

Neighbors SW & Sexton Mtn. NAC

1/21/09

- Introductions
- Business Spotlight - Banner Bank
- Announcements

- Gramor Presentation: Matt Grady

Why has development not started?

Nobody offering loans, OR have unacceptable terms.

Plan to start construction in June when dry.

Received permits on 11/6/08 but decided to wait.

Cinetopia plan open May 2010.

New Seasons plan open ~ Aug. 20, 2010.

Possible tenant ~16,000 sf below Cinetopia
is fitness center. would require city permit.

Conditional use permit required because
fitness center is "recreational use".

South side (S. of Barrows) update:

Big Al's/Kirkwood Family Bowling Alley, etc.

Also would require conditional use permit
and also Design Review.

Big Al's plan Aug. 1, 2010 opening.

Big Al's presentation: Daniel Kirkwood

Big Al's plan would increase footprint of
main building on South side and also
change buildings along South side of Barrows.
Go from 1 story to 2 story, and ^{RE}move buildings
that would have been in center.

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Big Al's cont.

Family owned. One location in Vancouver now. ^{east}
2007 center of excellence award. Opened 9/2006
Slide show presentation showing pictures
of current Big Al's location.

Bowling, VIP Bowling, BAR, Arcade,
party rooms, restaurant

~~NAC~~ NAC member asked about noise
level. Response that it is loud
inside, but the noise does not travel
outside of the building due to
special acoustics.

NAC Member Question: Big Al's hours?

Sun-Wed 9am-11pm

Thu. 9am-midnite

FRI/Sat. 9am-2am

NAC Member Questions: Just Beer & wine?

- Yes, hard alcohol allowed
- Lottery? Maybe video poker
- Lease vs. Buy? Kirkwood's proposal is to
buy entire South parcel.

Non-compete agreements? Probably not.

NO sit down restaurants on South parcel,
(except Big Al's).

? BARROWS bridge degradation question.

NO - not a factor w/ development of site.

Alton Harvey → BRIDGE will be reconstructed.

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under construction now. when is completion date?
Not sure, Alton can find out.

Discussion regarding extension of Davies
~~is~~ OR not? Not sure what is in City's
current plan. Should have City transportation
person come to upcoming NAC meeting.

Transportation/Traffic questions from NAC members.

Have to review trip analysis

GRAMON → removing retail to replace w/Big Al's.

Big Al's peak trips are Fri nite & Sat.

South side ^{has} 348 parking spaces which
is enough to park entire use of South

parcel. North side has 806 spaces - (more
than needed.) 21,000 sf office on South side.

Office space above retail.

NAC member concerned about video ~~Poker~~ Poker.

What are challenges/issues faced by current
Big Al's? Noise? Lights? Alcohol?

Green/sustainable construction? Energy saving → Yes.

New seasons has lots of skylights. ~~Retain~~

High costs to do too much w/retail space.

How many employees?

peak: Nov-Jan

{ ~180 in Vancouver
200 Beaverton

low: 100-120

Big Al's will do own construction.

Big Al's does not currently have funding.
Question: does Cinetopia have funding? Not
an issue?
Start construction Summer 2009

City of Beaverton: NO point person yet.
Steve Sparks
Scott White
John Osterburg
Jason Twinsky

Concern: long term commitment? Don't want a
flea market center! Big Al's will continue
to Reinvest in bldg. Long term commitment
40, 50+ years.

Sq. ftage: 21,000 sf retail } South
65,000 sf Big Al's }

124 k sf retail
16 k Fitness Ctr
51 k Cinetopia } North
50 k N-Seasons }
20 k office }

How will leasing be ensured?
35-40K sf of retail leased already.

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No national chains → only local, smaller businesses.

Gramon asked NAC to send letter to City regarding traffic light @ mid-block.

Currently signal @ menlor planned.

- Announcements: Public Hearing Wed. 1/28 6³⁰ pm
re: PGE substation/transformer City Hall

Mayor coming to NAC mtg. April 15th

Potluck idea - how to coordinate?

Jenkins Estate Chocolate Fantasy \$5 2/13/09

TRY to get BRIDGE update/presentation from city.