

## Sambo Kirkman

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**From:** PETER SWINTON <p.swinton@thprd.org>  
**Sent:** Wednesday, January 26, 2022 6:43 PM  
**To:** Sambo Kirkman  
**Subject:** [EXTERNAL] RE: CU2021-0004 Allen Redevelopment: Hotel and Commercial Development Land Use Review

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Hi Sambo,

To follow up on fencing from today's meeting, if fencing is needed THPRD would prefer a vinyl-coated chain link fence.

The 2016 Trails Functional Plan (TFP) describes many fencing options but, for the conditions present at this site, the vinyl-coated chain link makes sense. THPRD will defer to the City on color and height, but our TFP calls for black, vinyl-coated chain-link fencing to be 3-6ft tall. As for fence placement, THPRD asks that the fence be set as far back from the trail as possible so that users aren't crowded against it and so that a bicyclist can't snag a handlebar on it. If it needs to be located close to the trail, the TFP calls for fencing to be located no closer than 2-ft outside the trail shoulder.

Sincerely,

**Peter Swinton** (he, his)  
**Planner II | Planning Department**  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road  
Beaverton, OR 97006  
Direct: 503-619-3981

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**From:** PETER SWINTON  
**Sent:** Tuesday, January 25, 2022 11:18 AM  
**To:** Sambo Kirkman <skirkman@beavertonoregon.gov>  
**Subject:** RE: CU2021-0004 Allen Redevelopment: Hotel and Commercial Development Land Use Review

Thanks. That makes sense. I think it would be better if the applicant referenced that they are developing that trail connector to Beaverton's standards than to THPRD's since we don't have an interest.

Again, if the applicant wants to reference THPRD standards, then I want to make sure they're actually being met; however, it would make more sense for them to reference that they meet Beaverton's design standards.

Sincerely,

**Peter Swinton** (he, his)  
**Planner II | Planning Department**  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road

Beaverton, OR 97006  
Direct: 503-619-3981

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**From:** Sambo Kirkman <[skirkman@beavertonoregon.gov](mailto:skirkman@beavertonoregon.gov)>  
**Sent:** Tuesday, January 25, 2022 11:14 AM  
**To:** PETER SWINTON <[p.swinton@thprd.org](mailto:p.swinton@thprd.org)>  
**Subject:** RE: CU2021-0004 Allen Redevelopment: Hotel and Commercial Development Land Use Review

**CAUTION - EXTERNAL SENDER**

Heads up I am conditioning that the walkway be designed to City standards.

Regards,

**Sambo Kirkman, AICP**  
Senior Planner | Current Planning | Community Development  
[www.beavertonoregon.gov](http://www.beavertonoregon.gov)

**COVID-19 Update:** Please note: I am working remotely/in office at this time. My work hours are: **8-5pm M-F**. The best number to reach me is **503-214-0843**. Response times may be longer than normal as we adapt to remote work.

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**From:** PETER SWINTON <[p.swinton@thprd.org](mailto:p.swinton@thprd.org)>  
**Sent:** Tuesday, January 25, 2022 11:03 AM  
**To:** Sambo Kirkman <[skirkman@beavertonoregon.gov](mailto:skirkman@beavertonoregon.gov)>  
**Subject:** [EXTERNAL] RE: CU2021-0004 Allen Redevelopment: Hotel and Commercial Development Land Use Review

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Hi Sambo,

Yes, that is still the case. With regard to why I would comment at all if we don't have an interest in this trail, I am commenting because the applicant seems to invoke THPRD's trail design standards.

Because the applicant seems to reference those trail design standards, I would like them to either show how they meet them or not reference conformance to them at all. Basically, if they want to say they meet our standards, then I want to make sure they're actually being met.

Sincerely,

**Peter Swinton** (he, his)  
**Planner II | Planning Department**  
Tualatin Hills Park & Recreation District  
15707 SW Walker Road  
Beaverton, OR 97006  
Direct: 503-619-3981

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**From:** Sambo Kirkman <[skirkman@beavertonoregon.gov](mailto:skirkman@beavertonoregon.gov)>  
**Sent:** Tuesday, January 25, 2022 10:45 AM  
**To:** PETER SWINTON <[p.swinton@thprd.org](mailto:p.swinton@thprd.org)>  
**Subject:** RE: CU2021-0004 Allen Redevelopment: Hotel and Commercial Development Land Use Review

**CAUTION - EXTERNAL SENDER**

I am sending you the meeting invite through a separate email if you like to attend. I do have a question. Based on comments from prior meetings THPRD has no interest in this trail. It is this still the case? Feel free to call me if you have questions.

Regards,

**Sambo Kirkman, AICP**  
Senior Planner | Current Planning | Community Development  
[www.beavertonoregon.gov](http://www.beavertonoregon.gov)

**COVID-19 Update:** Please note: I am working remotely/in office at this time. My work hours are: **8-5pm M-F**. The best number to reach me is **503-214-0843**. Response times may be longer than normal as we adapt to remote work.

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**From:** PETER SWINTON <[p.swinton@thprd.org](mailto:p.swinton@thprd.org)>  
**Sent:** Wednesday, January 19, 2022 5:36 PM  
**To:** Sambo Kirkman <[skirkman@beavertonoregon.gov](mailto:skirkman@beavertonoregon.gov)>  
**Cc:** g.keck <[g.keck@THPRD.org](mailto:g.keck@THPRD.org)>  
**Subject:** [EXTERNAL] RE: CU2021-0004 Allen Redevelopment: Hotel and Commercial Development Land Use Review

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Hi Sambo,

Please find THPRD's comments on the Allen Redevelopment project attached and don't hesitate to reach out with any questions.

