

**Sierra Peterson**

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**From:** Gretzinger, Adam RC <adam.gretzinger@gmail.com>  
**Sent:** Sunday, November 29, 2020 8:53 PM  
**To:** Sierra Peterson  
**Subject:** Public Comment: DR2020-0036 / TP2020-0002 at the address 6780 SW Hall Blvd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Public Comment: DR2020-0036 / TP2020-0002 at the address 6780 SW Hall Blvd

Hi Sierra:

I'm Adam Gretzinger, Chair of the Highland NAC. This email is about the project DR2020-0036 / TP2020-0002 at the address 6780 SW Hall Blvd, Beaverton. I am however speaking for myself. (my residential address is 7 2 2 5 S.W. 1 4 0th Ave)

For many years now, my neighborhood and the Highland NAC has been attempting to preserve, replace, and maintain the tree canopy in the nearby Highland NAC. We have spent thousands of dollars to reinstall trees only to see our efforts negated quickly, by projects like this and others.

I noticed that this project would remove 9 trees. Some of them are quite large, which have a community benefit and climate benefit. While I do realize property ownership has its privileges, it seems that the destruction of our tree canopy continues. For many years, using grants we've been replanting street, backyard, front and side yard trees. Our efforts are no match for natural, and unnatural profit driven tree loss such as these projects. In this case profit driven environmental damage to the local tree canopy and climate resilience.

It would be really good to see mitigating efforts to minimize on-site tree loss, and funding for replacement trees likely to displace immediately the loss of these trees. Trees planted today may not survive to maturity, and such a ratio needs to be much higher than 1:1. It also takes many years for trees to reach maturity and avoiding the loss would be better in the long-term. I would very much like to see the developer design the structure to minimize tree loss.

Optionally, this may be a very good opportunity for carbon balance by requesting or requiring the installation of at-cost billed commercial level-2 electric charging stations for use by the tenants at the apartments address. The concrete, asphalt, and roofing materials could also be light colors such that they do not absorb radiant heat at relatively low cost.

As our climate warms, forest fires threaten air quality, summers get warmer, loss of tree shade enhances the heat trapping qualities of pavement, cement, dark colored roofing materials and other elements. Where-as community tree cover especially high canopy helps calm winds, provide shade, and pleasant barriers between properties.

I really support more family style housing such as higher density apartment dwelling units. However we must mitigate the climate and local impacts. I ask that this be considered and recommended through your process for integration in the project.

Adam Gretzinger  
 Resident of Beaverton in the Highland Neighborhood

**Sierra Peterson**

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**From:** Carolyn Overby <carolynoverby@frontier.com>  
**Sent:** Monday, November 30, 2020 10:50 AM  
**To:** Sierra Peterson  
**Subject:** Notice of Development Proposal

**Follow Up Flag:** Follow up  
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Good morning Sierra,

I just received the notice concerning the development of Tax Lot 300 at 6870 S. W. Hall Blvd. Since development of that lot will have an impact on us and our residents I want to have as much participation in the process as possible.

Through the years we've always attended the neighborhood meetings with any developers. Since that is not an option at this Covid time, how can I stay informed concerning the plans for this site.

Will you get back to me with this information?

Thank You,  
Carolyn Overby

**Sierra Peterson**

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**From:** Reggie Frumkin <rfrumkin@mail.com>  
**Sent:** Wednesday, December 2, 2020 12:53 PM  
**To:** Sierra Peterson  
**Subject:** Public comment for project DR2020-0036 / TP2020-0002

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Sierra,

I'm Reggie Frumkin, Vice Chair of the Highland NAC. This email is about the project DR2020-0036 / TP2020-0002 at the address 6780 SW Hall Blvd, Beaverton. I am speaking for myself. (my residential address is 1343S SW 22ND ST)

My comments echo those of Adam Gretzinger but I've added my own thoughts as well. For many years now, my neighborhood and the Highland NAC have been attempting to preserve, replace, and maintain the tree canopy in the nearby Highland neighborhood. We have spent thousands of dollars to reinstall trees only to see our efforts negated quickly, by projects like this and others.

