

Jena Hughes

From: James Terwilliger <greenway-nac@outlook.com>
Sent: Wednesday, March 1, 2023 5:45 PM
To: Jena Hughes
Subject: [EXTERNAL] Testimony for tonight's Planning Commission meeting
Attachments: 2023 Greenway NAC Parking Testimony.docx

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Hello,

I will be presenting this testimony at tonight's meeting, but I wanted to provide an electronic copy for the record as well. That copy is attached.

Sincerely,
James Terwilliger
Chair, Greenway NAC

To: Beaverton Planning Commission
c/o Jena Hughes, jhughes@beavertonoregon.gov

March 1, 2023

From: Greenway NAC, James Terwilliger, Chair

Subject: Public Hearing: PARKING POLICY AND CODE PROJECT
Development Code Text Amendment, Case File: TA2023-0001

The Greenway NAC has reviewed the proposed amendments to the Beaverton Development Code noted in the Public Hearing Notice for the March 1, 2023 Planning Commission Hearing. By unanimous vote, I make the following comments on behalf of the NAC:

We understand that the current revisions were motivated by changes at the state level in the service of climate-friendly and equitable communities. Any policy revisions – parking or otherwise – made to protect, increase, and enhance tree canopy within the City of Beaverton are a step in the right direction. Metro has a goal of 40% coverage. Our current coverage is somewhere around 26%. We have a long way to go, and we are likely already going in the wrong direction.

Several of the code revisions refer specifically to a quarter acre threshold. A quarter acre may seem small on the scale of an entire city. However, my own house, like so many in the Greenway neighborhood, sits on a quarter acre lot. My lot has two giant sequoias, two maple trees, and lots of smaller trees with plenty of space to spare for a massive garden.

So when I think of a new parking lot slightly smaller than my lot that is exempt from tree canopy or solar power generation under the current proposal, that is what I think of. That is what I see being cut down, or at least not planted, and instead covered in impermeable surface. That is a lot of fast and dirty stormwater runoff. That is a lot of sunbaked asphalt.

Therefore, we recommend the Planning Commission consider having the new restrictions apply to all new parking and remove the threshold. Short of that, we suggest lowering the threshold significantly to 3000 or even 1000 square feet, specifically in Sections 60.30.15 subsection 5(E) and 60.05.20 subsection 10. A quarter acre, multiplied over many, many new developments, is a missed opportunity. And frankly, we need to take every opportunity to build our canopy, because, and I cannot stress this enough: **This is an emergency, and we must treat it as such.**

Thank you for your consideration.