

City of Beaverton
Neighborhood Association Committee Meeting Minutes

NAC: Denney Whitford / Raleigh West

Date: November 8, 2018

Board members present:

Co-Chair: Sherry Moore

Co-Chair: Ernie Conway

BCCI Rep: Rick Skayhan

Treasurer: Sheri Struk

Recorder: Tracy Thornton

Quorum present? Yes No

Meeting start time: 7:00

Tualatin Valley Fire & Rescue Report (Station 53): Ben from Station 53 reported that from Oct. 1 until now, they have responded to 241 calls, mostly medical. The crew was called away before Ben could finish the report.

Beaverton Police Department Report: Officer Justin Haugen reported that there was nothing unusual in the October crime statistics for our area. The department has seen an increase in shoplifters in the core area of Beaverton, which may be due to having better loss prevention in those stores rather than an increase in actual crimes.

The next document shredding event is on Nov. 10 from 10:00 am -1:00 pm at Sunset Presbyterian Church on Cornell Rd. You can bring up to three boxes to the event. Officer Haugen investigates a lot of fraud-related crime and highly recommends taking advantage of this event. The department is sponsoring another free Car Seat Clinic on Nov. 17 from 9:00-11:30 am at the Kuni Auto Center on Cedar Hills Blvd.

As the holiday season upon us, Officer Haugen reminded us to not leave packages and valuables in cars. Distracted driving can also be an issue around the holidays.

Department detectives identified a suspect in a sexual assault case from a few months ago using DNA evidence. They were able to locate the suspect in Washington and arrest him.

Photo radar cameras now give tickets for running red lights and speeding. Also, two speed monitoring vans are out in the community now.

Tualatin Hills Parks & Recreation District Report: Kelly McNutt, Center Supervisor for Harman and Raleigh Swim Centers, gave a report on upcoming events. See the THPRD website (www.thprd.org) for more details.

The district's swim centers continue to have women's only swims, free open swims on various days throughout the week, and dive-in movies. THPRD can't always announce the movie titles due to licensing restrictions, but you may be able to figure it out from hints they give on their Facebook posts. At the Conestoga Rec Center, they will be playing the entire Star Wars saga leading up to the release of the new movie; the dates are Nov. 10 and 24 and December 8, 21, 22, and 29. Dive-in movies usually start around 6:30 pm.

Conestoga will also be hosting a Veterans Day pancake breakfast on Nov. 11 at 9:00 am. All drop-in programs (and the breakfast) are free for vets, active duty military personnel, and their families.

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Winter program registration starts Dec. 8. THPRD is partnering with Home Plate Youth Services for “Teens for Jeans” to collect gently worn jeans over the holidays. Garden Home Rec Center will host a fall dance recital on Nov. 17 and a holiday bazaar on Dec. 1.

The district is completing a functional plan update for parks. They collected almost 900 survey responses to help prioritize park development. The results were presented to the community on Oct. 20 at an open house and at the City of Beaverton’s resource fair.

The district is working on winter cleanup projects, such as leaf removal, pruning, and clearing of waterflows. If you notice any fallen trees or anything impeding a trail, call THPRD to let them know.

Raleigh Park will close the week of Labor Day of 2019 to begin a big renovation for the park and the swim center. They may host a doggie swim that week before the park closes. The parks and trails department will handle the landscaping, planting native vegetation and plants. A river currently runs under the pool, and work will be done to mitigate this problem.

The Fanno Creek Greenway project is underway to do stream enhancement near Denney Road. The project is midway through the design process and will eventually include increased native planting, removal of non-native plants, and replacement of culverts with a bridge.

City Update:

Elizabeth Cole from the City of Beaverton filled in for Lani Parr. This year’s tree lighting ceremony and the start of the German holiday market will be on Friday Nov. 30 at City Park (next to the library). The German holiday market continues through following Saturday in the Farmer’s Market area.

The City’s Development Department is launching a housing options project (HOP) to identify housing wants and needs in the community. As part of the project, they will engage with different neighborhoods. The outcome of the project will be to identify housing option strategies. The project started this fall and will run through next summer.

Beaverton City Library is hosting a community-wide reading event called “One Book, One Beaverton.” The book is called “The Wanderers” by Meg Howrey. The library will have several programs in January that tie into the themes of the book and will host an author event on Feb. 2.

The City’s warming shelter opened Nov. 1 and will be open every Thursday through the winter. The City will work with Washington County to fill in any gaps if necessary.

