



Community Development Department / Planning Division
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MEMORANDUM

TO: Planning Commission
FROM: Lina Smith, Associate Planner
DATE: November 15, 2022
SUBJECT: Cor Deo Christian Academy – Additional Public Comment

This memo is intended to convey additional public comment received by the City after publication of the staff report.

Public Comment Received Following Staff Report Publication

Exhibit 2.2 Letter from Adam Gretzinger, Chair of the Highland Neighborhood Association Committee, 7225 SW 140th Avenue, expressing concerns about increased traffic from the proposed project.

Staff response: The applicant has provided a Traffic Impact Analysis and addendum demonstrating that SW Erickson Avenue, a Collector Street, and the surrounding public street network can support projected traffic from the proposed increase to Cor Deo Christian Academy's student body (Exhibits 3.5 to 3.7).

In addition, staff recommends conditioning multiple mitigation measures to maximize efficiency of student drop-off/pick-up activities, prevent vehicles from spilling onto SW Erickson Avenue during drop-off/pick-up times, and ensure that traffic safety is maintained at the subject site. These mitigation measures are outlined in Attachment C of the staff report.

Exhibits

Exhibit 2.2 – Letter from Adam Gretzinger, Chair of the Highland Neighborhood Association, dated November 10, 2022

Adam Gretzinger (as Chair, Highland NAC)
7225 SW 140th Ave
Beaverton, OR 97008

11/10/2022

TO: City of Beaverton, Planning Commission and Brett Cannon, Staff Planner
RE: Case File Number: CU2022-0002

Planning Commission:

I am writing to you with authorization from the Highland NAC, a body sponsored by the city and elected by its citizens. In our October 2022 meeting we discussed the change in CU2022-0002 and its traffic impacts and have the following items to bring up.

Highland NAC is the review body outside the project area, but is directly adjacent to SW Allen Blvd which does intersect SW Erickson Avenue. Highland has multiple schools with problematic "drop off" and "pick up" traffic already including some private and public schools. This adjacent school's change is of concern for additional car traffic, safety and pollution.

1. The location of the project has access only to SW Erickson Avenue, a street poorly suited for in-out traffic for parents dropping children off for school including left turn hazards. The existing volume of 64 students in a grade 7-12 configuration being changed to grade K-8 students with 200 students creates significant concern about problematic car traffic. While I do not have traffic study data to indicate how many car trips a K-8 population would generate, it certainly would be more than existing traffic given the children will be younger.
2. The location on SW Erickson Avenue only has access to one street, and we would really like to see Cor Deo obtain access to SW Bonnie Brae St for an exit only and/or emergency servicing space so as not to overwhelm SW Erickson Avenue and add to SW Allen Blvd traffic as much.
3. Left turn hazards exist in multiple locations and may need to be reduced in public street parking to increase visibility for turns as a result of the project's impacts.

I do not feel this site is ready and request further design for the traffic, and request the project be tentatively denied approval and sent for re-design and improvements to the street to be funded by the applicant.

Thank you,



Adam RC Gretzinger, As Chair, Highland NAC, Authorized 11/10/2022 Meeting