



The Parks HOA News August 13, 2011

Metolius Drive Project Update

The project will begin Monday August 15, 2011. The project is divided into phases that you will want to review in the details below. The first phase will not be as disruptive to our neighborhood since it involves the section of road from Devils Lake Drive (Park's entrance) to the Tetherow gate. Unfortunately, the next few phases will be more challenging and longer.

Last week I worked with Jim Jorgenson of Broken Top Community Association and Jeff England the City of Bend Engineer assigned to this project. We worked together to finalize the most livable traffic plan possible. Key to the outcome is a SAFE traffic plan. The emergency access gates on Cultus Lake Drive and Todd Lake Court will not be opened during this project. This decision was made because the access roads are not designed for regular vehicle use. The access on Cultus Lake is not wide enough for vehicles to pass safely at the point of the gate. This access is road is also very close to existing homes. Please respect the decision to refrain from using this road.

All living within our neighborhood as well as the Broken Top communities will be impacted by the project. Keep in mind this is a public city street. This is not a private road that we own or control. Although it is easy to call and voice frustration about this project, the contact information included in this update is should be used for safety concerns or specific questions. As more project information is available, updates will be made available via newsletter updates such as this. This includes project phase changes or timeline changes. Again, please use the contact information respectfully and remember the contractor is working to complete this project in the least amount of time possible.

Email from Jeff England with Project Contact Information:

Taylor Northwest is doing the work. They are fully aware of your concerns and, as always, will do their best to reasonably accommodate the needs of the neighborhood while maintaining a productive work schedule.

John Bosch is the Project Manager for Taylor Northwest (541-480-0677 cell; 541-382-7887 office; jbosch@taylorlwnw.com)

John Umbarger will be the project superintendent on-site for Taylor Northwest (541-647-8165)

Jackie Saul will be the City inspector on-site (541-419-2378)

I can be reached at 541-693-2125; jengland@ci.bend.or.us

Unfortunately it is not possible to complete the project without some disruption to the neighborhood. We appreciate your patience over the next several weeks.

Respectfully,
Jeff England, PE

Project Schedule provided by the John Bosch, Project Manager for Taylor NW, the contractor:

Phase 1 is the construction of the project from the fence line at Tetherow to just west of the Metolius Dr./Devil's Lake Dr. intersection. The road will be closed for this phase of the work for approximately three weeks to allow for construction. Access to The Parks for this phase will be via Metolius Drive from the east.

Phase 2 is the construction of the Metolius Dr./Devil's Lake Dr. intersection. It would be nice if local traffic could use the west fire entrance road to access The Parks from Metolius Drive at this time to alleviate congestion in the work area. If this is not an option we will construct the intersection under traffic utilizing flaggers to control traffic. Traffic delays may be as long as 20 minutes depending on construction operations. This phase will take three weeks to construct under traffic and two weeks if not under traffic.

Phase 3 is the construction of the project from east of the Metolius Dr./Devil's Lake Dr. intersection to Mt. Washington Drive. The road will be closed to thru traffic allowing local access to private dead end roads along Metolius Drive via Bridge Creek Drive or Mt. Washington Drive depending on construction operations at the time. This phase of the work will take approximately six weeks to allow for construction. Access to The Parks will be via Skyline Ranch Road and Metolius Drive for this phase of the work.

Phase 4 of the project will be the final overlay and striping of the project. This phase will take approximately one week with traffic being controlled utilizing flaggers.

Emergency services will have access through the project when required at all times.

Follow-up email from Jeff England after discussion of the Project Schedule explaining agreed plan:

The Taylor NW document described the use of the west connection (Todd Lake) as an option that would eliminate the need to have flaggers direct traffic through the intersection of Metolius and Devils Lake while the intersection itself is under construction. We understand that the respective HOA's are not supportive of this option. Therefore, Taylor NW will NOT be using either emergency access (Todd Lake or Pine Hollow) as a temporary detour for any portion of the project. The gates will remain closed and are to be used only for their intended purpose

which is emergency ingress/egress. Flaggers will direct traffic safely through the intersection while the intersection itself is under construction.

We realize this is an inconvenience and we appreciate your efforts to coordinate / communicate with us and your HOA members.

Jeff England

Next Steps:

Remember we are all impacted by construction projects. Plan your trips giving yourself time to reach your destination. Your cooperation and patience will go a long way in easing the frustration that may surface during this project. Once complete, we will have a safe Metolius Drive corridor.

Next Board Meeting

Feel free to join the board at the next regular board meeting scheduled for 6:30pm Wednesday August 17th at the Pool Pavilion. The board also plans to have a work session beginning at 6pm before the board meeting. All homeowners are welcome to attend both sessions.

Feel free to email questions to TheParksHOA@gmail.com. This is monitored by The Parks Board President.

Thank you,
Stephanie Uetrecht
Parks Board President