



EMLER swim school

November 3, 2023

RE: Proposed Development at 1225 NW Waterhouse Ave, Beaverton, OR 97006

Dear NAC Representative / Resident or Business Owner:

This notice is being provided on behalf of Emler Swim School, which is in the process of the applying for a Conditional Use Permit to allow the use of a private children's swim lesson facility at the address referenced above. The building of which we are looking to renovate into an indoor swim facility is currently vacant and has sat vacant for several years now, as the building's new and only tenant, Emler would be adding a much needed service to the community by helping children learn to be safer in and around the water through an award winning curriculum.

Prior to moving forward with our Conditional Use Permit through the City of Beaverton, we would like to discuss the proposal in greater detail as well as take questions and comments with members of the Neighborhood Association and surrounding property owners and residents. Therefore, we're pleased to invite you to attend our meeting on:

Date: 11/27/2023

Time: 6:00 P.M. Pacific Standard Time

Join Zoom Meeting

<https://us02web.zoom.us/j/85250484733>

Meeting ID: 852 5048 4733

Call in number: +16694449171 Access Code: 85250484733# US

We look forward to meeting you and discussing the project in greater detail.

Sincerely,

Kendra Walker

Emler Swim School – VP of Operations

If you have any questions, please contact Karen BuSteed @ 503-380-8448 or email at kbusteed@capacitycommercial.com

ALAMEDA PROPERTIES-CORNELL OAKS
LLC
727 W WACO #400
WICHITA, KS 67203

BEAVERTON SCHOOL DISTRICT NO.48J
1260 NW WATERHOUSE AVE
BEAVERTON, OR 97006

BHGAH BEAVERTON LLC
5895 JEAN RD STE #100
LAKE OSWEGO, OR 97035

ELMER'S INVESTMENT PROPERTIES LLC
1111 MAIN ST STE #400
VANCOUVER, WA 98660

FALK INVESTMENTS-BEAVERTON LLC
PO BOX 198
CANYONVILLE, OR 97417

KAMY HOLDINGS CORP
14132 NW GREENWOOD DR
PORTLAND, OR 97229

MDC COAST 21 LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

MHI-BEAVERTON HG LLC
7700 WOLF RIVER BLVD STE 103
GERMANTOWN, TN 38138

PACWEST ENERGY LLC
3450 COMMERCIAL CT
MERIDIAN, ID 83642

PORTLAND 2 LLC
15455 NW GREENBRIER PKWY STE 245
BEAVERTON, OR 97006

TUALATIN HILLS PARK & RECREATION
DISTRICT
15707 SW WALKER RD
BEAVERTON, OR 97006

TVSC LLC
4675 SW 229TH AVE
ALOHA, OR 97007

WASHINGTON COUNTY
169 N 1ST AVE MS 42
HILLSBORO, OR 97124

CPO 7
4804 NW BETHANY BLVD STE I-2, BOX
173
PORTLAND OR 97229

FIVE OAKS TRIPLE CREEK
ATTN: DAVID KAMIN
17870 NW SEDGEWICK CT
BEAVERTON OR 97006

NOTICE SIGN MOCK-UP

PUBLIC MEETING
On A
Preliminary Development Proposal
Affecting

1225 NW WATERHOUSE AVE

PROPOSED

EMLER SWIM SCHOOL

A meeting to discuss the preliminary
development proposal is scheduled for

Zoom Mtg:<https://us02web.zoom.us/j/83358569601>
11/27/23, 6pm
Call: 1(669)444-9171 Code: 85250484733

ALL INTERESTED PERSONS MAY ATTEND

EMLER SWIM SCHOOL
FOR MORE INFORMATION
CONTACT:

Karen Busted: 503-380-8448
kbusted@capacitycommercial.com

[Use this form and fill in the blank spaces with the information you provided on the notice sign posted at the site if you used the signs available from the City]

h:\forms (new folder)\neighborhood meeting\update 2007\hnd #9 notsignmock update.doc