We noticed that this project would remove 9 trees. Some of them are quite large, which have a community benefit and climate benefit. While I do realize property ownership has its privileges, it seems that the destruction of our tree canopy continues. For many years, using grants we've been replanting street, backyard, front and side yard trees. Our efforts are no match for natural, and unnatural profit driven tree loss such as these projects. In this case profit driven environmental damage to the local tree canopy and climate resilience.

It would be prudent to see mitigating efforts to minimize on-site tree loss, and funding for replacement trees likely to displace immediately the loss of these trees. Trees planted today may not survive to maturity, and such a ratio needs to be much higher than 1:1. It also takes many years for trees to reach maturity and avoiding the loss would be better in the long-term. I would very much like to see the developer design the structure and parking lots to minimize tree loss.

The City could also work with the developer to preserve the four Douglas-Firs proposed for removal along the west edge of the property along HALL BLVD. This would help mitigate the climate impacts of the development. A new sidewalk shouldn't be the reason these four critically important trees are cut down. Could the trees be preserved, and instead the 7.5 ft planting strip eliminated and the new sidewalk built curb-tight along Hall to the west of them or go to the east onto the private property for a public easement where the 10 ft setback lies? There would be more public benefit if the sidewalk was rerouted and the trees preserved than if a new planting strip and street trees are put in. Two zelkova street trees as proposed will never replace the benefits of four mature Douglas-firs. As a Tree City USA, Beaverton should explore all options in preserving those specific trees and only allow their removal after all other options have been exhausted.

As our climate warms, forest fires threaten air quality, summers get warmer, loss of tree shade enhances the heat trapping qualities of pavement, cement, dark colored roofing materials and other elements. Where-as community tree cover especially high canopy helps calm winds, provide shade, and pleasant barriers between properties. Planting columnar medium-form trees like Bowhall maples, Musashino zelkovas, flowering plums and lawson cypresses will never in anyone's lifetimes make up for the loss of mature native and large-form trees. The City of Beaverton needs to be honest with itself in regards to developer tree canopy requirements as they relate to contributing to our shrinking city-wide tree canopy coverage and stock of large-form native trees.

I would support more family style housing such as higher density apartment dwelling units if and only if it didn't mean the long-term destruction of our city's preserved tree canopy. We must mitigate the climate and local impacts, and find ways to preserve trees that otherwise wouldn't have been through development, especially along major arterials and in downtown where tree removal has an inequitably large impact on low-income and racially marginalized communities who live in the area. I ask that this be considered and recommended through your process for integration in the project and into future policy that drives development decisions.

Reggie Frumkin  
 Resident of Beaverton in the Highland Neighborhood

**Sierra Peterson**

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**From:** Matt Bruton <brutonproperties@gmail.com>  
**Sent:** Monday, December 14, 2020 6:16 PM  
**To:** Sierra Peterson  
**Subject:** Hall Boulevard Apartments

Case file DR2020-0036/TP2020-0002

My name is Matt Bruton and I currently own the property 6675 SW Hall Blvd directly across from proposed zoning change lot.

It is my understanding that the section of Hall Blvd between Denny and Allen Blvd was deemed corridor status. My property has a current zoning of R-7 and I assume the proposed lot is the same. I am familiar with this because I have sought a change 2 times in the last several years and was met with great resistance from the City Of Beaverton. I was basically told that rezoning these properties to meet the city required Corridor Status was not a priority for the city.

With that said, I do not oppose the proposed change but would like to request the section between 22nd street and Denny also be changed to changed to R-2 for future conformity. This will provide a future value to the properties on the west side of Hall. This will also provide higher density housing along the corridor and economical option for the property owners on the west side of Hall in the future.

Please carefully consider this request. I would be glad to provide additional input if requested and hope to hear back from COB.

Thank you,

Matt Bruton