



## MEMORANDUM

TO: Planning Commission

FROM: Elena Sasin, Associate Planner  
Anna Slatinsky, Planning Division Manager

DATE: April 8, 2020

SUBJECT: APP2020-0002 Appeal of Southridge Park Subdivision Minor Adjustment  
(ADJ2019-0018)

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This memorandum is intended to provide public comment received since the April 7<sup>th</sup> Memo was provided to the Planning Commission.

### **EXHIBITS:**

#### Exhibit APP 1 – Appellant Materials:

No additional materials received

#### Exhibit APP 2 – Applicant Materials:

No additional materials received

#### Exhibit APP 3 – Public Comment:

APP 3.12 Email from Dale and Marva Keefer, received April 7, 2020

APP 3.13 Email from Lynn Fredricks, received April 8, 2020

APP 3.14 Email from Olivia Stone, received April 8, 2020

**From:** Jana Fox on behalf of Elena Sasin  
**Sent:** Wednesday, April 8, 2020 3:11 PM  
**To:** Jana Fox  
**Subject:** FW: Southridge Park Development - Meadow Way Park

**Jana Fox**

Current Planning Manager | Community Development  
City of Beaverton | PO Box 4755 | Beaverton, OR 97076  
p: 503-526-3710 | f: 503-526-2550  
[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)



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**From:** Marva Keefer <damakeefer@frontier.com>  
**Sent:** Tuesday, April 7, 2020 8:01 PM  
**To:** Elena Sasin <esasin@beavertonoregon.gov>  
**Subject:** Southridge Park Development - Meadow Way Park

Re: The meeting in City Council Chambers, April 8, 2020 at 6:30 PM.

We are protesting that this meeting is to be held at this time and think that it should be rescheduled for after the COVID-19 emergency. Because of the state of emergency, the city is placing my wife and me at a disadvantage for fear of contagion from COVID-19, and I'm concerned not only for myself, but also for other neighbors who are medically fragile or especially warned by the CDC by virtue of our age or condition to be at increased risk.

We have expressed our views, but thought there would be another convenient and healthy time to discuss the matters further. Apparently the City of Beaverton doesn't have much regard for its voting citizens. There is great damage to be done to the safety of our streets and the park at Meadow Way with the development as planned with no regard given to the width of our existing streets in front of our homes and adequate parking for those residents in the new development!

We already experience problems with just the presence of guests at the current homes or the use of the park with those who park on the existing streets through the established neighborhood. We know there needs to be adequate housing, but it's getting ridiculous with no regard apparently to safety of the children, pedestrians and bicyclists when it's crowded with overbuilding on the space available and no regard for wider avenues or adequate parking in the new development planned.

The City of Beaverton is directly disregarding our safety and disrespecting us as tax paying citizens and offering less than democratic participation in a permanent change to our neighborhood and its safety. This is something as voting residents that we will take into consideration at next elections, including election of officials and anything on the ballot including change of government, taxation or more.

Sincerely,  
Dale and Marva Keefer



**Jana Fox**

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**From:** Jana Fox on behalf of Elena Sasin  
**Sent:** Wednesday, April 8, 2020 3:10 PM  
**To:** Jana Fox  
**Subject:** FW: Written Testimony for April 8, 2020 Public Hearing in regards to Appeal of the Planning Director's Decision to Approve the Southridge Park Subdivison from Lynn Fredricks

**Jana Fox**

Current Planning Manager | Community Development  
City of Beaverton | PO Box 4755 | Beaverton, OR 97076  
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[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)



**From:** Lynn Fredricks <lynn.fredricks@gmail.com>  
**Sent:** Wednesday, April 8, 2020 12:02 AM  
**To:** Elena Sasin <esasin@beavertonoregon.gov>  
**Cc:** Lynn Fredricks <lfredricks@proactive-intl.com>  
**Subject:** Written Testimony for April 8, 2020 Public Hearing in regards to Appeal of the Planning Director's Decision to Approve the Southridge Park Subdivison from Lynn Fredricks

Hello Elena,

Please see below and acknowledge that you received this testimony for the April 8, 2020 Public Hearing, which begins below the signature of this email.

These comments are made under extreme duress and under protest that this meeting should be rescheduled to after the COVID-19 emergency. Because of the state of emergency, the city is placing me at a disadvantage for fear of contagion from COVID-19, and my concern for myself and other neighbors whom are medically fragile or especially warned by the CDC by virtue of our age or condition to be at increased risk. The City of Beaverton is directly disregarding our safety and disrespecting us as tax paying residents and offering less than democratic participation in a permanent change to our neighborhood and its safety.

Best regards and stay safe,

Lynn Fredricks  
503-644-0423

Written Testimony for April 8, 2020 Public Hearing in regards to Appeal of the Planning Director's Decision to Approve the Southridge Park Subdivison from Lynn Fredricks

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These comments are in response to the MEMORANDUM Notice of Decision for Southridge Park Subdivision (ADJ2019-0018 / FS2019-0016 / LD2019-0025 / SDM-0012 / TP2019-0012) and include "De Novo" testimony pertaining to Case File No: APP2020-0002.