PROJECT NAME: EMLER SWIM SCHOOL 1225 NW AVE. WATERHOUSE DR.
POST ON SITE NOT LESS THAN 20 DAYS PRIOR TO THE NAC MEETING

AFFIDAVIT OF POSTING NOTICE

I, KAREN BUSTEED, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed COMMUNITY MEETING affecting land

located at 1225 NW WATERHOUSE AV, and that pursuant to Ordinance 2050, Section 50.3., did on the 3R day of NOVEMBER, 2023, personally post public notice(s). The notice(s) was (were) posted on or before the deadline date determined by City staff for this application.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Public's and are available for witnessing.

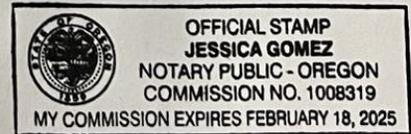
Signature: Karen Busteed

Dated this 6TH day of NOVEMBER, 2023

Subscribed and sworn to before me this 6 day of November, 2023

[Signature]
Notary Public for the State of Oregon

My Commission expires: February 18, 2025



TURN PAGE OVER FOR POSTING INSTRUCTIONS



Tanasbourne Neighborhood Review Meeting
November 27, 2023

Welcome & Introductions (5 min)

Note start time for note taker.

Ask for name and contact information to be noted in the chat.

