

City of Beaverton  
Neighborhood Association Committee Meeting Minutes

**NAC: Denney Whitford / Raleigh West**

Date: June 10, 2021

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

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Meeting start time: 7:03 pm (via Zoom); the recording will be posted on the DW/RW webpage and YouTube.

**Beaverton Police Department report:** Officer Haugen reported that the department is not running any events currently. The Farmers Market is running on Saturdays from 9:00 am-1:30 pm. Pride Beaverton is hosting its annual celebration from 11:00 am-5:00 pm on June 27 at Beaverton City Park; they will not be having a parade this year but hope to bring it back next year.

Nothing unusual stands out in the recent crime trends. Traffic is likely to be a problem soon; next week ODOT will start repaving Highway 26 from Sylvan to Cornell, affecting all lanes of traffic in both directions. The work will be done overnight, between 8:30 pm-5:30 or 6:00 am. Then ODOT will move to the Highway 217 project, which will last four years.

Officer Haugen noted that the department receives frequent calls in the summer about people leaving their dogs in cars; as summer approaches, leave your pets at home. Also, more people are will be using electric-assist bicycles and scooters. Wear a helmet, as it can save your life in a traffic crash. Don't leave your bicycle or scooter in your front yard and lock it up to avoid theft.

The department posts its call logs on the website home page. It's interesting reading about what's going on around the City. The theft of catalytic converters is still going strong. Toyota Priuses seem to be the most targeted as they come with two catalytic converters.

Officer Haugen offered our NAC Board a tour of the new Public Safety Building. We can meet prior to the meeting and then live stream the NAC meeting from one of their conference rooms. Ron Magnus said he was happy to participate from the EOC side as well.

**Tualatin Hills Parks & Recreation District report:** Jaspreet Chahal reported that the district is starting to reopen and expand services, but it's a process. They are updating their plans and final versions will be available in August on the THPRD website ([www.THPRD.org](http://www.THPRD.org)). To receive an e-mail updates on a particular facility, e-mail [communications@thprd.org](mailto:communications@thprd.org) to be placed on a notification list.

THPRD is in the process of hiring more staff, including dozens of part time and seasonal positions. Summer registration is underway; many camps and classes are still available. The district is in the process of bringing back free summer events (such as Fitness in the Park, Recmobile). There are tons of other summer events coming up.

On June 30, there will be a park design workshop at Wonderland Park for a new park planned for the corner of Baker and Lombard in the Vose neighborhood. The workshop is free and families are encouraged to attend the whole workshop as there will be fun giveaways at the end.

City of Beaverton  
Neighborhood Association Committee Meeting Minutes

**NAC: Denney Whitford / Raleigh West**

The best place for all information about THPRD is the website, [www.thprd.org](http://www.thprd.org). You can also follow them on social media (e.g., Facebook, Twitter, Instagram).

***Neighborhood Review Meeting:***

Modera Raleigh 270-Unit Apartment Complex (4810-4950 SW Western Ave.)

Presenters: Kurt Schultz, Principal, SERA Architects & Sam Rodriquez Sr., Managing Director, Mill Creek Residential

Ernie explained that this is a pre-permit process to provide information and solicit feedback. This presentation is for a proposed 270-unit apartment complex on the northeast corner of 5<sup>th</sup> Ave. and Western Ave. The site used to be a Fred Meyer store and now houses a fencing club and a consignment store. The proposed complex is a multifamily residential development. These two companies have worked together before on many other local housing projects, especially in urban core areas of Portland. Some of their other projects include Savier St. Flats (at NW 23<sup>rd</sup> and Savier in NW Portland); the Cordelia (a 5 story building in a historic district in NW Portland); and Tupelo Alley (on Mississippi Ave. in N. Portland). Tupelo Alley is close to the same scale and height being proposed for this site, to be called Modera Raleigh.

The site is a 6 acre lot with BiMart to the north, Michaels due west, and Kaiser Permanente to the northwest. It's in a community service zone which allows multifamily residential development. While the zone mostly holds big box stores now, this project would bring an infusion of residences close to transit. There are existing multifamily and residential properties east of the site. A creek that runs through that residential area will be rerouted to a pipe under a new easement along 5<sup>th</sup> avenue so that the building will not be constructed on top of a creek and a culvert.

