



Community Development Department / Planning Division
12725 SW Millikan Way / PO Box 4755
Beaverton, OR 97076
General Information: 503-526-2222 V/TDD
www.BeavertonOregon.gov

MEMORANDUM

TO: Planning Commission
FROM: Steve Regner, Senior Planner
DATE: November 17, 2021
SUBJECT: Modera Raleigh – Additional Public Comment
ATTACHMENTS: Exhibit 2.3 & Exhibit 2.4 – Testimony from Riika Magnus

This memo is intended to supplement the staff report dated November 10, 2021, for the proposed Modera Raleigh (ADJ2021-0005 / DR2021-0058). This memo provides additional public comment received after publication of the staff report.

Exhibit 2.3 – Email from Riika Magnus, Stanwood Manor Condominiums, 10090 SW Beaverton Hillsdale Highway #8, dated November 11, 2021, including attachments.

Summary: Email expresses concerns of losing access to SW 5th street via the existing cut through in the subject sites' parking lot. Attachments to the email include existing conditions and two proposed access corridors from Stanwood Manor Condominiums. Expresses concerns of access being limited to existing property to north on Beaverton Hillsdale Highway via the condominiums' private driveway. Email also expresses concerns about sufficient parking and notes current development produces considerable noise.

Exhibit 2.4 – Follow-up email from Riika Magnus, Stanwood Manor Condominiums, 10090 SW Beaverton Hillsdale Highway #8, dated November 14, 2021

Summary: Email expresses understanding of proposed parking numbers, but still feels too low. Confirms that vehicle access to 5th Street is possible to the south via Spring Brook apartments in addition to subject site, but no access easement exists.

Staff Analysis

Parking: Staff cites findings the staff reported dated November 10, 2021, noting that the proposed development meets the minimum parking requirements as described in Beaverton Development Code (BDC) 60.30.

Therefore, no additional design considerations or conditions of approval are recommended by staff.

Access: Staff acknowledges that an existing driveway connects the subject site to the Stanwood Manor Condominiums to the east. Based on the request from Tualatin Valley Fire & Rescue (TVF&R), the applicant has maintained a controlled access point between the properties to provide satisfactory emergency medical and fire services to properties directly east of the subject site. This access point will be controlled a swing gate with a Knox Box, operable by TVF&R. TVF&R has approved of this design, and is reflected in the service provider letter from TVF&R.

While the driveway has existed for a considerable amount of time, no evidence of a recorded access easement has been produced by any party, nor has any evidence of required access been found through a search of city records. Staff has not identified any approval criteria of development standards that require the maintenance of an unobstructed driveway between the subject site and Stanwood Manor Condominiums, or that the applicant be required to provide direct access to SW 5th Street as shown in the conceptual diagrams shown in Exhibit 2.3.

Therefore, no additional design considerations or conditions of approval are recommended by staff.

Noise: Staff notes that the site is currently developed as a commercial center and has obtained a conditional use permit for extended hours of operation, allowing a commercial tenant to operate until 1am, daily. This commercial tenant will vacate the property as part of the redevelopment of the site, and no commercial uses are included in the proposal. Staff also notes that the current building is, at closest, approximately 70 feet from east property line. The proposed development will be, on average, approximately 225 feet from the east property line, and a 20 foot landscape buffer consistent with BDC 60.05.25.13 will be installed along the eastern property line to mitigate visual and auditory disturbances.

Therefore, no additional design considerations or conditions of approval are recommended by staff.

From: [Riika Magnus](#)
To: [Steven Regner](#)
Subject: Moderna Raleigh Apartments Concerns (Stanwood Manor Condos)
Date: Thursday, November 11, 2021 9:53:23 PM
Attachments: [Street-Option1.pdf](#)
[Street-Option2.pdf](#)
[Overview.pdf](#)

You don't often get email from riikam@gmail.com. [Learn why this is important](#)

Hi Steve-

My name is Riika Magnus and I live at Stanwood Manor Condominiums at 10090 SW Beaverton-Hillsdale Hwy #8, Beaverton, OR 97005. I have lived here for 15 years and I am also on our Board of Directors for our HOA. I wanted to write to you about my concerns about the new proposed Moderna Raleigh Apartments (DR2021-0058) going in at 4810 - 4950 SW Western Ave., Beaverton, OR 97005.