Presentation by Emler

Presentation by Architect

Questions/Comments

Close

Team Page



Kendra Walker
VP of Operations
Emler Swim School

kwalker@emlerswimschool.com

Years of Experience: 30



Craig Kinney
VP of Real Estate & Strategy
Emler Swim School

ckinney@emlerswimschool.com

Years of Experience: 11



Eric Ourston
Project Architect
Polkinghorn Group Architects

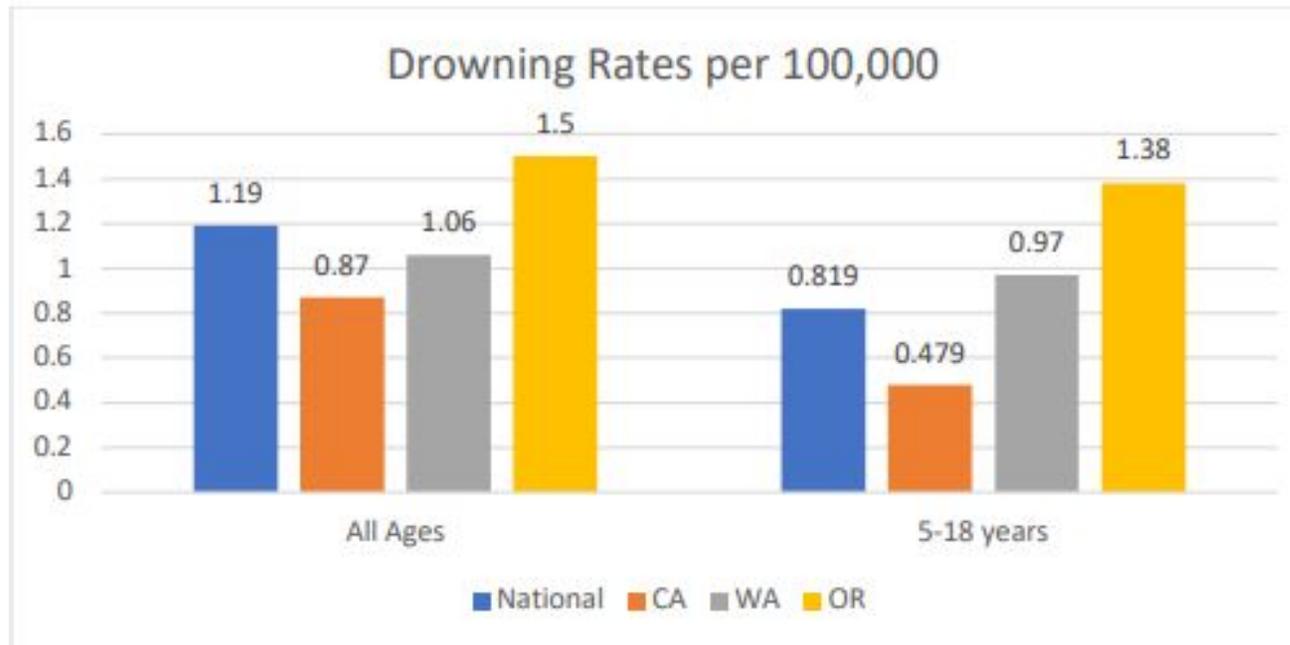
erico@pgarchitects.com

Years of Experience: 8

- Founded in 1975 by Jan Emler
- Award-winning Curriculum
- Voted “Best Places to Work”
- Community partner
- Mission to eradicate childhood drowning



Oregon Drowning Statistics January 2023



[Source: Letter to Rep.Jason Korpf, Oregon House of Representatives](#)

Zoning and Conditional-Use Requirements

Commercial Schools. Schools which are customarily commercial in nature, such as business, dancing, martial arts, and other instructional schools.

