

Lauren Russell

From: CJ Shumate <cj@genarch.com>
Sent: Monday, August 12, 2019 3:09 PM
To: Sierra Peterson
Cc: Lauren Russell
Subject: Re: 10211 SW Park Way Development

Dear Sierra,

I'd like to follow up, if I could, based on your provided information. The proposed amendment for a height of 100 feet is much too tall for the site in question. There is nothing for miles around other than the hospital that is 100 feet tall. As an architect my livelihood depends on growth such as this, but also as an architect we respect the urban fabric in which we build and the scale of the surrounding area must be respected to some degree. 100 feet is also much higher—by about 30 feet—than would be needed for a 6-story building, although I will continue to argue that 6 stories is still too tall for the neighborhood. Even at the new The Rise Central in Beaverton only the eastern building is 6 stories while the others are 5. A group of 6 story buildings in this area will be ridiculously out of place.

Regards,

CJ Shumate, AIA, NCARB
gen design + architecture, inc.
tel: 503.207.6102 web: www.genarch.com

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On Aug 6, 2019, at 4:10 PM, Sierra Peterson <speterson@beavertonoregon.gov> wrote:

Dear CJ,

Thank you for your comments. I will add your email to the project record and also forward your comments to the applicant.

The applicant has applied for a Parking Determination for Shared Parking for residences and commercial uses. The analysis will be provided in a report prepared by the project traffic engineers. The report will need to be reviewed and evaluated by the Planning Commission for a determination on the application.

The applicant has applied for a Text Amendment that will be concurrently reviewed with the project. The text amendment proposes to allow a maximum Floor Area of 2.0 and a height of 100 feet. The applicant has requested these changes for all SC-MU zoning within a ¼ mile of light rail station platforms and has cited that this is consistent with the City of Beaverton Comprehensive Plan. The surrounding County properties may be developed to a height of 80 feet if redeveloped.

The property located on the SE corner of Park and Marlow is not owned by the developer. The City cannot persuade the developers to buy abutting properties to complete a project or City block.

Please let me know if you have any other questions or comments.

Thank you,

Sierra Peterson

Associate Planner | Community Development

City of Beaverton

12725 SW Millikan Way | PO Box 4755 | Beaverton OR 97076-4755

p: (503)526-2652 | www.beavertonoregon.gov

<image001.jpg>

From: CJ Shumate <cj@genarch.com>

Sent: Tuesday, August 6, 2019 3:35 PM

To: Sierra Peterson <speterson@beavertonoregon.gov>

Cc: Lauren Russell <lrussell@beavertonoregon.gov>

Subject: Re: 10211 SW Park Way Development

Thank you, that was very helpful. I am an architect and live about a 1/4 mile away near Ridgewood Elementary. Overall I am supportive of a redevelopment of this property, the current facility is not aging well nor being well maintained. I do have a couple of questions and comments, however. Is there any proper forum for feedback on this project?

One, is the development able to take advantage of any parking reductions due to its proximity to a transit center? While this makes sense for urban locations where residents may not own vehicles, I don't believe it makes sense for a residential suburb. While some residents will use mass transit for weekday commuting I bet these are people who own cars and will use them for shopping trips, weekend excursions, etc. This location is not as walkable as, say, The Rise Central. As such, it's important to make sure parking is more than adequate. I was pleased to see parking garages are included in the project, however it appears to be just one level of parking that does not extend under the central plaza. That does not appear to be sufficient for 5-6 stories of residential units, which means residents will park on the surface lot which will reduce parking options for those visiting the commercial establishments. For a good example see The Timberland shopping center. Granted, that one has no residential component and does have a full grocery store, but it has proven very popular and parking can sometimes be challenging.

Two, the height of the development is far out of character for the surrounding neighborhood. The tallest building is the medical office on the corner of SW Park and Marlow, which is essentially 4 stories. All other buildings in the area are a maximum of 2 stories. What is the maximum building height per zoning code? 6 stories will dwarf everything within sight, 4-5 stories would be more appropriate to the context. I could more easily see a 6 story development north of the Peterkort shopping center on Barnes.

Three is outside the purview of this project but the old gas station on the SE corner of Park and Marlow looks bad now and will really look awful when this new development is finished. Is there any way to persuade the owner to develop the property?

Regards,

CJ Shumate, AIA, NCARB

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On Aug 6, 2019, at 2:49 PM, Sierra Peterson <speterson@beavertonoregon.gov> wrote:

Good Afternoon,

The applicant for the project has submitted an application for completeness review. The application materials are not available on the City's website right now, but I have attached their Neighborhood Meeting information for your review.

Please let me know if you have any questions.

Thank you,

Sierra Peterson

Associate Planner | Community Development

City of Beaverton

12725 SW Millikan Way | PO Box 4755 | Beaverton OR 97076-4755

p: (503)526-2652 | www.beavertonoregon.gov

<image001.jpg>

From: Mailbox CDD Planning <MailboxCEDDPlanning@beavertonoregon.gov>

Sent: Tuesday, August 6, 2019 2:44 PM

To: Sierra Peterson <speterson@beavertonoregon.gov>

Subject: FW: 10211 SW Park Way Development

From: Mailbox CDD Web Mail <ceddmail@beavertonoregon.gov>

Sent: Tuesday, August 6, 2019 12:20 PM

To: Mailbox CDD Planning <MailboxCEDDPlanning@beavertonoregon.gov>

Subject: FW: 10211 SW Park Way Development

Hi,

Please respond to CJ's inquiry below. Thank you.

Kind regards,

Saja Adams

Support Specialist | Community Development Department

City of Beaverton | 12725 SW Millikan Way, 4th Floor

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p: 503-526-2211 | f: 503-526-2550 | www.BeavertonOregon.gov

From: CJ Shumate <cj@genarch.com>

Sent: Tuesday, August 6, 2019 12:07 PM

To: Mailbox CDD Web Mail <ceddmail@beavertonoregon.gov>

Subject: 10211 SW Park Way Development

Hello,

On July 8 there was a community presentation for the proposed development at 10211 SW Park Way by Urban Form Development. I missed that meeting but live in the neighborhood, did they make their drawings available online to your knowledge? I have some concerns about that proposed development, as well.

Regards,

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This e-mail is a public record of the City of Beaverton and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This email is subject to the State Retention Schedule.

<Exhibit E (Neighborhood Meeting Materials).pdf>