

## **Highland Neighborhood Association Committee (NAC) Meeting**

March 8th, 2018 6:30pm

Highland Park Middle School library

Social media: @HighlandNeighborhood, #fortheLoveofNeighborhoods

*Members:* Ryan Sagen, Adam Gretzinger, Kathryn R. VanBeeck, Terry Hintz, Doug Martin, Ethel Sparhawk, Andrea List, Jim Connelly, Shelly Eugenio, Corey Routh, Donna Raagas, Sarah Lowry, Kathleen Olds, Carol Aquino, Mike Alner (South Beaverton NAC), Janice Alner (South Beaverton NAC), Sean Anderson (Central Beaverton NAC)

*Board:* John Dugger, chair, Reggie Frumkin, recorder, Juanita Coparanis, Bernadette Le

*Presenters:* Miles Glowacki, City of Beaverton, Officer Matt Matias, Beaverton Police Department (BPD), Cassandra Ulven, Tualatin Valley Fire & Rescue (TVF&R), Captain Eric Oathes, BPD, Will Farley, Lancaster Engineering, Ian Gelbrich, FFA Architecture: Interiors

Meeting commenced at 6:30 pm by John. Thanked members for attending . Members introduced themselves. Quorum not present

### **Presentations:**

*Cassandra Ulven, TVF&R:*

- Offered to answer questions on Measures 34-280, 34-281
  - Reggie mentioned the response from TVF&R for questions from previous meeting, requested to be added to agenda for April to be approved to be included in February minutes, pending quorum
- 911 dispatch switching to new system to see in real time where all emergency resources are, paid for by bonds upgrading emergency communication infrastructure

*Matt Matias, BPD:*

- "Fugitive" game by teenagers happening occasionally. Watch out for people running through yards. If notice suspicious people, call police to respond
- Spring Break 3/26-30: increase in student activity
- Distributed Feb. 2018 crime report for HNAC

*Miles Glowacki, City of Beaverton:*

- Transfer of water service completed from Tualatin Valley Water District
- Allen Blvd District Plan Survey seeking to understand community priorities.  
[Beavertonoregon.gov/allen](http://Beavertonoregon.gov/allen). Take survey and sign up for updates
- City working with two non-profits to provide free tax preparation and filing assistance through tax day, 4/17, at Beaverton Activities Center

*Public Safety Center:*

- Distributed comment forms and neighborhood review meeting agenda
- Land Use Permitting Process (Jamin Kimmell, Planner, Angelo Planning Group)*
  - Expect to file application in March; staff giving report to Planning Commission, then public hearing on project
  - Traffic study was recently completed
- Project background (Captain Eric Oathes, BPD)*
  - Police moved into current building on Griffith Dr in 1986

- Police Advisory Committee recommended using proposed site
- \$36,000,000 bond to build building
- Evidence processing will now be onsite
- Emergency management will be housed on site
- 72-75,000 square feet, a 30-year building
- Project and Site Design (Ian Gelbrich, Associate Planner, FFA Architecture)*
  - Wanting to be a lasting civic building
  - Described project goals
  - Looking at what makes Beaverton unique: diversity at forefront
  - Wanted to have enough secure parking for the police, driving force for building design; puts building closer to Allen Blvd
  - Other constraint is long-term pollution from Shell station, a plume of leakage from tanks
    - To minimize construction impact, placing community space along Allen and public entrance on Hall Blvd
  - Entrances off of Hall and Main Ave
  - Right-of-way improvements on Allen and Hall
  - Dedicated potential right turn lane from Allen to Hall and continuation of Hall bike lane
  - New curb cuts on Main, new storm water detention site just off of church property
  - 3-story building
  - Working with landscape architect for Allen area; phytoremediation for brownfield clean-up, planting types of plants that the roots grow deeply to clean the plume, anticipate clean-up in 10 year lifespan
  - City Arbor Day groves on southeast corner of site: Area needed for parking, plan is to move trees to the site's south border. New trees of a certain species are necessary for along Allen
  - Challenge moving trees from one area to other, survivability and cost a factor. If not able to use all the trees here, will look to plant around neighborhood or offer to community members
- Question asked about possibility of changes to light cycle on Main and Allen. Near drainage area, City trail network connects to Main, wondered about changes such as bike lane striping, light priority. Concerned that as traffic of patrol cars increase, pedestrian/cyclist safety should be improved
- Question asked about what the roof will look like
  - Some solar panels on roof, antennae for emergency management team, mechanical units but won't be visible, green roof was looked at but too costly. Break area for employees on first floor
- Question asked about whether a dedication for bike lane will be incorporated in plan
  - Yes, possible to be built out in future
- Question asked if pedestrians were included in traffic study
  - Yes, and bus stops will remain in place
- Question asked if plume still leaking
  - No, old leak
- Is gas station owner contributing?
  - City is working with Shell to purchase property, but because of leak, federal law requires them to clean it up; attorneys working on agreement. If city acquires, the property will be incorporated into the public safety center site
- Question asked of expected Shell negotiation date: hoping by end of summer
- Question asked when construction will be completed
  - Late 2019, early 2020
  - Buildings being taken down this May through July, then early site package in August and September when dry, construction starting January or March 2019
- Question was asked of how diversity was incorporated into design
  - Looking at physical examples of things coming together, weaving, finding ways to represent in architecture