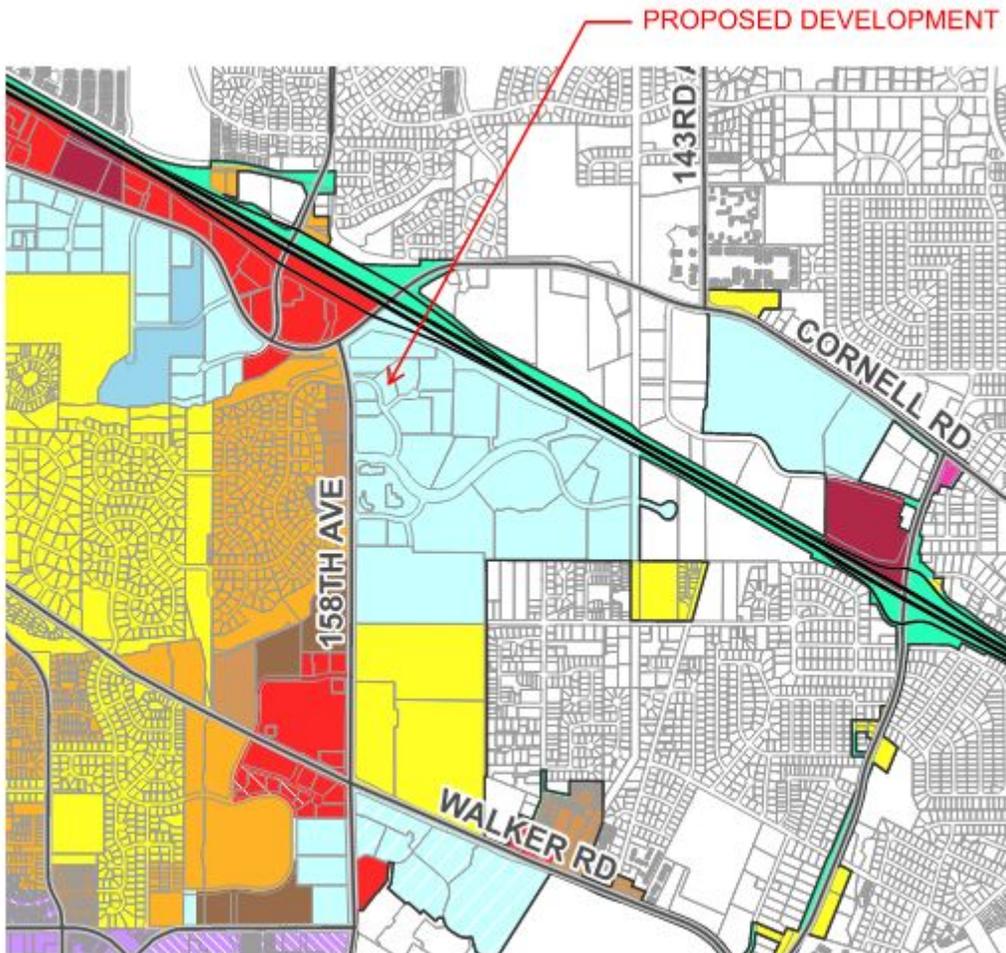


Table 20.15.20.A Employment/Industrial - Category and Specific Use		P: Permitted C: Conditional N: Prohibited Superscript Numbers Refer to Footnote		
		OI	OI-NC	IND
Civic ⁽³⁾				
	A. Commercial Schools	C	N	N
20. Education ¹	B. Educational Institutions	C	N	C
	C. Job Training and Vocational Rehabilitation Services	P	N	P

RESIDENTIAL

- RMC Residential Mixed C
- RMB Residential Mixed B
- RMA Residential Mixed A
- MR Multi-Unit Residential

COMMERCIAL

- NS Neighborhood Service
- CS Community Service
- CC Corridor Commercial
- GC General Commercial

INDUSTRIAL

- OI Office Industrial
- OI-NC Office Industrial - Nike Campus
- IND Industrial

UNZONED/ROW

-

MULTIPLE USE

- SC-S Station Community - Sunset
- SC-HDR Station Community - High Density
- SC-E Station Community - Employment
- SC-MU Station Community - Multiple Use
- Station Community - Employment Sub Area
- TC-HDR Town Center - High Density Residential
- TC-MU Town Center - Multiple Use
- RC-BC Regional Center - Beaverton Central
- RC-DT Regional Center - Downtown Transition
- RC-E Regional Center - East
- RC-MU Regional Center - Multiple Use
- RC-OT Regional Center - Old Town
- C-WS Commercial - Washington Square
- OI-WS Office Industrial - Washington Square

