determined to be jurisdictional.

As the citizens of West Linn most affected by the Solar Highway – We wish to participate in a Task Force to study the feasibility and benefits to West Linn of the Solar Highway and associated trail system. Proposed members: 2 from BHOA, 1 from WL City staff, 1 from Planning Commission, 2 from BHT Neighborhod Association, 1 ODOT, ???

The City of West Linn welcomes your participation in this process. The City encourages all neighbors to be involved in this process – from Barrington Heights, or other areas of the City. We believe that the public participation process related to the trail should not be limited to only a few. With the technology available (web site, email, etc.) and West Linn’s commitment to an inclusive and transparent process, there is no reason why as many people as possible should not be part of a process to discuss the feasibility and benefits to West Linn of the proposed solar project and trail.

The homeowners in BH support open (more public notices and participation), transparent (publication of findings, rulings, votes, participants, etc.) and communicative (timely notices and/or publications) public processes in the City of West Linn.

The City of West Linn agrees with Barrington Heights homeowners. The City of West Linn counts 42 distinct outreach opportunities from May 2009 until the present where open, transparent, and communicative outreach has been used to share information about the solar highway and trail. In addition, we’ve updated information and materials on the solar highway section of the City web site 23 times since these pages were launched on June 2, 2009:

1. Rally Group Invites May 26, 2009
2. West Linn Tidings & Oregonian Outreach May 28, 2009
3. Partner’s Meeting June 1, 2009
4. Oregon City Monthly Citizen Involvement Council meeting June 1, 2009
5. Online Information Resource – <http://westlinnoregon.gov/solarhighway> Launched June 2, 2009
6. Online Forum Topic – <http://westlinnoregon.gov/solarhighwaydiscussion> Launched June 2, 2009
7. Citizen Advisory Group & Neighborhood Association Outreach June 2, 2009
8. West Linn Tidings Advertisement Published: June 4, 2009
9. Rally Meeting June 4, 2009
10. City Listserv Notice #1 June 5, 2009
11. West Linn Tidings Advertisement Published: June 11, 2009
12. Town Hall Meeting #1 – West Linn June 11, 2009, 7:00 p.m., West Linn City Hall
13. City Listserv Notice #2 June 12, 2009
14. Town Hall Meeting #2 – West Linn June 16, 2009, noon, West Linn Public Library
15. Oregon City Commission Meeting June 17, 2009

16. West Linn Tidings Advertisement Published: June 18, 2009
17. City Listserv Notice #3 June 19, 2009
18. West Linn City Council Meeting June 22, 2009
19. Oregon Transportation Commission meeting June 23, 2009
20. West Linn Tidings Publication June 25, 2009
21. Visit to Oregon City Citizen's Homes June 26, 2009
22. I-205/I-5 Prototype Solar Project -Site Tour June 30, 2009
23. West Linn Tidings Publication July 2, 2009
24. West Linn Tidings Publication July 9, 2009
25. West Linn - Site Visit July 11, 2009, 11:30am – 1pm
26. West Linn Tidings Publication July 16, 2009
27. West Linn Tidings Publication (Opinion) July 23, 2009
28. West Linn Tidings Publication (News) July 23, 2009
29. City Council Work Session – West Linn July 27, 2009, 6:30 pm, Council Chambers
30. Town Hall Meeting #3 – Oregon City July 29, 2009, 6pm, Commission Chambers
31. West Linn Tidings Publication July 29, 2009
32. West Linn Tidings Publication July 30, 2009
33. Solar Highway Update #1 Publication – Direct Mail July 31, 2009 mailing
34. Solar Highway Update #1 Publication – Listserv July 31, 2009 listserv distribution
35. Barrington Heights Leadership Meeting August 6, 2009 coffee
36. West Linn Tidings Publication (News) August 13, 2009
37. West Linn Tidings Publication (Sustainable Life) August 13, 2009
38. Invitation to Barrington Heights NA Meeting – Direct Mail August 18, 2009 mailing
39. West Linn Tidings Publication August 20, 2009
40. Barrington Heights Neighborhood Association Meeting September 2, 2009
41. Solar Highway Update #2 Publication – Meeting Distribution September 2, 2009 handout
42. Solar Highway Update #2 Publication – Listserv September 4, 2009 listserv distribution

submitted at 8/19/09 PC Mtg.

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Barrington Heights' Concerns:

- + What is timeline and where do the funds come from for the site and the trail system?
- + How, specifically, tangibly, does WL benefit from these 2 projects?
- + Are the solar panels and the trail system two different projects, or, part of the overall funding as one project?
- + What signage, where, is being considered to promote the project and trail?
- + Is ODOT or WL considering a parking area off of I-205 below the panels?
- + Fire Danger - incredible fire chute up the hillside. 2003 fire was ODOT-caused. Any fire could spread to Savannah Oaks and Camassia Parks. 1.5-mile radius of blown embers causing more fires (from 3500 Riverknoll Way: north to Apollo Rd WL; east to 4th St Or. City and River St in WL; west to 19th St WL). People cause most wildfires.
- + Crime - like rest stop problems only worse due to easy access over ~4000 feet of trail to many upper income homes' backyards, no visibility from streets, no light, poor access by police, elevated traffic masks criminal activities, easy and multiple escape routes and hiding places, only 1 jurisdiction - WL police, etc. [Per WL Police Captain: >60% of all arrests in WL are non-WL residents]
- + Threat to Wildlife and Several Connected Habitats - Camassia Park, Savannah Oaks and Riverknoll Park are connected by the animals that move between and live in all these areas.
- + 80 vertebrates - Some of which only live in these connected habitats?
- + Kinton soils - very prone to erosion as can be seen there now. 5 ½ football fields of solar panels will rapidly and continuously sheet off voluminous amounts of water even in a light rain and where does it go? How is the site engineered to prevent erosion? How is trail engineered to prevent erosion?
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- + Reflection - what is the reflectance (frequencies and intensities) of the coversheets of glass over the solar panels? What are their directions of reflection throughout a day and over the course of a year? What is the intensity of these reflections by angle of attack?

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- + Traffic - What is the projected traffic increase in B.H. (Riverknoll Way, Imperial, Barrington Dr., Beacon Hill) and on Salamo? Ex. Riverknoll Way currently gets ~1200 cars/day.
- + Decommissioning - what are the provisions for closing the site down and remediating the habitat?
- + Zoning - we believe it is zoned R-20 and, thus, requires all the attendant land use regulatory processes to be followed.
- + Environmental Impact Processes - are they being followed? If so, which ones, how and when can we participate?
- + As the citizens of W.L. most affected by the Solar Highway - We wish to participate in a **Task Force** to study the feasibility and benefits to West Linn of the Solar Highway and associated trail system. Proposed members: 2 from BHOA, 1 from WL City staff, 1 from Planning Commission, 2 from BHT Neighborhood Association, 1 ODOT, ????
- + The homeowners in B.H. support open (more public notices and participation), transparent (publication of findings, rulings, votes, participants, etc.) and communicative (timely notices and/or publications) public processes in the city of West Linn.