

**Jean Fraser - Munjoy Heights**

**From:** Jaime Parker <jaime@trails.org>  
**To:** Jonathan Culley <jonathan@redfernproperties.com>, Soren Deniord <soren@s...>  
**Date:** 11/14/2013 2:49 PM  
**Subject:** Munjoy Heights

Hi Jonathan, Soren and Ryan,

Thanks for the invite to the meeting last week; I thought it was a very constructive discussion. I just met with Kara and debriefed, and we came up with the following items that are still on our minds:

- Trail node at Jack Path - parked cars blocking visual access and compromising the pedestrian experience. Though we all think these spots may not be occupied much of the time, it would be unfortunate to find that they are occupied more often (by owners who may not want to pull into the garage all the time for example). It would be great to solve/mitigate this through design, and we look forward to seeing your latest thoughts on this. *[After writing this I saw the latest submissions to Planning, which show the bike parking near the trail head...which got me thinking, if you put the bikes elsewhere, could the cars be pulled far enough forward to not block the trail?.....could the steps be pushed any farther back to bring them more into the sight line and farther from the backs of the cars? ...]*
- We agree with Alex that if there are to be stairs to the Jack Path they should be a bit wider, maybe 6', and that there should be room for a bike ramp on the side. *[appears to be addressed in the new version - the bike ramp we can probably do 'after the fact', in the field.]*
- Large wall as the 'terminal vista' down the street. Though a green screen may help, this is still visually daunting. A transition to natural materials (boulders...) might help. We understand the area below the wall is also a vehicle turning bay for the last house, and we assume this is one of the temporary snow dump locations...?...that would limit what else you could do there, but part of this area has the potential to be an extension of the trail node - movable benches, planters..... some vertical elements to break up the wall? We're just brainstorming, and you guys are the experts, but it seems there might be some multi-purpose treatment options here.
- Trail to E. Cove - we're wondering if you have a stair/landing option where you showed a ramp. Something about the ramp seems less desirable...maybe it's more institutional? Seems more likely to be slippery too.
- At the top of the stairs from E. Cove - again you run into the parked car issue. Not sure what to do about it, other than to ensure there is a clear and welcoming path around both sides of the cars, to the woonerf. If this wasn't a place for cars, it would have GREAT potential as a larger node, given the elevation and view down E.Cove and over Bayside (great sunsets!). This can be done 'behind' the cars too, but won't be as much of a 'Place' as if you could incorporate the whole area.
- Bike racks - we still think there should be a few 'guest' bike racks/spots; ideally near the trail nodes. I would think these could be ornamental vertical elements that fit into the landscape, that happen to be good bike racks, rather than stand alone boring bike racks with requisite space-hogging concrete pads. *[see them in the new plans...they do take up valuable space...I've seen some 'wall mounted' types, and others that take less space...]*
- We are hoping that year-round maintenance of the steps (and/or ramps) at E. Cove and Jack Path be built into the maintenance plan so that future owners remain obligated to keep those open.
- Other thoughts: we hope you will consider using 100% native plants throughout
- Kara raised the issue of bird mortality with all of the exposed glass...there are coatings and deterrents that can be used to prevent this.
- Will there be a mechanism for educating buyers/owners about the systems? With all the 'green' systems in place it would be great to provide info so that people can be aware, and help to maintain the functionality of the systems (i.e. so folks aren't using chemicals to wash their cars and compromising the rain gardens) -this could include info on use of transit, and the greater trail system.
- Access easement - we understand you may not be able to execute the easements until you get approvals since you don't yet own all the land - but we are ready when you are to hash out the details of a future pedestrian access/trail easement.

Thanks again, for your continued efforts to make this a great Place!

Jaime

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