INTERIM ANNEXATION ZONING

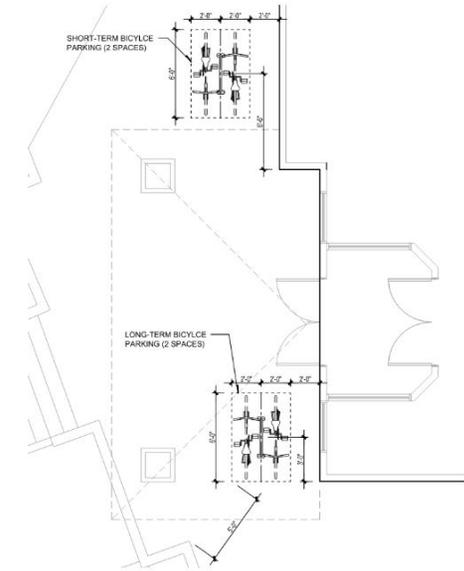
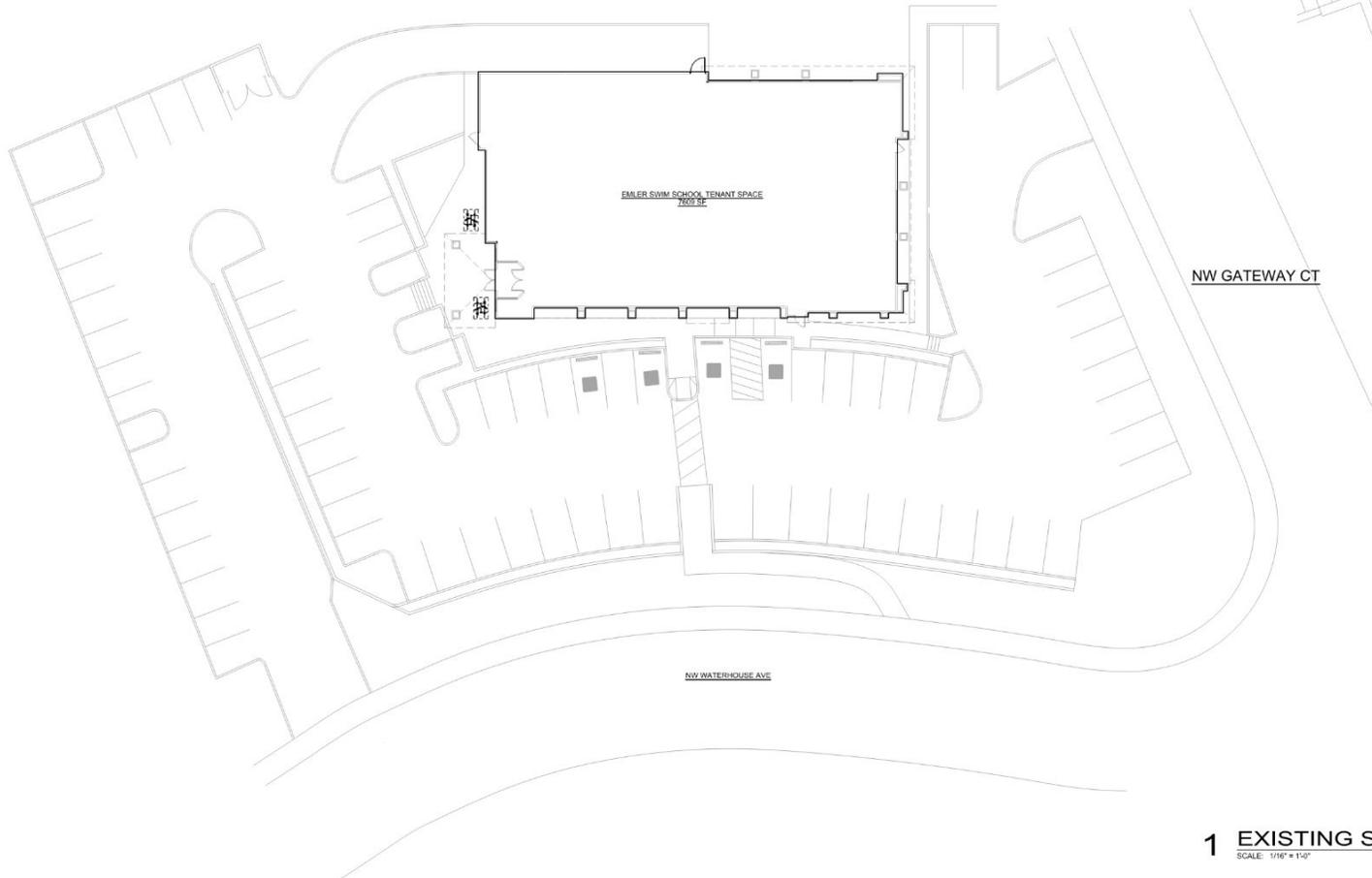
- WAcnty Interim Washington County Zoning

MISCELLANEOUS

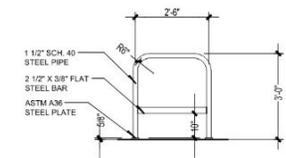
- Beaverton City Limits
- Approved Annexations - (Effective at a later date)
- Taxlots
- Light Rail or WES Station
- Light Rail or WES Line
- Urban Growth Boundary
- County Line

OTHER CITY LIMITS

- Hillsboro
- Portland
- Tigard



3 BICYCLE PARKING
SCALE: 1/4" = 1'-0"



2 BICYCLE RACK ELEVATION
SCALE: 1/2" = 1'-0"

1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



Trip Generation Impact



Projected trip generation for Emler Swim Center

ITE Land Use	Units (sq.ft.)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Recreational Community Center (#495)	7,609							
Generation Rate ¹		28.82	1.91	66%	34%	2.50	47%	53%
Site Trips		219	15	10	5	19	9	10
Fast Casual Restaurant (#930)	7,609							
Generation Rate ¹		97.14	1.43	50%	50%	12.55	55%	45%
Total Driveway Trips		-739	-11	-6	-5	-95	-52	-43
NET SITE TRIPS³		-520	4	4	0	-76	-43	-33

