



Neighbors Southwest / Sexton Mountain NAC Meeting

(Neighborhood Association Committee)

Wednesday, February 18, 2009, 7:00 PM

Nancy Ryles Elementary School
10250 SW Cormorant Drive

Welcome Sexton Mountain Neighbors!

CONTACT INFORMATION

NSW NAC CHAIR
Alton Harvey, Sr.
(503) 430-5512

SEXTON MOUNTAIN NAC CHAIR
Rhonda Coakley
(503) 707-5123

NEIGHBORHOOD PROGRAM
Jason Wachs
(503) 526-2543

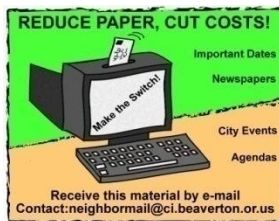
FEATURING MONTHLY REPORTS BY

BEAVERTON POLICE DEPARTMENT and TUALATIN VALLEY FIRE & RESCUE



AGENDA

- 7:00 – 7:05 Welcome & Introductions – Please be sure to print your contact information on the sign-in sheet!
- 7:05 - 7:10 Tualatin Valley Fire & Rescue Report
- 7:10 – 7:25 Community Policing Report
- 7:25 – 7:45 Local Business Spotlight
- 7:45 – 8:25 **Guest Speaker: Matt Grady, Gramor Development.** Proposed modifications to a previously approved development at Progress Ridge.
- 8:25 – 8:45 Old/New Business
- 8:45 Adjourn



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The information contained in this agenda was developed by members of your Neighborhood Association Committee (NAC). It is distributed by the City of Beaverton's Neighborhood Program in an effort to promote and encourage public involvement. For additional information, please call the Neighborhood Program at (503) 526-2543.

Neighbors SW & Sexton Mtn. NAC

1/21/09

- Introductions
- Business Spotlight - Banner Bank
- Announcements

- Grammar 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.

1/21/09

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 Timinsky

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

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

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.