

Regarding Project Name: Kirkland Place

Date of this letter: May 28, 2019

Case File No. CU2018-0020/DR2018-0157/LD2018-0038/PD2018-0005/TP2018-0011

Dear Planning Commission

- Hearing July 10, 2019

Dear Facilities Review Committee

- Meeting June 19, 2019

Dear Elena Sasin, Associate Planner

esasin@beavertonoregon.gov

503.526-2494
City of Beaverton
Community Development Department
12725 SW Millikan Way
PO BOX 4755
Beaverton, OR 97076

RECEIVED

JUN 03 2019

City of Beaverton
Planning Services

We are Bradley Hess and Denise Hess owners of 226 NW 117th Loop in the adjacent neighborhood to the proposed new development. ***While we are not opposed to the development of these lots we are opposed to the proposed ingress/egress, increased unregulated traffic and parking impact proposed by this proposed plan.***

Ingress/egress

There are two proposed auto entrances and exits on our street, 117th Loop. 117th Loop is an extremely narrow street where two cars cannot easily pass due to the width of the neighborhood street. It is difficult for us to understand how the traffic study would allow such a plan that forces traffic into our neighborhood. We understand there are difficulties with allowing entrances and exits on 118th Ave. and NW Barnes Road but the proposed plan is ill-conceived. Please see Figure #1 and #2 attached.

Unregulated Traffic

Our second concern is the increased traffic at the intersection of 118th Ave and Cedar Falls Drive. This intersection is already perilous for pedestrians and vehicles. The recent addition of a crosswalk across 118th has helped this situation. The proposed development would undoubtedly snarl traffic at this intersection due to the combined traffic from Kirkland Place and the existing Timberland Town/Market of Choice Center. We can foresee the need for a four way stop intersection at 118th and Cedar Falls Dr. Please see Figure #1 and #2 attached.

Overflow Parking

Our third concern is parking of hotel guests and office/business workers and visitors in our neighborhood. Parking is extremely limited to cutouts only on one side of 117th Loop. We understand that the proposed development provides the exact number required by the city but are concerned that during busy times visitors to and employees of the hotel and businesses will overflow into the adjacent neighbor streets. We can foresee the need for possible neighborhood only parking zones and permits to discourage business parking on 117th loop and adjoining streets.


Thank you for reading our letter. We hope the Facilities Review Committee and the Planning Committee will be able to provide solutions to the above concerns.

