City of Woodburn

Community Development

WOODBURN
OREGON
Incorporated 1889

Memorandum

Date: December 16, 2021

To: Dago Garcia, P.E., City Engineer

Cc: Brenda Reiner, Engineering Associate

                   Chris Kerr, Community Development Director

From: Colin Cortes, AICP, CNU-A, Senior Planner

Subject: **Smith Creek Development Phase 4B Dec. 16 "walkthrough" follow-up**

Introduction

Several City staff including Brenda and you walked through Smith 4B on Thursday, December 16 with Stafford Land Co. employees and Roy of Emerio as an informal inspection of improvements.

Per your request, below is a summary of outstanding items as Planning staff sees them.

Executive Summary

Missing items and unresolved issues include:

A. *Street trees*

  1. Almost every street tree is missing. Every block face except the south side of Smith Drive lacks street trees. The south side of Smith Drive has 8 street trees, fewer than 12 per the approved street tree plan. See Sheet L1.0.

  2. Have the developer confirm that the area within planter strips remaining after tree plantings are either planted with or seeded for lawn grass.

B. *Common area improvements*

1. Buildings and structures: All buildings and structures are missing other than the bicycle/pedestrian path on Tracts AI & AJ, formerly designated by preliminary subdivision drawings as Tracts A & B. See Sheets L4.0-L6.0.

2. Bicycle/pedestrian path: The path is missing a segment of pavement from Tract AI, northerly end near Rita Drive sidewalk:

3. Landscaping: All new landscaping is missing from the three common area tracts, Tracts AI, AJ, & AK, formerly designated by preliminary subdivision drawings as Tracts A, B, & C. See Sheets L2.0-L4.0.

Conclusions

Feel free to ask for any clarifications or details, 980-2485.

Attachment(s):
Approved street tree, common area improvements, and landscaping plans (Nov. 15, 2021)