

# **ENHANCE 150% LIST PUBLIC COMMENTS**

E96: US-26: CEDAR HILLS BLVD  
INTERCHANGE AREA IMPROVEMENTS  
SUPPORTING COMMENTS

## J. PETERKORT & CO.

July 31, 2013

Oregon Transportation Commission  
355 Capitol Street NE, Room 135  
Salem, Oregon 97301

RE: STIP Enhance Program  
Cedar Hills Blvd at US-26 Improvements

Dear Chair Egan and Commissioners,

J. Peterkort & Co. ("J. Peterkort") and the Peterkort family own approximately 83 acres of developable property along Barnes Road to the north of US-26, extending between the Cedar Hills Blvd interchange and the OR 217 interchange. J. Peterkort owns and operates an additional 53 acres of developed property near each interchange. These include the Peterkort Towne Square Shopping Center adjacent the Cedar Hills Blvd interchange, the Deveraux Glen apartments on the North side of Barnes Road and the Peterkort Centre Office campus located adjacent St. Vincent Hospital at the OR 217 interchange.

J. Peterkort has owned portions of this property for over 90 years and developed the commercial and residential sites described above over the last 20 years. As long-term owners and operators, the ability to provide safe and efficient mobility for our tenants and their employees, our neighbors and customers remains a high priority. Accessibility for vehicles, transit riders, bicyclists and pedestrians has improved considerably since the early 1990's along the Barnes Road and Cedar Hills Blvd corridors, largely due to our effective and strong partnership with Washington County, ODOT, and in recent years the City of Beaverton. Through this partnership J. Peterkort and the agencies have been able to direct transportation systems development funds generated by our developments, coupled with significant out-of-pocket contributions by J. Peterkort for right of way and multi-modal roadway improvements, resulting in an urban multi-modal arterial network serving these two interchanges and the surrounding neighborhoods.

There remains a significant gap in the multi-modal infrastructure which requires additional investment. The Cedar Hills Blvd corridor extending south of the J. Peterkort properties through the US26 interchange and south to Butner Road lacks sidewalk facilities on both sides of the arterial, as well as complete bicycle facilities. Also lacking is a traffic signal at the US26 Eastbound offramp/onramp to Cedar Hills Blvd., which creates a significant safety hazard. The safety hazard occurs due to the difficulty with making left turns from the eastbound offramp to northbound Cedar Hills Blvd. J. Peterkort also recognizes that the resulting back-up causes a significant increase in Vehicle Miles Traveled, as eastbound motorists on US26 elect to bypass

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this interchange, travel through the congested OR217 interchange, and exit at the Baltic interchange, only to reverse course to the west for access to their homes north of the Peterkort properties.

J. Peterkort was pleased to accept the offer to participate last year in a Portland State University led research project to evaluate solutions for this corridor. Our consultants attended the workshops to mentor the students and share information assembled through our many years of development activity along this corridor. We were very pleased that the outcome of the research project affirmed the direction previously identified by our consultants and has received support from staff at ODOT, Washington County, and the City of Beaverton.

J. Peterkort's consultant team has had the opportunity to review and advise us on the proposed STIP Enhance project for multi-modal improvements to the Cedar Hills Blvd corridor. We are excited to see a project which will make significant strides toward completing this corridor's multi-modal system improvements. J. Peterkort fully supports this project, and pledges to work with ODOT, Washington County, and the City of Beaverton to assist in this project by dedication of right of way, if required, and contributing toward local match funding. J. Peterkort also anticipates that it will provide future betterments to facilitate our ability to efficiently complete improvements within the corridor as future residential and commercial development occurs on J. Peterkort properties.

We thank Chair Egan and the Commission for affording us the opportunity to voice our support for this long-awaited and needed project. It has the potential, with award of STIP Enhance funding, to be another successful example of public-private partnership within Washington County that delivers transportation infrastructure in support of community building and economic growth.

Respectfully submitted,

J. Peterkort & Co.



Lois Ditmars  
President, Peterkort  
Management Company

cc: Don Odermott

## HOPES Christina

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**From:** STIP Enhance Apps Region1  
**Sent:** Friday, August 09, 2013 6:59 AM  
**To:** HOPES Christina  
**Subject:** FW: Please fund active transportation projects!

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**From:** Spencer Barrett  
**Sent:** Friday, August 09, 2013 6:58:45 AM (UTC-08:00) Pacific Time (US & Canada)  
**To:** STIP Enhance Apps Region1  
**Subject:** Please fund active transportation projects!