The proposed building will be in an H-shape with north-south wings joined by a main lobby and all the amenities for the building, including a fitness room, common rooms, and office spaces for work sharing. The building is situated on the southwest corner of the lot. Primary vehicular traffic from Western will be to the north of the building, with a second entrance on 5<sup>th</sup> close to where the street dead-ends. A courtyard on the southern side will be landscaped, including a pool, and it will be visible from the street. Residential units will face the Western Avenue side. The building will be set back a little bit to allow private outdoor terraces for the residents, and there will be landscape buffers between the terraces and the sidewalk. The area above the rerouted creek along 5<sup>th</sup> will also be heavily landscaped.

The building is oriented to be an urban anchor. They will try to hide as much of the surface parking behind the building, to the north or the east, with another landscape buffer between the property and the apartments to the east. Secondary street access to the building will be available on the Western side and on the east side. There will be multiple elevators throughout the building.

The building will have 270 residential units: two-bedroom units (the majority), one bedroom units with a den/home office, regular one-bedroom units, and a few studios. These are larger and more family-sized units than you would see in Portland. They will provide 350 or more parking stalls to meet the City of Beaverton parking code (unlike in Portland where some apartment buildings require no parking).

The project is currently in the design phase. They expect their first land use hearing before the Planning Commission in September 2021 and will submit permit applications shortly thereafter (also in September). The permits usually take about three months to be issued. Construction won't begin until at least spring 2022, with an opening date in summer 2023. The building will be 55 feet tall, which is shorter than the Kaiser building. Many units will have balconies; some recessed and some projecting out from the building. This is a market-rate housing development.

City of Beaverton  
Neighborhood Association Committee Meeting Minutes

**NAC: Denney Whitford / Raleigh West**

Lani Parr has a copy of the PowerPoint presentation and the chat questions will be captured. [See below]

Ernie noted that Traffic Commission has seen issues with developments that don't have enough parking, and vehicles then encroach onto nearby streets. The project has 1 1/3 spots per unit. The City has a specific calculation for required parking stalls per type of unit. They have found that a parking ratio of 1:1 or greater is usually what is needed for the site.

The presenters took several questions from the audience. Key themes are potential changes or limitations to access to that site from neighbors living to the east; emergency access; noise abatement; and construction disruptions.

This project will be coordinated with the City's Western Ave. project.

**City Update:** Lani Parr presented updates on several city activities:

*City Manager:* The Beaverton City Council has appointed Jen Haruyama as City Manager after a robust recruitment process with community and staff engagement. Hiring of a City Manager supports the city's transition to a council-manager form of government outlined in Beaverton's new city charter.

Jen Haruyama most recently served as the City Manager of Tracy, California. She has held administrative positions in Los Gatos, California; Tracy, California; Livermore, California, and Scotts Valley, California. She is expected to begin in August 2021. For more information, visit [www.BeavertonOregon.gov/charter](http://www.BeavertonOregon.gov/charter).

*Beaverton City Library:* Summer Reading is underway; complete 15 hours of reading, listening (audiobooks or being read to) or doing a family activity to earn prizes and give back to those in need. No registration is required, just print off a reading log from the website, pick up one from the library, or create your own to track your progress.

Adults can read for a good cause by tracking hours read through August 15 to earn meals for recipients of Meals on Wheels People delivery service. For every 100 hours read collectively, the New Friends of the Beaverton City Library will donate one meal, up to 135 meals total. See [BeavertonLibrary.org/events](http://BeavertonLibrary.org/events) for more information.

The City has fun events planned all summer long. See [BeavertonOregon.gov/events](http://BeavertonOregon.gov/events)

**Board business:**

- **BCCI report:** Rick reported that there will be a special election on Sept. 21 for the open City Council seat. BCCI will do an interview with both of the candidates prior to the election. Beaverton's Housing Options Project has an online open house; single-family zoning is changing in the City due to a new state law. The open house will show what the City is now doing to deal with changes to single-family zoning areas. The Planning Commission will be reviewing this before the end of the year.
- **Treasurer's Report:** Sheri reported that \$0.27 was added to our account.
- **Minutes from May:** Ernie moved to approve the May minutes as corrected; Sheri seconded. The motion passed 4-0 with one abstention.

City of Beaverton  
Neighborhood Association Committee Meeting Minutes

**NAC: Denney Whitford / Raleigh West**

**Public Comment / New Business / Old Business:**

Ernie thanked Rick for his work with BCCI on the traffic calming process. BCCI brought a recommendation to Traffic Commission, who will be reviewing it.

