

## Glencoe Interchange Project Open House #1 Summary

ODOT hosted the first open house for the Glencoe Interchange Project on April 27, 2006 at North Plains Elementary School. Twenty-three community members signed in at the open house. Participants at the open house were invited to review information about the schedule and scope of the study and introductory information about the National Environmental Policy Act and Interchange Area Management Plans as well as provide input about issues, concerns and questions that community members would like to see addressed during the study process.

Of the attendees, seven people completed comment forms. Four of those who completed the comment form reported that their property could be affected by the project. Of those who completed the comment form:

- Five identified themselves as living in the interchange area
- Three identified themselves as owning a business in the interchange area
- One identified his or herself as a commuter who lives in North Plains.
- One identified his or herself as a trucker/delivery/business user of the highway.

Both on comment forms and on butcher paper, participants were asked to list questions, concerns and comments related to the study's major topics. Many participants had questions and concerns about local access to businesses in the area near the interchange, how the improved interchange would address truck traffic and construction.

Specifically, participants listed focused on the following:

- **Transportation and access** – Regarding transportation and access, comments reflected an interest in designing the interchange to accommodate the increasing traffic, especially truck traffic from surrounding communities. In addition, comments noted the importance of providing access to businesses in the interchange area and providing for local circulation, particularly on Highland Court.
- **Land use, social, economic and aesthetics** – Only one comment was recorded under the land use heading; it suggested that more retail should be located near the interchange area. Comments related to the social, economic and aesthetic context of the project focused on property values and impacts to the senior housing on Highland Court.
- **Natural and cultural resources** – Comments related to natural and cultural resources focused on the wetlands and habitat areas near U.S. 26.
- **Project development** – Comments about project development included a request to consider an interchange at Gordon Road and many comments and questions about access during construction and the duration of construction.

## Full text of comments received

### Transportation and Access

- What will the impact to Highland Road and local traffic be?
- What local access changes are expected?
- Be sure to plan adequately for all traffic using the interchange.
- Address railroad crossing at Glencoe Road just north of West Union Road.
- How will the widening of the overpass impact apartments on Highland Road?
- It would be nice to have better transportation for seniors living at Highland Court Apartments.
- How much will the grade change between Glencoe Road and North Plain's residential areas?
- Trucks are a big problem. Trucks going toward Cornelius, Hillsboro and Forest Grove use the interchange at Glencoe Road to avoid traffic signals on other routes.
- Design should accommodate traffic (especially trucks) from surrounding cities.
- Annexation is increasing traffic on Glencoe Road.
- I am concerned about maintaining access westbound on Highland Court.
- Design should not discourage access to businesses in the interchange area. If access is difficult, some people will not patronize businesses.

### Land use

- I hope that more retail would be located in the area near the Highland Court Apartments (grocery store, pharmacy, etc.).

### Social, economic and aesthetic context

- Concerned about impact on residents of senior apartments.
- Need adequate access to North Plains. Presume interchange will match others on US 26 like Jackson School Road.
- Concerned about reduced property values as a result of reduced access.
- Concerned about noise impacts to properties in the northwest quadrant and the senior housing on Highland Court.
- Concerned about affects to businesses in the interchange area.
- Need a nice, flashy sign that proclaims: "North Plains Gateway to the Coast."

### Natural and cultural resources

- Concerned about impacts to wetlands. How will impacts be mitigated?
- How will protected species of birds residing in wetlands be protected?
- Concerned that wetlands will drive design decision.
- Private airstrip and instrument landing system for Hillsboro Airport in the area.

### Project development

- How much input will the residents of North Plains have during project development?
- Keep us informed.
- Consider an interchange at Gordon Road. This interchange could be used by traffic going to Pumpkin Ridge Golf Course and Mountaindale area. Development is occurring in rural areas resulting in more traffic in North Plains.
- How long will construction last? Will Glencoe be closed during construction?
- Prefer that access remain open during construction.

- Build the overpass wide enough to accommodate future widening of the Sunset Highway.