- Finding materiality that incorporated this
- Wanting to find active uses for community space along Allen for neighborhood
- Ground floor primarily for patrol, people going out regularly
- Allen and Hall sides to be open to the public, but still secure
- Comment was made recommending that the trees planted directly around the building be taller than building in long term to soften building and blend with neighborhood
- Question asked of lighting
  - Lighting to be contained on site; considering night sky and light pollution, lights would likely all be downward, also need to consider flagpole lighting
- Question asked of how the City has reached out to Allen Blvd community due to lack of Allen residents attending NAC meetings
  - Outreach done during bond measure election, coordination with Allen Blvd district planning group
- Question was asked how the building will represent other buildings in the city
  - Cross laminating timbers, building with thick wide planks, warm wood environments such as library
- Question was asked if a basement will be included
  - No, high ground water on site
- Question was asked of impact on traffic during construction
  - Construction vehicle access on Hall to minimize impact
- Question asked of reason why back side is just one story
  - When designing office buildings, important to include views of outdoors; skylights in center to bring daylight to middle
  - Highest demand to be on ground floor due to good accessibility
- Question was asked about changes to city boundary and how police building will accommodate growth
  - Design based on what they believe the growth will be for the city
- Question was asked about traffic after completion
  - Will Farley, traffic engineer, prepared traffic study, looked at the streets and accesses
  - Safety, history of crashes, number of cars going through, how much delay by average vehicle
  - Compared to Beaverton city standards
  - Preliminary results: not much change on at Main Ave/Allen Blvd intersection during peak weekday periods, Allen/Hall very congested but police activity won't significantly affect traffic compared to over-all city growth
  - Meets city standards, no trends indicative of a safety hazard at intersections
- Comment was made recommending entrance on Hall is free of visual obstruction for turning
- Comment was made about City vehicles turning left onto Hall, concerned that apartments impacted by increased sounds of sirens
  - When leaving in morning, officers don't come back to station to wait to be dispatched. Not a noticeable amount of noise when leaving from existing station
- Comment was made that the turn safety improvements at Skyline Blvd and Burnside Rd in Portland could be modeled for turning left onto Hall northbound
- Question was asked if sex offenders would be coming in to report
  - Not report, but facility would register sex offenders
  - Currently in facility and would still be there
  - Comment was made that having this program could lower property values
- Other neighborhood meeting on 3/19 for everyone within 500 feet of site (same presentation)
- Comment was made asking to keep NAC updated on major changes

## Treasurer's Report

- Treasurer absent; John read a note from treasurer
  - Opening balance \$3,578.56
  - Amounts cleared: \$315.93 debit purchases for Channing Heights Park tree planting, \$250.00 for Highland Park MS 5k sponsorship
  - Amount not yet cleared: \$445.34 check to Reggie reimbursing for personal expenses for event
  - End balance \$3,012.63
- Looking to transfer funds to new bank due to difficulties of adding on second signer
  - No quorum present, so tabled to April meeting
- Reggie updated expenses from NAC tree planting on March 3rd:
  - Total expenses: \$1,213.86
  - Total value of in-kind donations: \$574.00
  - Total volunteer participation: 101.75 hours, or a value of \$2,397.23
  - Total match to City via NAC and project partners: \$2,971.23
  - Total amount to be reimbursed to NAC by City: \$1,213.86
  - Total amount to be reimbursed to NAC through returning defective products: \$57.41

## Neighborhood Visioning (John)

- Wanted to encourage an operational plan for the next year for projects, i.e. organizing and budgeting. Three categories:
  - Things the NAC can do in 2018
  - Things over which the NAC needs to coordinate with governmental entities, i.e. bike lanes/traffic calming, park work
  - Long term projects taking more than a year to accomplish
- Members broke into small groups to brainstorm then combined ideas together and voted to create an operational plan. Top 3 of each category will be priority
- Voting results:
  - Things the NAC can do in 2018: neighborhood clean-up, block party, formalized walk*
  - Things the NAC needs to coordinate with governments: stop sign visibility, trash cans, traffic calming*
  - Long term projects: Neighborhood assets inventory, dog park*
- Next meeting: determining project coordinators

## Round Robin

- 130th Ave: working on traffic calming plan, second meeting happened. Final design meeting 3/20 7pm in HPMS cafeteria. Committed neighbors encouraged to be involved in project
- Thank you to Nothing Bundt Cakes for the mini-bundts!
- Could not approve February minutes or addendum of TVF&R question responses; adding responses to February minutes officially as a draft to be approved in April, pending quorum
- Members signed thank-you cards for Channing Heights Park planting project partners

Meeting adjourned at 8:43 by John