**Meeting end time:** 8:30 pm.

Next meeting: September 9, 2021

**Chat file from Zoom:**

18:48:59 From Lani Parr to Everyone : Welcome! Here's the agenda for tonight's meeting: 7:00 – 7:05  
Call to Order, Welcome, Introductions, Purpose of the NAC

7:05 – 7:15 Beaverton Police Report – Off. Justin Hougen

7:15 – 7:25 THPRD Report – Jaspreet Chahal

7:25 – 7:55 Neighborhood Review Meeting: Modera Raleigh 270-Unit Apartment Complex (4810-4950  
SW Western Ave.)

Kurt Schultz, Principal, SERA Architects & Sam Rodriguez Sr., Managing Director, Mill Creek  
Residential will present on their plans to develop the site into a 270-Unit apartment complex.

7:55 – 8:00 City Update- Lani Parr, Neighborhood Program

8:00 – 8:10 Board Business- BCCI Report, Treasurer's Report, Approval  
of minutes

8:10 – 8:20 New Business, Visitor Comments

8:20 Adjourn

19:15:13 From Lesley Herren to Everyone : It looks like all lap swimming will be moved to Athletic  
Center as of the 21st. Are there any plans to return lap swimming, in some capacity, to the Raleigh Pool  
in our neighborhood?

19:26:15 From Jaspreet Chahal to All panelists : If anyone would like to receive an email update on a  
particular facility, please email [communications@thprd.org](mailto:communications@thprd.org). THPRD is maintaining an interest list and  
we'll email the public when a facility opening is determined.

19:27:42 From Lani Parr to Everyone : Thanks Jaspreet!

19:31:23 From Becky Jarvis to All panelists : What is the timeline?

19:31:55 From Ernie Conway to All panelists : Thank you Becky. We'll collect the questions at the end  
of the presentation.

19:42:20 From Seth Alford to All panelists : Ernie, will you be saving the chat to share with the  
developer?

19:43:11 From Ernie Conway to All panelists : Hello Seth, The city will post that, or you can request a  
copy directly from Mill Creek. I will confirm that.

City of Beaverton  
Neighborhood Association Committee Meeting Minutes

**NAC: Denney Whitford / Raleigh West**

19:43:28 From Ernie Conway to All panelists : Becky, did that answer your time line question?

19:47:06 From Brian Dobecki to Everyone : Will the landscaping along the eastern edge block the current traffic easement that Stanwood Manor has accessing SW 5th St ?

19:47:31 From Lani Parr to Everyone : I can post the Powerpoint along with the minutes this week

19:47:35 From becky to All panelists : Where will children ride bikes, play catch, etc. ADA accessible?

19:47:54 From Brian Dobecki to Everyone : I would like an answer tonight, thank you!!!

19:47:56 From Lesley Herren to Everyone : We live in the condos East of the project. We have 2 questions - 1 for noise abatement 350 cars starting up with sound bouncing off building will be coming our way. -2 we currently have an emergency exit that comes out onto that parking lot and the first slide looked like that would be cut off?

19:51:25 From Seth Alford to Everyone : Could you repeat that timeline again?

19:52:17 From Brian Dobecki to Everyone : That is a fire hazard, the driveway is not wide enough for fire trucks to turn around.

19:52:27 From Tracy Thornton to All panelists : Permits/Planning Commission - Sept 2021; construction starts Spring 2022; opening Summer 2023

19:52:53 From Brian Dobecki to Everyone : 101st is not a street, it is a private driveway.

19:53:38 From Dustin to All panelists : Have there been any considerations made for commercial/retail spaces since this building will be displacing a number of food carts on the site? Any consideration to provide facilities for a food cart "pod"? There are very few restaurant/food options in this part of Beaverton.

19:53:53 From Margery to All panelists : It sounds like construction of this project will coincide with major roadway construction on Western taking place between now and June 2023. Impacts will be significant. How will they be addressed?

19:53:56 From Riika Magnus to All panelists : Losing our access from our Condos on to 5th st is really disappointing and makes our only entrance/exit on Beaverton-Hillsdale Hwy which is very busy. I would hope that could be something we could discuss.

19:57:15 From Brian Dobecki to Everyone : The private driveway is not maintained by the city.

19:57:40 From Brian Dobecki to Everyone : Standwood Manor was granted an easement prior to construction in 1963.

19:57:48 From Seth Alford to Everyone : I'm concerned about the bike lanes on 5th particularly the north side of 5th.