Our biggest concern is losing access to SW 5th St. via an opening between our lower level and the current parking lot that feeds to SW 5th Ave. Two main issues here are Emergency Access as the grade on our private road is too steep for EMS vehicles and general access to SW Western Ave via SW 5th St. and the light at SW Western Ave and SW Beaverton-Hillsdale Hwy. Currently we have a single lane private road (SW 101st Ave.) from SW Beaverton-Hillsdale Hwy that cuts north to south to service our Condominiums as well as three houses along SW 101st Ave. For as long as our Condominiums have been here (built in 1964) and as long as SW 5th St. has been there, there always been some sort of way for our Homeowners to access SW 5th St. so we are not forced to use only our north entrance.

Another member of our board brought the concern about the EMS access to the City of Beaverton's attention after the first NAC meeting with the developers and the City did agree we needed EMS access through the proposed Moderna Raleigh property and that the developers would put in a gate that is only accessible by EMS. We are happy that the city is working with us on that concern, but that still leaves our community with only one unprotected entrance/exit which is on the busy 4-lane SW Beaverton-Hillsdale Hwy, also known a Highway OR-10. With the increase in traffic over the last 15 years I have been here, and if the proposed In-N-Out Burger goes in near the Chik-Fil-A on SW Beaverton-Hillsdale Hwy, taking an unprotected left hand turn, crossing up to 4 lanes of traffic, off of SW 101st Ave. is going to become not only more difficult but also much more dangerous. Even if In-N-Out Burger doesn't go in, it is still difficult to turn out of SW 101st Ave currently and with adding the 270-unit apartments that is going to increase traffic in the general vicinity from their residents/guests/deliveries, etc.

I have attached to this email a few graphics that I wanted to include for reference:

Street-Option-1.pdf & Street-Option-2.pdf: These are a suggestion I am putting forth to the city to allow our community to have access to SW 5th St by the city or the developers putting in a small single lane between the eastern border of their property and the Spring Brook Apartments that either "dead ends" or "butts up" to where the current opening is (or even just connect to our single lane). This will allow the developers to fully enclose their property (or feed to the single lane) and not have to have EMS access through their parking lot. They would lose a very tiny part of their property, but it would be far less than having to have gate access that is always accessible. It also will not slow down first responders in the case of an

emergency by having to remove a gate just to get on to our property.

Overview.pdf: This is just pointing out where our community is, and how little access we would have to traffic signals without access to SW 5th St. as well as other properties around. Also shows where Chick-Fil-A and the proposed In-N-Out Burger locations are. I also notated where the Arthur Murray Dance Studio is located at the end of SW 101st Ave. (our private road) as their parking lot is adjoined to our private road and pre-COVID we had issues with their customers parking on our private road (because their parking lot wasn't big enough) blocking access to our property from SW Beaverton-Hillsdale Hwy. as they were unaware that it was a road.