Under the Memorandum, section Transportation, please see each quote with denoting letter. The lists from page FR-7 and FR-11 of "Staff Report: February 19, 2020" have been left out for brevity.

A. "Meadow Way Park currently provides a pedestrian walkway next to the subject site."

Meadow Way Park is owned and managed by THPRD, subject to closure at dusk or during any times determined by THPRD. The City of Beaverton cannot determine access hours, availability or compliance with Americans with Disabilities Act requirements. Unlike city streets, it cannot require the owner to replace damaged sections in order to ensure the public is able to safely use the path. In short, the City of Beaverton cannot guarantee the path of Meadow Way Park as a substitute for a sidewalk along the extension of SW 133rd Ave as proposed by the developer.

B. "The image below depicts vehicle location counts closest to the subject site followed by a chart with Average Daily Trip (ADT) data at each sample point."

This depiction is incomplete for traffic that will enter the new, proposed length of street of SW 133rd Street where SW 133rd Street meets SW Bluebell Street. Without measurement, the traffic impact is incomplete.

It does not factor in traffic that enters the area from SW Hanson Road (which connects to SW Sorrento Road). Once entering or exiting to or from SW Sorrento Road, traffic may pass along Hanson to SW 131st Street, then to the intersection with SW Bluebell Street. Another route could include turning west onto the second segment of SW Hanson Street to turn south on 135th, and then east onto SW Lancewood Street.

C. "Currently, along the northern side of SW Davies, no street connection occurs for approximately 1,600 feet between SW 135th Avenue, located at the western end of SW Davies Road and SW 129th Terrace, approximately 224 feet from SW Sorrento Road on the eastern end of SW Davies Road, far in excess of the 530 foot maximum spacing standard."

If this is a priority for the City of Beaverton, why has SW Champion Avenue not widened and had the concrete barrier removed so that motorized vehicles can enter SW Champion Avenue to meet with SW Bluebell Rd? This option has been available for at least 20 years. The city then could have exercised eminent domain in a way that it cannot currently do with Meadow Way Park owned and managed by THPRD.

D. "The applicant states that there is no direct TriMet transit service adjacent to the site. The closest Tri Met bus routes include:"

This information is not accurate as at least in the case of the #62 bus route it incorporates use of Hyland Park paths.

- The City of Beaverton does manage Hyland Forest Park, which is closed (after dusk) during hours in which bus service is otherwise available
- THPRD is able to determine at its own discretion the availability or non availability as demonstrated by closure during the COVID 19 crisis

- The paths of Hyland Forest Park are not lighted at night or offer pathways that the city can assume comply with ADA directives or recommendations (portions are not navigable for example, by wheelchairs)
- The paths of Hyland Forest Park have mixed elevations, turn back upon themselves, have exposed roots, and do not conform to any direct path upon which any estimate of distance can be based without actual measurement (depictions using Google Maps are entirely inaccurate)
- TriMet will not alter routes to account for Hyland Forest Park closure as TriMet otherwise would in the case of traffic complications along SW Murray Blvd.

In short, incorporating foot travel through venues that neither the City of Beaverton or Washington County can guarantee equivalent access is at best inaccurate and at worst duplicitous to the public. Other routes may be as egregiously mis-representative and a study should be done to ensure that no routes incorporate properties of THPRD.

**From:** Liv Stone <oliviastonepdx@gmail.com>  
**Sent:** Wednesday, April 8, 2020 4:06 PM  
**To:** Elena Sasin  
**Subject:** Southridge Park Case File No.: APP2020-0002

Hi Elena,

My name is Olivia Stone and I would like to submit the following comments for this evenings public meeting regarding Southridge Park Case File No.: APP2020-0002.

My name is Olivia Stone and I own/live in the house just behind the fence where the proposed development is to take place (my address is 8130 SW Aralia Place, Beaverton, OR 97008). I have come to learn about the proposed development by our house and while I will miss the view of the park that I currently enjoy, I appreciate that Beaverton is a growing city with an urban growth boundary -- which means people need somewhere to live!

I would ask that the development take care in allowing appropriate spacing between the new properties, as well as my property. This is particularly important to me as my home is single story and receives all natural lights from the windows that face the park. If the new houses will be taller than mine, it will block the majority (maybe all) of that natural light.

I look forward to learning more about the proposed development. If it proceeds, I hope that the developer will be open to sharing updates with me so I can be aware of any anticipated disruptions (i.e. drilling or loud building) and plan accordingly.

Thank you for time.

Olivia Stone  
8130 SW Aralia Place  
Beaverton, OR 97008  
503-889-6644  
Olivia Stone  
[oliviastonepdx@gmail.com](mailto:oliviastonepdx@gmail.com)