When a meeting time is finalized, I would appreciate an invitation as I have a question for the applicant regarding whether they plan to place trash cans or other amenities near the intersection of the Fanno Creek Trail and the proposed path connecting to Allen Boulevard.

Sincerely,

**Peter Swinton** (he, his)  
**Planner II | Planning Department**  
Tualatin Hills Park & Recreation District  
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**From:** PETER SWINTON

**Sent:** Friday, January 7, 2022 4:24 PM

**To:** Sambo Kirkman <[skirkman@beavertonoregon.gov](mailto:skirkman@beavertonoregon.gov)>

**Subject:** RE: CU2021-0004 Allen Redevelopment: Hotel and Commercial Development Land Use Review

Hi Sambo,

I would appreciate being involved in the Facilities Review committee meeting. Would you be able to forward me an invite?

Sincerely,

**Peter Swinton** (he, his)

**Planner II | Planning Department**

Tualatin Hills Park & Recreation District

15707 SW Walker Road

Beaverton, OR 97006

Direct: 503-619-3981

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**From:** Sambo Kirkman <[skirkman@beavertonoregon.gov](mailto:skirkman@beavertonoregon.gov)>

**Sent:** Sunday, January 2, 2022 3:28 PM

**To:** Jeremy Foster <[jeremy.foster@tvfr.com](mailto:jeremy.foster@tvfr.com)>; Douglas Nolan <[douglas.nolan@tvfr.com](mailto:douglas.nolan@tvfr.com)>; JEANNINE RUSTAD <[j.rustad@thprd.org](mailto:j.rustad@thprd.org)>; PETER SWINTON <[p.swinton@thprd.org](mailto:p.swinton@thprd.org)>; Naomi Vogel <[naomi\\_vogel@co.washington.or.us](mailto:naomi_vogel@co.washington.or.us)>; ODOT R1 Development Review Program (ODOT R1 DevRev@odot.state.or.us) <[ODOT\\_R1\\_DevRev@odot.state.or.us](mailto:ODOT_R1_DevRev@odot.state.or.us)>; Steven Sparks - Exec Admin <[steven\\_sparks@beaverton.k12.or.us](mailto:steven_sparks@beaverton.k12.or.us)>; [robert.mccracken@beaverton.k12.or.us](mailto:robert.mccracken@beaverton.k12.or.us); [benng@trimet.org](mailto:benng@trimet.org); [BaldwinB@trimet.org](mailto:BaldwinB@trimet.org); [WyffelsM@trimet.org](mailto:WyffelsM@trimet.org)

**Subject:** CU2021-0004 Allen Redevelopment: Hotel and Commercial Development Land Use Review

**CAUTION - EXTERNAL SENDER**

Happy New Year Everyone!

I have an updated application packet for the Allen Redevelopment: Hotel and Commercial Development (formerly known as the Greenwood Inn) project. Beaverton's Facilities Review Committee is schedule for **January 26, 2022** with a Planning Commission hearing on February 16. If you would like your technical comments and conditions included with the Facilities Review Committee report for January 26, you will need to get me your information no later than **January 19, 2022**. Please let me know if you want to attend this Committee meeting or the Planning Commission hearing. Below are links to the applicant's materials. Feel free to call me if you have questions.

Narrative: <https://studio.bluebeam.com/share/nmepbq>

CWS SPL: <https://studio.bluebeam.com/share/3vpxdw>

Fire SPL: <https://studio.bluebeam.com/share/djz25y>

Traffic Impact Analysis: <https://studio.bluebeam.com/share/gxkgm4>

Arborist Report: <https://studio.bluebeam.com/share/7vyxpn>

Arborist Map: <https://studio.bluebeam.com/share/rybxog>  
Geotechnical Report: <https://studio.bluebeam.com/share/rybxog>  
Site Pumping Flood Storage: <https://studio.bluebeam.com/share/5jmy7r>  
Groundwater Removal Analysis: <https://studio.bluebeam.com/share/xepxr4>  
Drainage Report: <https://studio.bluebeam.com/share/e4y5x2>  
No Rise Certification: <https://studio.bluebeam.com/share/my5kvm>  
Lighting Cut Sheet: <https://studio.bluebeam.com/share/2m7v3b>  
Title Report: <https://studio.bluebeam.com/share/zemx53>  
Neighborhood Meeting: <https://studio.bluebeam.com/share/4mxzg5>  
Civil Drawing Plan Set: <https://studio.bluebeam.com/share/yexypp>  
Architectural Elevations: <https://studio.bluebeam.com/share/9vkmxk>  
Floor Plans: <https://studio.bluebeam.com/share/vyd7d4>  
Lighting Drawing: <https://studio.bluebeam.com/share/b4x7xg>  
Traffic Memo: <https://studio.bluebeam.com/share/kmgvgj>

Regards,

**Sambo Kirkman, AICP**

Senior Planner | Current Planning | Community Development  
City of Beaverton | PO Box 4755 | Beaverton, OR 97076-4755  
[www.beavertonoregon.gov](http://www.beavertonoregon.gov)

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