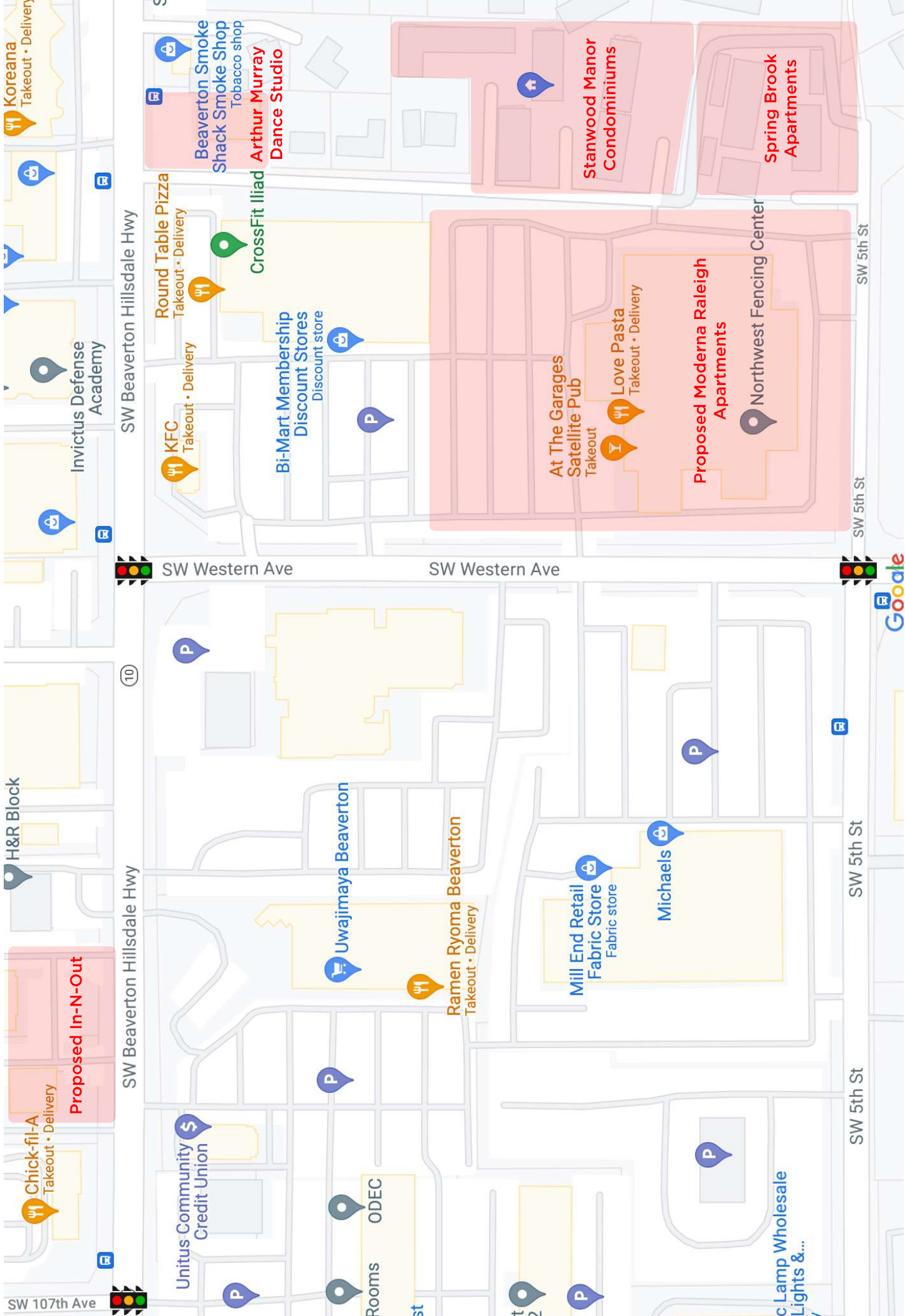
And of course another concern is parking. I believe the developers said they only planned on having something like 170 parking spots for their 270-unit apartments. That is nowhere near enough parking for that many units and their roommates/visitors, let alone if they are a two+ car household. I can tell you from just our own 32-units we run into parking concerns, even with 53 parking spots (we have 32 reserved spaces and 21 visitors spots throughout our property). There is no additional street parking around this area except for a handful of spots on SW 5th St. (where we had issues with homeless people living in RVs several years ago) to compensate for the overflow that Moderna Raleigh will need (plus I believe many of the Spring Brook Apartment residents currently park in the parking lot facing their apartments which leads me to believe they don't have enough parking either and will need street parking if Moderna Raleigh goes in). And if the developers say people will use public transportation instead of owning a car, I find that hard to believe. For being where we are in Beaverton, our public transit options are very limited. People may take public transit to/from work, but they will still have cars and those cars still need to be parked somewhere.

Noise is also a large concern. Despite being just off SW Beaverton-Hillsdale Hwy, our community has always been relatively quiet since I have been here, with just the occasional road noise or siren being heard. That was until The Garage's added live outdoor music during the summers which can be heard clearly up on our property well into the evenings when they have music. I can only imagine with 270-units the noise coming from that area will be loud and disrupting all the time. What steps are the developers going to take mitigate noise pollution not just to us but to the existing Spring Brook Apartments to the east of Moderna Raleigh Apartments?

Thank you for your time and consideration regarding our concerns and I hope we can work something out so all parties will be happy and safe.

