



Received
Planning Division
02/09/2021

October 30, 2015

Steve Dixon, PLA
Senior Associate
Otak
808 SW 3rd Ave., Suite 300
Portland, OR 97204

RE: Russell Property Development – Shadow Plan of Tenax Woods

Dear Steve,

Thank you for the opportunity to review the shadow plan you provided in connection with the proposed Russell Property development. We have the following comments relating to Tenax Woods:

- The Tenax Woods site will be maintained as a natural area. While there is no master plan for the property at this time, amenities suitable to the site may include soft-surface trails, natural play area, bench and/or interpretative signs. Given the intent to maintain the Tenax Woods as a natural area, please remove development lots from the shadow plat.
- More consideration needs to be given to the placement of the road, as bisecting the property will hinder the intent of maintaining a natural area. In reviewing the city Transportation System Plan (TSP), a road to the south consistent with that depicted the attached TSP map, which would connect into Siskin Terrace, would minimize impacts to the natural area. If a road must connect to the Russell Property development, it should be along the Tenax Woods property line.

During our conversation, you mentioned a trail on the Tenax Woods Property. As illustrated on the attached map, which shows the Tenax Woods outlined in red, the trail is on property owned by the Murray Ridge Owners Association. Also, it's been brought to my attention that the fence on the eastern portion of Tenax Woods is set well inside THPRD property and should not be used as a property line.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeannine Rustad".

Jeannine Rustad, JD
Superintendent of Planning

cc: Doug Menke, THPRD General Manager
Keith Hobson, THPRD Director of Business & Facilities
Bruce Barbarash, THPRD Superintendent of Natural Resources
Scott Whyte, City of Beaverton