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280-2024

Communication

Request of Marita Ingalsbe to address Council regarding development proposal for Alpenrose Farm

Placed on File

A brief description of Communication: Development proposal for Alpenrose Farm

Agenda Items

280 Communications in [April 10-11, 2024 Council Agenda](https://www.portland.gov/council/agenda/2024/4/10) (<https://www.portland.gov/council/agenda/2024/4/10>)

Placed on File

Requested Agenda Type

Communications

Date and Time Information

Requested Council Date
April 10, 2024

Farm to Neighborhood

Portland City Council, April 10, 2024

Development Notice

PRELIMINARY PLAN



0140 944 Shattuck Road
269 Total Lots
Detached and attached single family homes, future park, open spaces, trail & associated improvements
Off-street parking planned within shared driveways

0110 187
 zoning info: www.portlandoregon.gov/development

AN APPLICATION WILL BE SUBMITTED TO THE CITY FOR FUTURE CHANGES ON THIS SITE.

No informational meeting is required for this project.
Portland City Code
§ 12.05.010

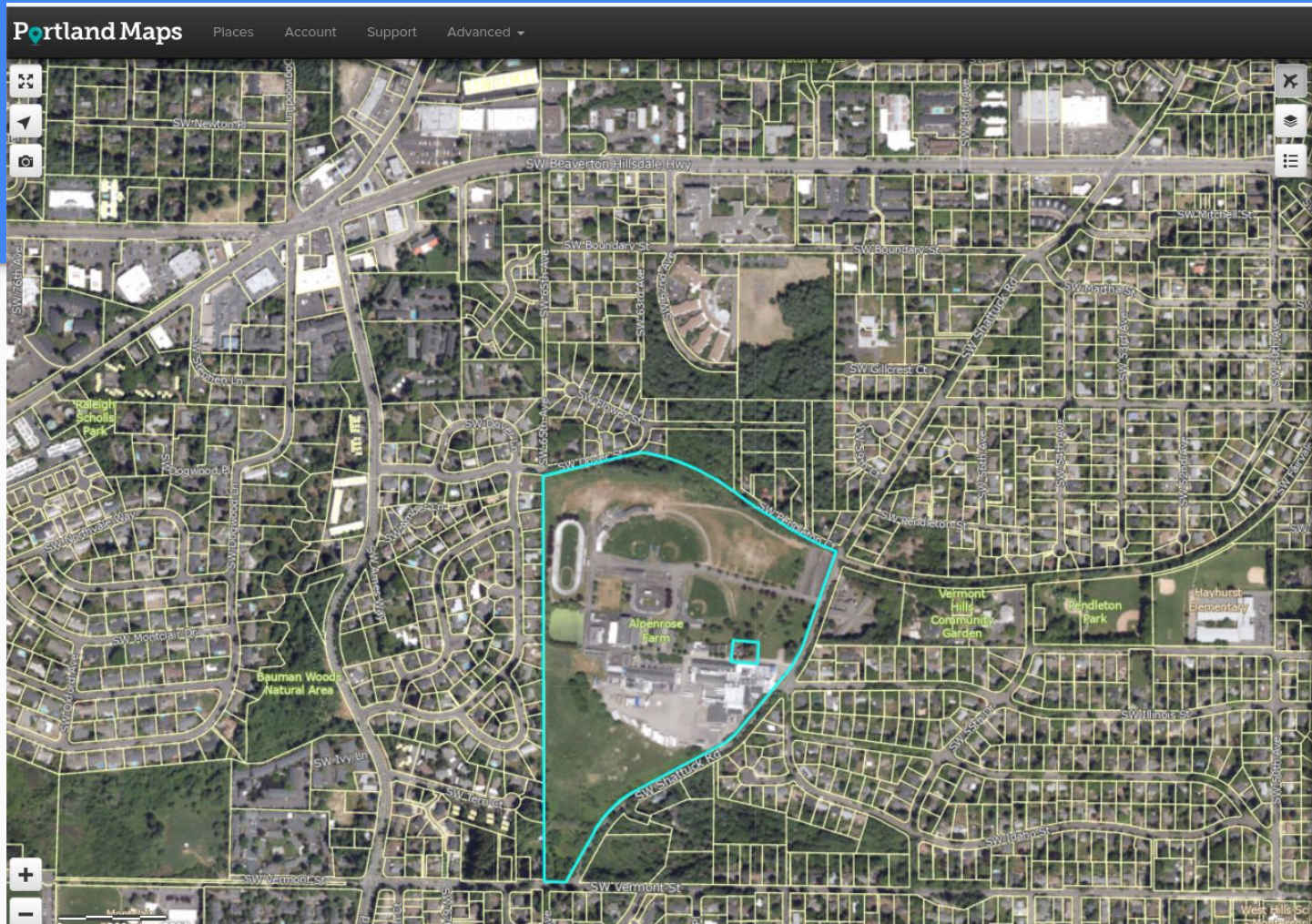
Project Info:
Nahapiet Creek LLC
Application: **Engineering & Construction** - JAC Engineering & Forestry, LLC
Address: 0140 944 Shattuck Road, Portland, OR 97201
Phone: 503.281.1111
Email: info@nahapiet.com

STEP 1 PRELIMINARY PLAN
STEP 2 LAND USE PERMITS
STEP 3 LAND USE PERMITS
STEP 4 BUILDING PERMITS
STEP 5 CONSTRUCTION

Marita Ingalsbe, Hayhurst Neighborhood Chair

Where is Alpenrose Farm?