--

Thanks,
Riika Magnus
(503) 747-0114



Koreanana
Takeout • Delivery

Invictus Defense Academy

SW Beaverton Hillsdale Hwy

Round Table Pizza
Takeout • Delivery

Beaverton Smoke Shack
Smoke Shop
Tobacco shop

CrossFit Iliad

Bi-Mart Membership Discount Stores
Discount store

P

SW Western Ave

H&R Block

SW Beaverton Hillsdale Hwy

Proposed In-N-Out

Chick-fil-A
Takeout • Delivery

Unitus Community Credit Union

Rooms ODEC

Uwajimaya Beaverton

Ramen Ryoma Beaverton
Takeout • Delivery

Mill End Retail Fabric Store
Fabric store

Michaels

SW 5th St

SW 5th St

SW 5th St

Stanwood Manor Condominiums

Spring Brook Apartments

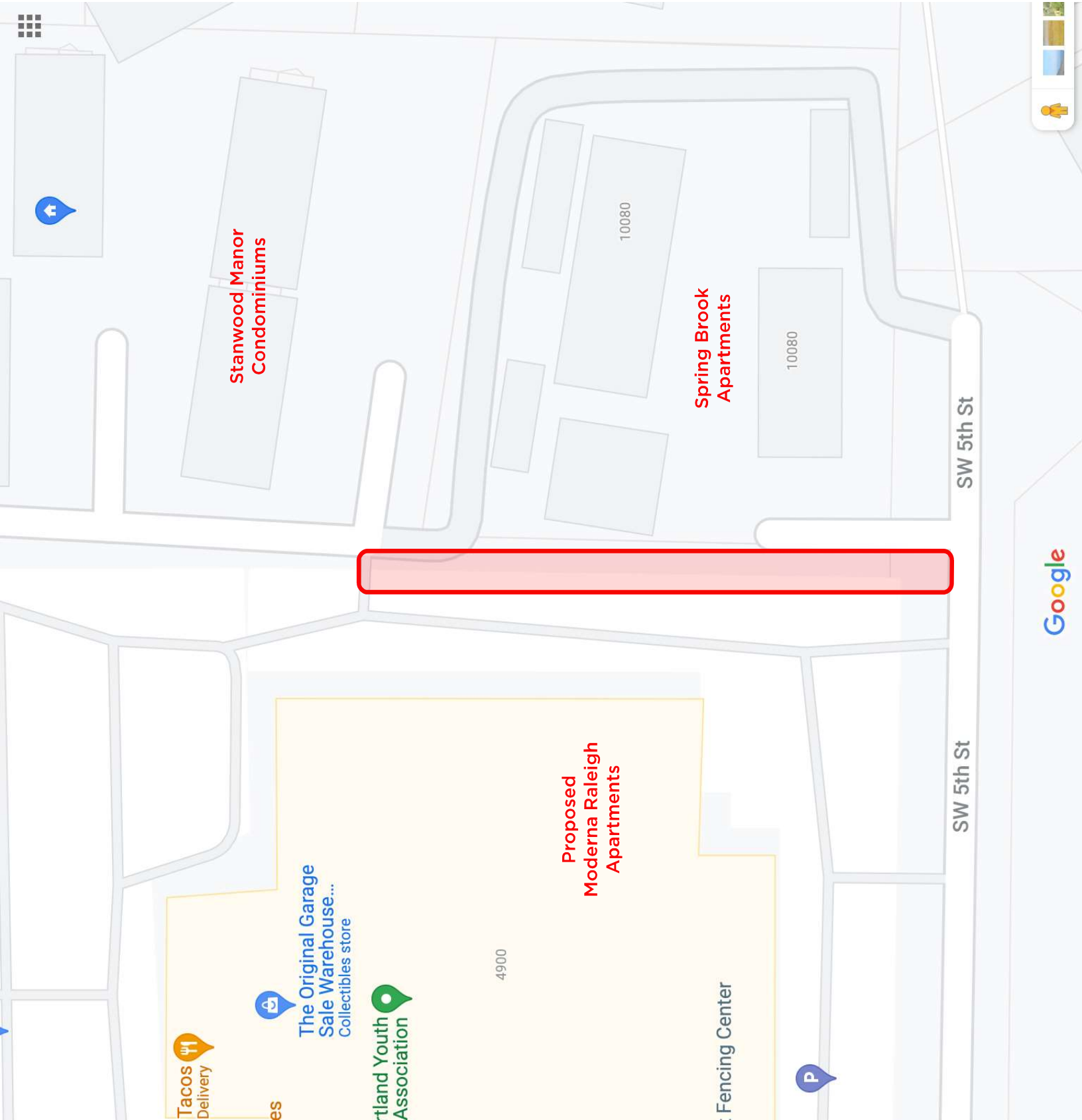
At The Garages Satellite Pub
Takeout

Love Pasta
Takeout • Delivery

Proposed Moderna Raleigh Apartments

Northwest Fencing Center

Google



Stanwood Manor
Condominiums

Spring Brook
Apartments

Proposed
Moderna Raleigh
Apartments

The Original Garage
Sale Warehouse...
Collectibles store

rtland Youth
Association

Fencing Center

SW 5th St

SW 5th St

Google

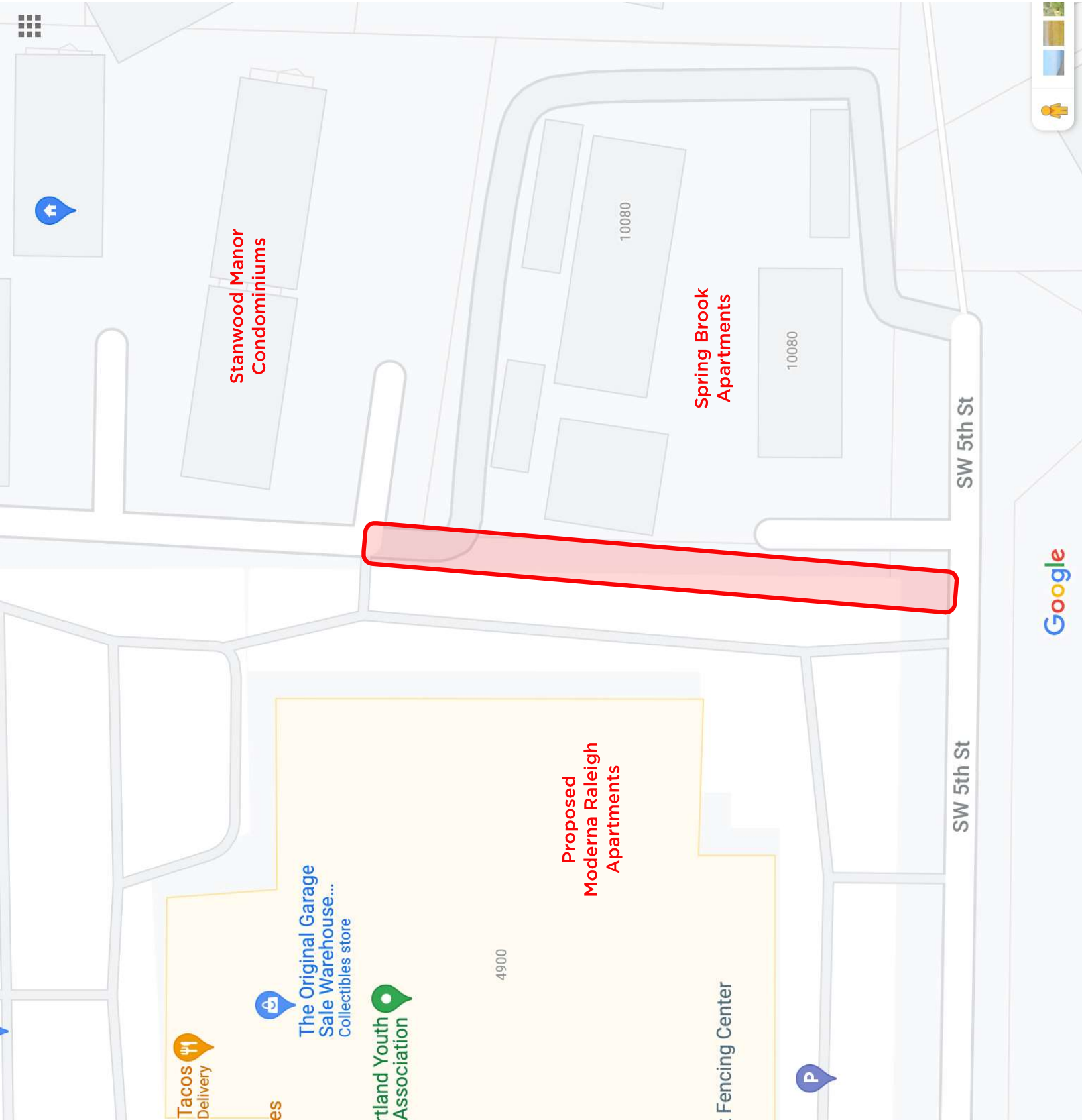
4900

10080

10080

P





Tacos Delivery



The Original Garage Sale Warehouse...
Collectibles store



Portland Youth Association

4900

Proposed Moderna Raleigh Apartments

Fencing Center



Stanwood Manor Condominiums

10080

Spring Brook Apartments

10080

SW 5th St

SW 5th St

Google



Steven Regner

From: Riika Magnus <riikam@gmail.com>
Sent: Sunday, November 14, 2021 9:51 PM
To: Steven Regner
Subject: Re: Moderna Raleigh Apartments Concerns (Stanwood Manor Condos)

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Hi Steve-

