

Minutes of the Five Oaks Triple Creek NAC Meeting

Tuesday, August 9th, 2011 at 7:00 PM
THPRD Nature Park Interpretive Center
15655 S W Millikan Way, Beaverton, Oregon

Board Members present

David Kamin, Dave James, Gayle Seely, Richard Pickett, Dennis Seely, Regina Ford

Attendees

Jeremy McPherson, Michael Cerbone, Chris Maciejewski, Stuart Faris, Ty Morrison, Morgan Randis, Georgann Gulley, Sarah Curtiss, Chris Bradshaw, Scott MacLean, Alex MacLean, Ruth Ann Nicklin, Bob LeFeber, Pat Mitchell, Stuart Faris, Tom Toler,
Keith Baunsgard

Agenda

7:00 Welcome and Introductions of NAC Officers and Board Members

David James, the NAC Chair, described the function of the NAC, our boundaries, how we interact with the City of Beaverton, and who we are.

"We really are your neighbors."

He then described the process by which WinCo Foods would be making their proposal to the City of Beaverton to move into a new location, after they build it out. Dave advised that this meeting was to gain understanding of the location, issues, and timing, at which time we can ask questions about the project at this stage. After that WinCo will have to go through a long and careful process to apply to the City and if citizens have concerns or issues, they will need to send correspondence to the City and request a few minutes to make a presentation at a formal meeting with the City at a later time.

7:15 Presentation by WinCo Foods

Presenters include the following persons:

Michael Cerbone, AICP, Planning Project Manager with Cardno WRG
Jeremy S. McPherson, PE, LEED AP, Senior Civil Engineer, Cardno WRG
Morgan Randis, Vice President of Development, WinCo Foods
Ty Morrison, AIA, Project Manager, WinCo Foods
Chris Maciejewski, PE, PTOE, Senior Transportation Engineer DKS Associates
Scott MacLean, Senior Vice President, Norris Beggs & Simpson

The property being discussed this evening is located at 15005 S W Tualatin Valley Highway in Beaverton. The property is near S W 153rd Drive and S W TV Highway behind Carr Chevrolet.

The *first step in the process* of getting approved to do this project is zoning change. The property is currently "split zoned", with the two kinds of zoning being commercial and campus/industrial. WinCo will be requesting that the zoning be changed to all commercial.

The property will be divided into three sections, with Carr Chevrolet being one section, WinCo Foods being the second section, and a wetlands area that will be under the management of Clean Water Services will be the third section.

If they receive approval for the first step, the second step in the process is to request approval for the Design Process. This part of the process, that is comprehensive plan approval, for this type of project typically takes 120 to 150 days.

A question was posed about shopping carts being left around the neighborhood.

WinCo Foods will be installing a "cart containment" system around the property so that if someone tries to take a cart off the property it will lock up and will not roll.

A question was posed as to why WinCo Foods plans to move.

They are relocating their store because they need more space. Their location on Cedar Hills Boulevard has 83,000 square feet with 388 parking places. This new location will give them 97,000 square feet with 482 parking places.

The third step in the process is Design Approval and this should take approximately 4 months. While they already have a preliminary design, they will look for and welcome input from both the City and citizens on design changes that will support their goals.

WinCo Foods has had a Beaverton location for 33 years. They have a great relationship with Beaverton, both the City government and the citizens. Some interesting facts about WinCo Foods is that it is a locally owned, and are an employee owned company. Unlike many large grocery chains they are regional, based in Idaho, and are very proud of that. Because they are employee owned they have a mission to treat their employees very well. For instance, they provide excellent benefits, and also flexible work schedules. If you work just 21 hours a week you are entitled to full benefits. At the Cedar Hills location they have a number of employees who have been with them for over 20 years. And they are quite proud of that, as well. The Cedar Hills location currently employs 176 people, and that number is expected to rise to just under 200 at the new location. Gross payroll is now 4.5 million, and is expected to rise to about 6 million.

Because they have been a long-time Beaverton business, Morgan Randis reports that they have been looking for over 3 years to find a location into which they could expand to meet the needs of their customers. Alas, Beaverton's recent inventory report has validated the fact that the City is currently quite short on available commercially zoned locations.

WinCo Foods is aiming for a 2014 opening.

Prior to that date they expect to pay Transportation fees plus other taxes in the amount exceeding \$4 Million.

Chris Maciejewski reports that WinCo foods has worked with the City of Beaverton's 20 year Master Plan and will expect some of the roads to be mitigated to meet standards. Standards needing to be met are those of the City's, Washington County, and also ODOT. There is a possibility of a traffic light at the entrance off of 153rd Drive, but the study has not been done yet, so he can not predict without that data.

Ty Morrison described the 'warranty' process to meet the requirements for a traffic light. He also explained that 600 feet from a major intersection is a typical benchmark distance for considering a new traffic light, but 'stacking' must also be considered. "Stacking" refers to the number of cars in each lane who are waiting to turn on the access road at any one time. The WinCo Foods project plans to provide stacking for 18 vehicles. The process of deciding on whether there will need to be a traffic light or not will consider the curve of 153rd Drive, which impedes a view of the property.

There will be significant real estate taxes.

There are two separate land-use processes that will have to be navigated. Each of the processes has its own appeal procedures.

A number of construction jobs will be created during the building phase of the project. WinCo Foods has a very strong policy and an excellent record of always hiring locally first.

One of the questions posed from the audience was whether they expected to have fuel pumps at the location. Morgan Randis responded that WinCo Foods is not in the fuel business and has no plans to get into it. They did set up three test fuel stations, and it was rapidly decided that they did not want to continue. They have dismantled these stations and sold the equipment.

Civil Engineer Jeremy McPherson explained the benefits of re-purposing existing property in that it is very sustainable. Instead of tearing up fields, or forest, he believes it is always better to make a location that has already been devoted to business into what you need it to be now. It is better for the community and better for the environment.

8:20 Elmonica School playground project

There was a 'standing' discussion by the NAC Board on how to handle our upcoming project of helping to refresh the playground at Elmonica School.

David Kamin was in touch with the Principal at the school and as ascertained what needs to be done. These are his findings:

"The original idea was to repaint the structure and add bark chips. Upon close examination of the structure we discovered that:

The red was rubberized and dirty and needs cleaning only.

The blue areas need cleaning only and no paint.

The brackets need cleaning.

The matting needs cleaning only.

The plastic areas need a scrub.

All scrubbing to be done with a plastic pad. Begin with soap and water and then adjust as necessary.

The only color that needs to be primed and then repainted is the yellow. Use 120 or 150 sand paper before priming. Primer to be an oil based metal primer. Paint to be an enamel oil based.

Masking to be done around painted areas.

Action schedule would be Day 1 scrub, powerwash, Day 2 prime, paint. cleanup."

It was decided that we will all meet at Elmonica School on Saturday August 20th to do this project. It is still up in the air as to whether or not it will take two days, but we will hold part of Sunday in our schedules in case we are unable to finish.

8:35 Adjourn