- On city's Western Boundary
- Beaverton-Hillsdale Hwy bus lines are .7 mi to the North
- Raleigh Hills Town Center is .7 mi to the Northwest.
- Hayhurst School is .6 mi to the East



Planned Development

- 130 attached homes
- 139 detached townhomes
- Donation of four acres for a city park in the Northeast corner
- Development of the city's westernmost segment of the Red Electric Regional Trail.

Development Notice

PRELIMINARY PLAN



6149 SW Shattuck Road
269 Total Lots
Detached and attached single-family homes, future park, open spaces, trail & associated improvements
Off-street parking planned within garages/driveways
R10 / R7
Zoning info: www.PortlandOregon.gov/ZoningCode

Raleigh Crest LLC
Applicant: Applicant's Consultant - AKS Engineering & Forestry, LLC
Contact: Glen Southerland, (503) 563-6151
SouthernlandG@aks-eng.com
Project info: N/A

AN APPLICATION WILL BE SUBMITTED TO THE CITY FOR FUTURE CHANGES ON THIS SITE.

No informational meeting is required for this project
(Portland City Code 33.705.020)

The applicant posted this informational notice on March 8, 2024. The City has not reviewed the content of this notice. This notice is for informational purposes and the project may change after the notice is posted. Future application status can be viewed at www.PortlandMaps.com.

PROJECT STEPS

- STEP 1**
INFORMATIONAL DEVELOPMENT NOTICE
- STEP 2**
LAND USE REVIEW AND PUBLIC COMMENT
(FOR SOME PROJECTS)
- STEP 3**
LAND USE PUBLIC HEARING
(FOR SOME PROJECTS)
- STEP 4**
BUILDING PERMIT REVIEW
- STEP 5**
CONSTRUCTION

Learn more about how developments like this go through the zoning and land use process: www.PortlandOregon.gov/BDS/NeighborhoodResources
District Coalition: Southwest - (503) 865-6787 - board@swni.org | Neighborhood Association: Hayhurst - hayhurst-board@swni.org
General Zoning Info: Bureau of Development Services - 503-823-7526

Community Input

- The Hayhurst neighborhood hosted a meeting on March 11 attended by 70 people.
- We received 132 comments about the plan, with 44 of them about transportation, and of those 24 were about Shattuck Rd.

Why the Transportation Concerns?



Vermont St



Shattuck Rd



Illinois St



The 2019 Southwest in Motion Transportation Plan includes several Shattuck Road improvements, such as SS-01 for a Safer Shoulder, which are not funded.

FACILITY TYPES

SAFER SHOULDER

A Safer Shoulder provides a separated place to walk and bike on a roadway, out of the path of moving traffic.

Why this design treatment?

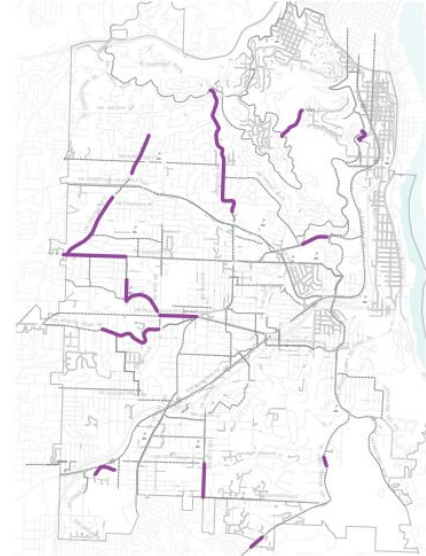
On local streets with traffic calming, a painted-only shoulder may be sufficient to separate people walking from moving traffic. In areas with higher speeds and volumes, a shoulder with physical separation can provide a secure place to walk or bike. In both cases, this can be a cost effective, interim investments can provide a safer, more comfortable place to walk.

On streets with significant slopes, safer shoulders should be provided on the uphill side.

This treatment works best on streets with:

- shoulders that see significant pedestrian demand.
- excess paved space that can be reconfigured.
- the need for shoulder widening as important interim step toward full sidewalk construction.
- adequate street lighting.

Where does **SOUTHWEST IN MOTION** recommend this facility type?



Complete Neighborhoods

...places that support the health and well-being of Portlanders of all ages and abilities.

Why?

- Support for healthier lifestyles and convenience
- Stronger markets for Neighborhood businesses
- Efficient and equitable public investment
- Energy efficiency and emissions reduction
- Affordability - Lower household costs



How can we use this
opportunity to build a
complete
neighborhood?

Thank you.