Thank you for the clarification on the parking, that is a much better number but still seems a bit low. Are the apartments going to have any sort of rules in place for how many cars each unit is allowed or anything like that? And how many of the 357 are visitor parking? If you look at the new place that just opened over near the Beaverton Post Office (Verso or something?) there are soooo many cars parked on the side streets now. Makes it hard to take turns around there as you have to creep out into the road to see past the parked cars. We are also concerned that visitors for Moderna will not be able to find spots on their property and possibly park in our lots even with signage we have in place that the parking is only for Stanwood Manor residents/visitors since there is no street parking around here. You maybe want to suggest a two level parking structure to the apartments to maximize their parking capacity so they have more than needed parking (it's always better to have more than less).

As for access through Spring Brook, yes you can wind around their private parking lot (taking two sharp almost 90° turns) to get out to 5th, but we don't have any sort of easement or anything that wouldn't prevent them from closing that off at any time in the future that I'm aware of. And that is their private property, they really probably don't want us to use it for access (just like we don't love it when people zoom down our private road to get to the apartments).

Noise just seems to travel up from that vicinity pretty easily. We have three "levels" to our property and I'm at the very top (closer to BHH) and at the back of our property and can still hear things from over that direction (so what I'm saying is I don't know if the 20 ft buffer will do much for higher up traveling sound).

Thank you,
Riika Magnus

On Fri, Nov 12, 2021 at 7:52 AM Steven Regner <sregner@beavertonoregon.gov> wrote:

Good Morning Riika,

Thank you for sharing your concerns regarding the Modera Raleigh development. These comments will be shared with the Planning Commission before the hearing on Wednesday night. I briefly wanted to touch on a few items here though.

