

City of Beaverton
Neighborhood Association Committee Meeting Minutes

NAC: Denney Whitford / Raleigh West

Date: May 9, 2019

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: 7:01 pm

Tualatin Valley Fire & Rescue Report (Station 53): No report.

Beaverton Police Department Report: Officer Justin Haugen is now a school resource officer at Mountainside High School, nearby elementary schools, and Jesuit High School. There is nothing notable in our NAC's crime statistics. Yesterday, detectives made an arrest in the homicide that happened at Allen and Lombard a few months ago, and the person is in jail.

Captain Williams is now Deputy Chief; when Chief Monger retires soon, Williams will fill in as temporary chief until the City decides who the next police chief will be. The new Public Safety Center is taking shape at the corner of Allen and Hall; construction is expected to be complete next spring.

The department will host a car seat clinic on May 18 from 9:00-11:30 am at the Kuni Auto Center on Cedar Hills Blvd.

Tualatin Hills Parks & Recreation District Report: Kelly McNutt, Center Supervisor for Harman and Raleigh Swim Centers, reported that summer registration is open; there are a lot of camps and classes for kids and adults. There are 4 THPRD board candidate positions open for the election on May 21.

May is water safety month; there are a lot of activities in all the pools, including free open swims, contests, and swimming lessons for teens. See thprd.org for details. The Megasplash fundraiser aims to help pay for swimming lessons for those who can't afford them.

THPRD's Visioning Task Force had 41 applicants; 13 people were selected and they will begin work this month.

Maintenance is ramping up now that good weather is here. Some park lamps are being converted to LED; the cover is coming off the tennis courts at HMT, and the Fanno Creek Farmhouse is getting some repairs.

The Park Patrol reported that off-leash dogs are a growing concern and main reason for complaints to THPRD. THPRD will be increasing communication about park rules; the Park Patrol will begin handing out warning cards. Dog owners may also receive a costly citation if they don't comply with the rules.

Raleigh Park is going to offer a pop-up dog park, including a dog paddle swim in the pool before it closes for renovations later this summer.

City Update: No update.

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Guests:

Neighborhood Review Meeting: Brandon McDougald-Kimley Horn; Jerry Baysinger, Baysinger Architecture. This group discussed the development planned for the former Greenwood Inn site at Allen Blvd and Hwy 217; the site has been vacant since the Greenwood Inn was taken down about 10 years ago. The current plan includes putting a 109-room Holiday Inn Express hotel on the northeast side of the property, and a Drive Shack golf entertainment facility on the southwest side of the property. The hotel will use about 2 acres of the site; Drive Shack will use about 9.1 acres of the site and will have a 72-bay facility. Drive Shack is similar to Top Golf in Hillsboro, although this facility will be much smaller.

Because the 100-year flood plain extends into the property, they will be creating a large flood basin to capture Fanno Creek overflow. The flood basin will take up 3-6 acres on the site and will include natural vegetation. Culverts will be installed to allow flood waters to fill the basin and drain back into Fanno Creek, and they're working with a hydrologist now to determine the size of the culverts. They will maintain a vegetative barrier next to the Fanno Creek Trail and they plan to keep the large oak tree on the site.

Allen Blvd will be widened to 5 lanes from the entrance to the Peppertree Inn on the west side of the property to the entrance to the school district property on the east side; a center turn lane will be added along with a pedestrian/bicycle path on the south side of Allen. The Fanno Creek Trail will be extended up to Allen Blvd on the east side of the property; they're working with THPRD and ODOT on the project. The trail will be 14ft wide with a 2ft shoulder on either side.

The site will have two entrances: one shared with the Peppertree Inn and another entrance for just the hotel and Drive Shack. They are working with the City and ODOT to do a traffic study; they may end up with a new traffic signal. It was suggested they put the light at the Peppertree entrance due to the two existing traffic lights to the east; however, ODOT does not like having traffic signals so close to the 217 interchange. The traffic study will make projections by comparing the Top Golf facility and the Orlando, FL Drive Shack facility. Peak times for Drive Shack are expected to be after 6:00 pm. Drive Shack will be seeking a conditional use permit to extend their hours; they would like to be open from 9:00 am to 1:00 am.