19:57:59 From Lesley Herren to Everyone : As others have mentioned - "101st" is not a street. It is a private driveway.

19:59:24 From Seth Alford to Everyone : Is the developer aware of that the bike lane isn't for staging of construction materials, parking for construction workers, and if you have to close 5th, that there should be some sort of bicycle detour. Western is being improved to enable more bicycling. It doesn't make sense to screw up bicycling on 5th even temporarily as part of this project.

20:00:33 From Seth Alford to Everyone : And what about space on-site for deliveries, or for people moving in/out of the building? Is there a loading dock or is that going to happen on 5th?

City of Beaverton  
Neighborhood Association Committee Meeting Minutes

**NAC: Denney Whitford / Raleigh West**

20:03:58 From Seth Alford to Everyone : Is there a project number assigned by City of Beaverton so that we can send a letter and get it into the proper file for consideration by Facilities Review and Planning Commission?

20:04:08 From Lesley Herren to Everyone : That is correct

20:04:25 From Brian Dobecki to Everyone : That is a private driveway to SpringBrook Apts. They don't connect.

20:04:26 From Riika Magnus to All panelists : Condos go into the parking lot, apartments on 5th have their own entrance

20:04:58 From Seth Alford to Everyone : Will there be some sort of parking share arrangement with the Bi-Mart parking lot?

20:05:13 From Lesley Herren to Everyone : More than inconvenience, the driveway is a safety issue in relation to size of firetrucks.

20:06:21 From Pam Wimmer to All panelists : What are the plans for the property kitty corner from there? Which is south and across 5th from Michaels?

20:07:31 From Tracy Thornton to All panelists : South of Michaels across 5th - a dairy processing facility with a retail ice cream store is planned (last we heard)

20:08:19 From Lesley Herren to Everyone : Hi Tracy - had heard that was bought by the family that owns the Basics Markets.

20:08:39 From becky to All panelists : Doesn't the bike lane need to remain intact as it is connected to the Springwater Trail?

20:08:52 From Tracy Thornton to All panelists : It's the person who used to own Pacific Foods, as I recall (maybe that's the same person!)

20:09:38 From becky to All panelists : Firetrucks cannot turn around, there is no room. Firetrucks cannot turn around in the Springbrook apts either because it is U shaped, they will have the same fire truck problem as Stanwood Manor

20:10:55 From Becky Jarvis to All panelists : What is happening with the existing tenants ..are they relocating to other parts of Beaverton?

20:11:24 From Seth Alford to Everyone : I'm going to quote you on that Mr. Rodriguez. "Everything we are doing is inside the property."

20:13:02 From Riika Magnus to All panelists : Just to confirm, you are only providing 350 parking spots for the 270 units PLUS all the retail?

20:14:45 From Lesley Herren to Everyone : The Michael's lot possibly for workers to park in like Kaiser arranged for construction and others to use BiMart's during the construction? That would keep vehicles off of 5th during construction.

20:16:11 From Brian Dobecki to Everyone : When the Aurthur Murray Dance Studio opened, their patrons were parking and blocking our drivewa, aka 101st. Stanwood Manor Apartments strongly suggests that you maintain the 1960's easement granting access to SW 5th Street.

20:16:49 From Seth Alford to Everyone : What about the other way, get an agreement with Bi-Mart to allow overflow, off-hours parking in their lot?

20:19:28 From Riika Magnus to All panelists : Since you are moving the creek, you might want to consider underground parking.

City of Beaverton  
Neighborhood Association Committee Meeting Minutes

**NAC: Denney Whitford / Raleigh West**

20:20:11 From Lani Parr to Everyone : Lani email: lparr@beavertonoregon.gov

20:24:33 From Lani Parr to Everyone : City Manager & Charter info: BeavertonOregon.gov/Charter

20:25:06 From Lani Parr to Everyone : Summer Reading Program: BeavertonLibrary.org/SRPDone

20:25:55 From Lani Parr to Everyone : Events and Activities for City & Library:  
BeavertonOregon.gov/events & BeavertonLibrary.org/Events

20:29:55 From Lani Parr to Everyone : Enjoy your summer--see everyone in September!

20:30:36 From Lani Parr to Everyone : if anyone is interested in serving as a NAC board member, feel free to reach out to me too

20:30:51 From Jaspreet Chahal to All panelists : Thanks for the reminder and a great meeting! Bye!