Guests:

Greg Kurahashi, Kurahashi & Associates – Neighborhood Review Meeting (update)

Greg’s company is proposing two 6-plexes on 96th Ave, one block off Beaverton-Hillsdale Highway and just behind commercial buildings. There will be 17 parking spaces on site. Washington County owns 96th Ave. and they have approved 6 additional parking spaces on the street (because there is no bikeway on this road). The road will be widened by about 8 feet to accommodate the additional parking. Since the last meeting, the designs have been changed to reflect an expanded trash area and an adjustment to the emergency vehicle access. The buildings have to be on the south side of the site because of a floodway on the north side. Both buildings will be three stories, 35 feet high (which is the limit in Beaverton).

Matthew Bray, GBD Architects – Neighborhood Review Meeting (new)

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Matthew's company is proposing a renovation and expansion of the warehouse building on the corner of 5th and Western, across 5th from Michaels. (This building has been vacant for many years.) Their project will preserve the 61,000 sq ft warehouse building, which will be repurposed into a food production plant for dairy products. On the northern end of the building, a two-story addition will house administration, production staff, and office space, as well as a new grocery store, which is an offshoot of the Keystone Pacific brand. The building will also house a nutritional education program and demonstration kitchen, called "Basics." This space will be 5000 sq ft, with the market using 4800 sq ft and 200 sq ft for ice cream. This plant will produce ice cream, cheese, yogurt, and other dairy products, much like the Tillamook Cheese Factory. The owner of the building was formerly the owner of Pacific Foods. That brand was sold to Campbell's Soup, but not its production lines; those lines will be reused for this operation.

Matthew's group will be submitting land use applications next week. They will go through a type 3 design review process and need a conditional use permit. Retail use is permitted in this industrial zone for spaces up to 5000 sq ft, but because the demonstration kitchen is new to Beaverton, the City wants to verify that the usage conforms to this zone. In addition, they will be asking for a minor modification to building height requirements. In order for the new structures to align well with existing structures, the apex of roof will exceed the current zoning limit of 45 ft (at 49 ft, 2 inches). The building will have a public atrium and lobby that will provide access to the new market; it will also include an elevated walkway where you can tour the entire facility and see production lines at work.

The site will have parking for 187 cars, most of that for employees. They will be doing improvements along Western Avenue, but this project will outpace the frontage improvements the City is already planning, so they will work with the City to ensure their work aligns with that project. The bike lane will be extended on 5th all the way to Western. On Western, there will be a new center turn lane, bike lanes, and the property will have a planter strip. The City is dictating the improvements along Western itself, so they will decide whether powerlines are moved underground, but Matthew will take that question to the City on our behalf.

The timeline for permitting for land use and site development is about 180 days. They are targeting building permits in the spring of 2019, but may start with improvements inside the building first. They are aiming to open in July of 2020.

A traffic study is required for this development, and it's in process. The building will have bike parking, and it will be under cover in the atrium area in front of the building. The south side of the building's roof will be engineered to accommodate solar panels.

Board Updates:

- **Treasurer's Report:** \$1.43 dividend was added to our account.
- **BCCI Report:** Rick reported Beaverton is working with the Audubon Society on a backyard certification program, and can help you with bird-friendly plants. A series of visioning meetings and seminars have been held for the Housing Options Project, and the first meeting is in a couple of weeks. The project is looking across Beaverton to see if they need to make changes to the development code to allow kinds of housing that have not been allowed in the past. The project is also considering reviewing setbacks, and thinking about how the new micro cell towers will fit into all of this.

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Consent Agenda:

- Minutes from October: Shari noted a typo on page 4 and Sherry noted another on page 2. Ernie moved to approve the minutes as amended; Sheri seconded. The motion passed.

New Business:

Ernie asked for nominations for the board, and none were entered. Ernie moved to accept current board as nominee; Sheri seconded and the motion passed.

Board elections:

Co-Chair: Ernie Conway

Co-Chair: Sherry Moore

Treasurer: Sheri Struck

Recorder: Tracy Thornton

BCCI Rep: Rick Skyhan

Ernie asked for a vote of the nominees. 18 people voted and the motion carried.

Old Business:

Kelly learned that THPRD can identify people in our NAC from the Giving Tree. She will let Ernie know when she has some names.

Ernie noted that we will ask the City to come to a future meeting to discuss the project to improve the 5th and Western area.

Meeting end time: 8:17 pm

Next meeting is Dec. 8, 2018.