They are hoping to submit the land use application for this project in June and aiming to open in late 2020 or early 2021.

Hwy 217 improvement project: Lili Boicourt, ODOT. Lili brought a sign-up sheet for project updates via e-mail (you can also sign up at www.hwy217.org). Construction starts in 2021 to make improvements along much of the highway. The project is currently in the design phase. ODOT had an open house last May and has another one scheduled for May 21st at the Beaverton City Library between 5:00 and 7:00 pm.

The project is adding auxiliary lanes both north- and southbound, otherwise known as a "merging lane," that people use to get on and off the freeway. This will allow two full lanes to be free of merging traffic. This is particularly important on 217 because the exchanges are very close together. On the southbound side, the auxiliary lane will run from the Beaverton-Hillsdale on ramp to the 99W off ramp. On the northbound side, the auxiliary lane will run from 99W to the Scholls Ferry off ramp. There will also be a second auxiliary lane between 99W and Greenburg northbound, so if you get on 217 at 99W and don't merge, you'll exit at Greenburg.

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At the Allen & Denney interchange, on the southbound side, a new frontage road will connect the two interchanges, much the way BHH and Canyon are connected now. The Allen on ramp and Denney Road off ramp southbound will be removed.

As part of the widening, they will replace the Hall Blvd bridge at 99W and Pfaffle. They will be making some bicycle and pedestrian improvements. The Washington Square/Hall Blvd overpass will be widened to add sidewalks (the north side does not have them now) and bike lanes. On Denney Road, the sidewalk on the north side will be widened west of 217, which will tie into the City of Beaverton's project on Denney to connect the Fanno Creek Trail system east and west of 217.

ODOT has conducted a noise study, and the project has the potential for building sound walls; three sound walls met the feasibility study to mitigate noise to neighbors. Before the walls are installed, the affected neighbors will have to vote whether they want the sound walls or not; anyone with a benefit of 5 decibels or more will get to vote.

Construction starts in 2021, so we don't know the project sequencing yet. Construction will take about two years. During construction, there will be lane closures at night and possibly some weekends, with some ramp closures and impacts on local roads.

Lili offered to come back to the NAC as ODOT knows more about the project's schedule and sequencing.

Community Open Forum: No comments.

Board Updates:

- **Treasurer's Report:** \$1.34 dividend was added to our account.
- **BCCI Report:** Rick reported that the next affordable housing initiative open house is May 16th at Highland Middle school from 5:30 to 7:00; the goal is to give people a sense of the zoning changes the city is looking to do. Our NAC is a primary target for zoning changes because we have a lot of older houses on large lots. In previous open houses, people have been quite surprised by the kinds of changes being proposed, so it's important to educate yourself. Unincorporated Washington County has the same issues but they're not moving forward as quickly as the City.

The Highland NAC identified an arcane rule that requires a certain number of people to vote for traffic calming requests (i.e., speed bumps). Because of this rule, you can have a majority of people impacted vote in favor of the traffic calming solution, but it can still fail if the number of voters doesn't equal a large enough percentage of the total possible number of voters. BCCI is ready to take a position on fixing this; currently, not voting at all equals a "no" vote. Ernie noted that there have been several speed bump proposals at Traffic Commission for the last couple of years, but all have been voted down because they can't get enough votes.

Consent Agenda:

- Minutes from April: Sheri noted a minor type in the New Business section of the April minutes and move that we accept the minutes with the correction; Ernie seconded. The motion passed 4-0.

New Business: Ernie suggested that the NAC send OBRC a thank you letter for their Good Neighbor program and meeting all of the requirements. Rick has asked businesses in the area to report to the

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NAC if they're having issues; he hasn't heard anything from them. Ernie will draft a letter for the June meeting or the next time we meet.

Old Business: None.

Meeting end time: 8:11 pm

Next meeting is June 13, 2019; we will cancel if there are no agenda items. We do not meet in July or August.