ODOT,

I am an Oak Hills (Beaverton) home owner and FULLY support the trails on the west side. I'm writing to ask that you fully fund all of the Regional/State Trails Projects and Streetscape/Bike/Ped Connectivity Projects on this list:

- <http://www.oregon.gov/ODOT/HWY/REGION1/STIP/DRAFT150EnhanceList-ByType.pdf>

## HOPES Christina

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**From:** STIP Enhance Apps Region1  
**Sent:** Wednesday, September 04, 2013 1:28 PM  
**To:** HOPES Christina  
**Subject:** FW: US 26 / Cedar Hills Blvd improvements

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From: Virginia Bruce  
Sent: Wednesday, September 04, 2013 1:26:34 PM (UTC-08:00) Pacific Time (US & Canada)  
To: STIP Enhance Apps Region1  
Cc: Steven Sparks; Greg Malinowski; Andy Duyck; Bruce Bartlett; Colin Carver  
Subject: US 26 / Cedar Hills Blvd improvements

This needs to be part of the larger effort to build the transportation and other infrastructure needed to serve the potentially HUGE commercial development on the Peterkort properties.

The Peterkort PUD, as laid out in the new Beaverton ordinances, calls for separate transportation impacts for each segment of the development. This could mean that the roads around the development, including this interchange, the nearby intersection of Barnes Road and Cedar Hills Boulevard, and all the other streets in the area, would be repeatedly torn up and improved for ten years as the project is built out.

This is unacceptable to the residents to the north, including people in Cedar Mill and Bethany, who use this intersection as one of the main ways to enter their communities.

We are trying to create a coordinated effort to finance ALL the needed infrastructure up front.

ODOT should participate in this endeavor so that the cost of these improvements can be shared with the companies who will profit from them -- namely the Peterkort Co. and its developers.

We envision a loan to Peterkort to let them do all the infrastructure work up front. Then as each developer comes on board, they can write a check to cover their portion of the traffic impacts. That will allow the loan to be paid back, and will be attractive to developers. It's a safe bet, and an intelligent way to handle the necessary infrastructure without the painful impact of ten years of road work.

Please feel free to contact me for more information.

vb

Virginia Bruce  
Vice Chair, CPO #1  
<http://cpo1friends.org>

Like us on Facebook for timely updates and a chance to discuss issues that affect us:

<http://www.facebook.com/CPO1.WaCounty>

## HOPES Christina

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**From:** STIP Enhance Apps Region1  
**Sent:** Friday, August 09, 2013 12:25 PM  
**To:** HOPES Christina  
**Subject:** FW: Please fund active transportation projects!

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**From:** dgoodyke@gmail.com  
**Sent:** Friday, August 09, 2013 12:25:12 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** STIP Enhance Apps Region1  
**Subject:** Please fund active transportation projects!

I'm writing to ask that you fully fund all of the Regional/State Trails Projects and Streetscape/Bike/Ped Connectivity Projects on this list:

<http://www.oregon.gov/ODOT/HWY/REGION1/STIP/DRAFT150EnhanceList-ByType.pdf>

## HOPES Christina

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**From:** STIP Enhance Apps Region1  
**Sent:** Thursday, August 08, 2013 7:07 PM  
**To:** HOPES Christina  
**Subject:** FW: Please fund active transportation projects!

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**From:** Sandy Joos  
**Sent:** Thursday, August 08, 2013 7:06:58 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** STIP Enhance Apps Region1  
**Subject:** Please fund active transportation projects!

I'm writing to ask that you fully fund all of the Regional/State Trails Projects and Streetscape/Bike/Ped Connectivity Projects on this list:

<http://www.oregon.gov/ODOT/HWY/REGION1/STIP/DRAFT150EnhanceList-ByType.pdf>

## HOPES Christina

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**From:** STIP Enhance Apps Region1  
**Sent:** Monday, August 12, 2013 7:54 AM  
**To:** HOPES Christina  
**Subject:** FW: Please fund active transportation projects!

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**From:** Nikki Katz  
**Sent:** Monday, August 12, 2013 7:53:52 AM (UTC-08:00) Pacific Time (US & Canada)  
**To:** STIP Enhance Apps Region1  
**Subject:** Please fund active transportation projects!

I'm writing to ask that you fully fund all of the Regional/State Trails Projects and Streetscape/Bike/Ped Connectivity Projects on this list:

<http://www.oregon.gov/ODOT/HWY/REGION1/STIP/DRAFT150EnhanceList-ByType.pdf>

## HOPES Christina

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**From:** STIP Enhance Apps Region1  
**Sent:** Friday, August 09, 2013 6:31 PM  
**To:** HOPES Christina  
**Subject:** FW: Transportation project funding

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**From:** Olsen, Neil  
**Sent:** Friday, August 09, 2013 6:31:12 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** STIP Enhance Apps Region1  
**Subject:** Transportation project funding

Please fund all of the Regional/State Trails Projects and Streetscape/Bike/Ped Connectivity Projects in Southern Oregon.

-Neil Olsen

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