Access: It's a bit difficult to tell for sure, but based on maps I've reviewed, it appears that 5th street can be accessed from the Stanwood Manor Condos through the Spring Brook apartments to the south, through their parking lot. Is that not a continuous vehicle access route? This would be helpful to understand the current limitations Stanwood Manor has regarding access.

Parking: The proposal includes **357** parking spaces for 270 units. This meets our Development Code's requirement for parking

Noise: While I can't speak of the habits of future residents at the proposed development, the building itself will be located closer to Western and further away from Stanwood Manor Condos. The closest portion of the current building is 70 feet from the shared property line, and the proposed development is on average about 225 feet from the shared property line. There is an outdoor courtyard for recreation purposes, but it is enclosed on three sides (except to the south facing 5th street) so sounds from that courtyard would certainly be lessened to the east by the building itself. Finally, in compliance with our requirements, they are proposing to install a 20 foot wide landscape buffer with trees and shrubs at the shared property line to mitigate impacts of the larger development on the condos and apartments to the east.

I hope this information has been helpful.

Have a wonderful weekend.

Steve Regner

Working Remotely: 7:30a-4:30p.

Email sregner@beavertonoregon.gov or call 503-319-4427

Senior Planner | Community Development Department

City of Beaverton | PO Box 4755 | Beaverton OR 97076-4755

C: 503-319-4427 | O: 503-526-2675 | sregner@BeavertonOregon.gov

From: Riika Magnus <riikam@gmail.com>

Sent: Thursday, November 11, 2021 9:52 PM

To: Steven Regner <sregner@beavertonoregon.gov>

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~Riika Magnus