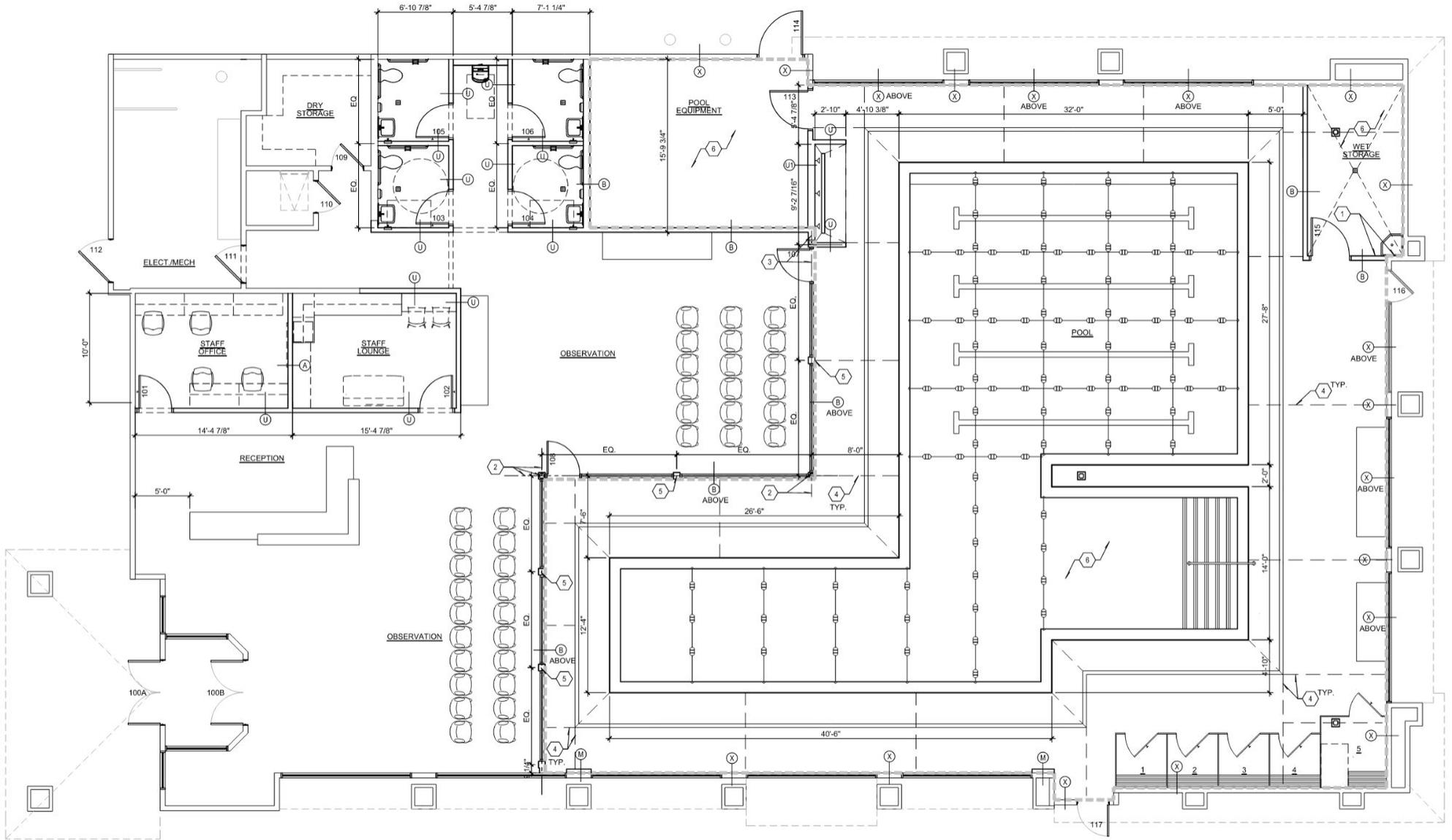
¹ Source: *Trip Generation*, 11th Edition, ITE, 2021, average rates.

