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## MEMORANDUM

TO: Planning Commission  
FROM: Steve Regner, Senior Planner  
DATE: November 2, 2022  
SUBJECT: Scholls Ferry Apartments – Second Supplemental Memo

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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 2.31 E-mail from David and Victoria Fink, 12305 SW 158<sup>th</sup> Avenue, raising concerns regarding traffic and parking, as well as questions regarding the lack of analysis of SW Barrows Road in the TIA.

**Staff response:** The applicant has provided a Traffic Impact Analysis and companion memo demonstrating the public road network can support the projected traffic (Exhibit 3.J.1 and 3.J.2). Additionally, the applicant is proposing 129 parking spaces where only 96 spaces are required, exceeding the minimum requirement by 34%.

Regarding SW Barrows Road, the applicant has provided a memo dated November 2, 2022 from Kittelson & Associates responding to this issue. The applicant states that the Beaverton Development Code requires that a Traffic Impact Analysis must analyze the "Area of Influence" from the development. The Development Code defines Area of Influence is defined as "all points of access onto the public street system, all intersections of regional significance (Arterials, Collectors, and Neighborhood Routes) within 1000 linear feet from all points of access onto the public street system, and all intersections where the traffic generated by the proposed development exceeds five (5) percent of existing a.m. or p.m. peak hour total intersection traffic volumes based on City-approved trip generation, assignment, and distribution calculations."

### Exhibits

Exhibit 2.31 – Email from David and Victoria Fink, dated November 2, 2022

**From:** [V E Fink](#)  
**To:** [Steven Regner](#)  
**Subject:** [EXTERNAL] To Steve Regner, Senior Planner RE: Scholls Ferry Apartments  
**Date:** Wednesday, November 2, 2022 4:53:59 PM  
**Attachments:** [Beaverton letter.docx](#)

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**CAUTION:** This email originated from outside the City of Beaverton. Exercise caution when opening attachments or clicking links from unknown senders.

Steve and Planning Commission Members,  
Please note the attached letter. We would like it included in the public record in reference to the Scholls Ferry Apartments development.

Thank you,

David and Victoria Fink  
Windsor Park

11/2/2022

To; Beaverton Planning Commission  
From: David and Victoria Fink, Windsor Park Residents

We submit this letter as concerned Windsor Park homeowners since 1998, regarding the possible development of, and the entry/exit to the proposed Scholls Ferry Apartments.

As residents who will be greatly impacted by the traffic to and from this development, we want the City and the Beaverton Planning Commission to know that we oppose 1) the zoning of this land/site, and we oppose 2) allowing the residents of this proposed development and the adjoining apartments and condos surrounding it, access through our long-established neighborhood. We believe that development of this site into high-density, multi-family units to be detrimental to the safety and well-being of our residents. We believe that our property values will be adversely affected and our quality of life diminished.

The developer's existing proposal allows access into our neighborhood onto Winterhawk Lane and Sheldrake Way which are very small residential streets lined with single-family homes. We expect this route to carry an exorbitant amount of traffic from 200 plus units of existing and current high density housing. We believe that this will not only increase traffic on Winterhawk and Sheldrake, but will heavily impact the single-family homes on Harlequin Drive both to the north and south, 157<sup>th</sup> Avenue where it meets Barrows Road, and 158<sup>th</sup> Avenue at Scholls Ferry Road.

A past traffic study assumed that all the new traffic would exit to the north onto Scholls Ferry, and we believe that the study did not consider the traffic that would travel south on Harlequin to 157<sup>th</sup> and out to Barrows Road. We believe that the City of Beaverton should be required to do a new Traffic Impact Analysis on the impacts and risks of vehicles entering and exiting our neighborhood at Barrows. Over the past two years, there have been 15 reported vehicle crashes on a stretch of Barrows that is less than a mile long; two involving pedestrians and one that killed one of our residents. The current TIA has not considered the additional traffic that will come from the existing apartment complex or the existing condos that will now also have access to our neighborhood streets.

Parking will also be problematic, as it is likely that there will not be enough parking for all vehicles owned by residents of the proposed development. Already, residents of the existing apartments and the adjoining condos are parking their vehicles on the other side of Scholls Ferry Road. This is a very dangerous situation, and more vehicles will only exacerbate the parking situation.

Safety matters! There are several school bus stops on Harlequin and on 158<sup>th</sup> that are used several times daily when schools are in session. Speeding is already a problem in

our neighborhood, and too many drivers believe a STOP sign means to YIELD right of way. Our neighborhood is located in a hilly area with many sharp curves and steep inclines which already make backing out of our driveways and crossing the street hazardous.

As long-time residents of Beaverton, we understand the need for housing and density, but we hope that you will consider rezoning this property, rethinking the land use and traffic impacts, and help us to keep this area safe.

Thank you,  
David and Victoria Fink  
12305 SW 158<sup>th</sup> Avenue  
Beaverton, Oregon 97007