Respectfully, Bradley and Denise Hess

226 NW 117th Loop
Email: hessfamily4@yahoo.com

*BH
DH*

PROJ. NO. 18-00000

Ingress/egress concerns marked by 

Needed regulation of traffic concerns marked by 

FAR CALCULATIONS
SITE 1: 49,007SF
BUILDING 1: 49,000SF
FAR: .999

SITE 2: 11,803SF
BUILDING 2: 6,000SF
FAR: .508

SITE 3: 43,382SF
BUILDING 3: 21,711SF
FAR: .500

LANDSCAPE TRACT: 21,537SF

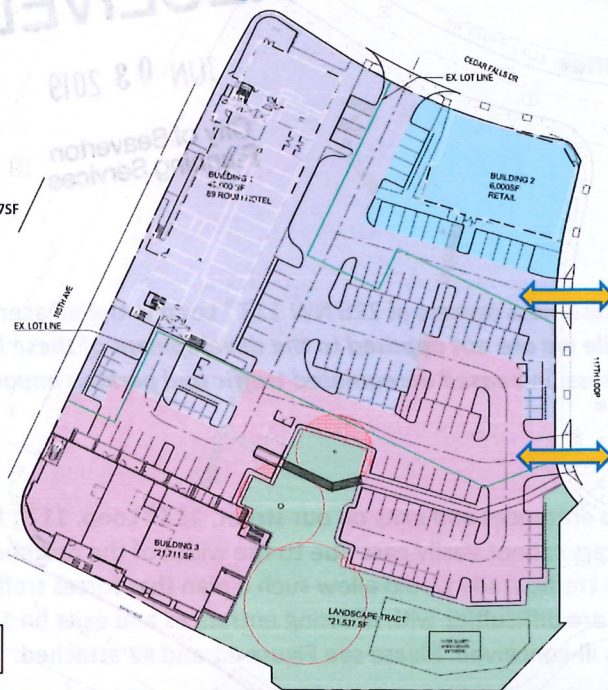


Figure #1

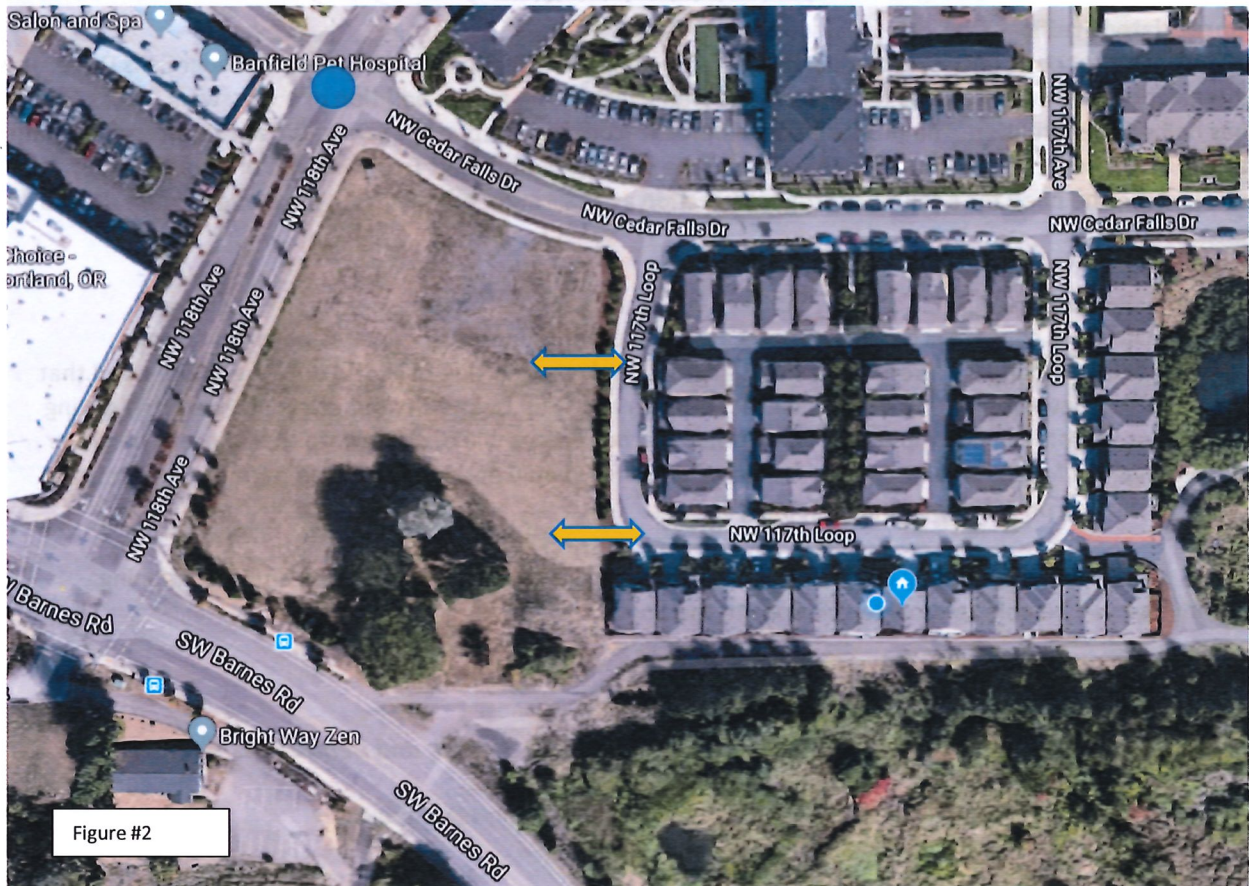


Figure #2