- On a weekday the site will generate fewer trips than the prior restaurant use, or 520 less trips. In the AM peak hour there will be a gain of four trips, and in the PM peak hour there will be 76 fewer trips than the prior restaurant use.
- Based on the resulting ADT number of trips (520 fewer trips) there will be an insignificant impact to the City's transportation system and a traffic impact analysis will not be required.
- As a result it is recommended that the City of Beaverton support the proposed development without requiring any further traffic assessment.

Floor Plan



EMLER swim school



Questions?

Meeting Notes



November 27, 2023

Emler Swim School Neighborhood Review Meeting

Attendees Include:

Kendra Walker, VP of Operations, Emler Swim School, kwalker@emlerswimschool.com

Craig Kinney, VP of Development, Emler Swim School, ckinney@emlerswimschool.com

Eric Ourston, , Polkinghorn Group Architects, erico@pgarchitects.com

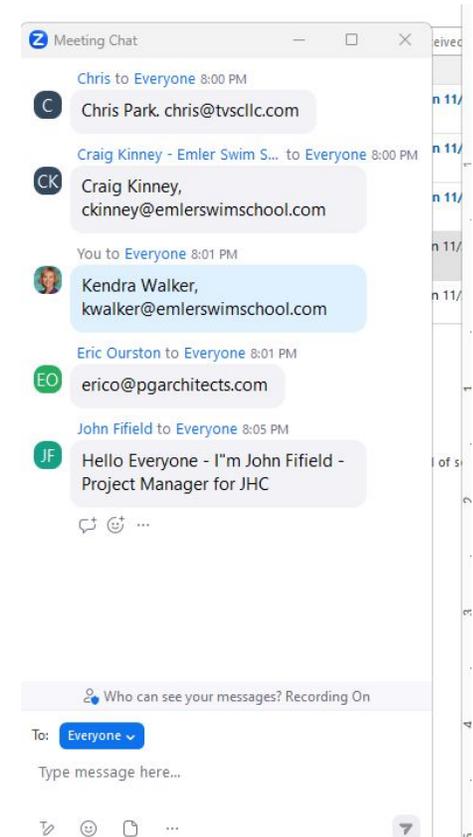
Chris Park, Building Ownership, chris@tvscllc.com

Karen BuSteed, Senior Vice President, Capacity Commercial Group,
kbusteed@capacitycommerical.com

John Fifield, Project Manager, JHC Construction, jfifield@jhc-companies.com

Attendees are all associated with the Emler project at 1225 NW Waterhouse, Beaverton, OR 97006.

The call was initiated on schedule at 6:01 pm PST and open for anyone to join for more than 16 minutes. No invited guests outside of the applicants party joined the call.



 Reply  Reply All  Forward  IM



Wed 11/29/2023 5:58 PM

Eric Ourston

RE: Neighborhood Review Meeting - Emler Swim School

To 'David Kamin'

Cc 'Kendra Walker'; Karen BuSteed

 1225 Waterhouse Neighborhood Review Meeting Notes.pdf
736 KB

 Open PDFs in Adobe Acrobat 

David,

Per item 8 of the Neighborhood Review Meeting checklist, we're required to send you our meeting minutes and sign-sheets from the Neighborhood Review Meeting that was held on the 11/27/2023. We held the virtual meeting on that day, and none of the 15 residents on our mailing list (or any other parties outside of the applicant's) joined the meeting after 15 minutes of waiting. So attached are our meeting notes, but since there were no attendees there are no comments or questions to be included, just a record that the meeting was held and whom from our team attended. Please confirm receipt.

Thanks,

Eric Ourston

Associate, Project Manager

 Polkinghorn
Group Architects Inc.

www.polkinghorngrouparchitects.com

Mobile: 512.207.0602

Office: 512.327.4404 EXT.111