

Exhibit 4.3

From: Brandon Roberts <brandonjonroberts@outlook.com>
Sent: Tuesday, July 9, 2024 7:30 PM
To: Elena Sasin
Subject: [EXTERNAL] TA2024-00402 Code Maintenance Project

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Good evening,

I am writing to provide feedback on the proposed changes to Section 10.10.20.A of the Beaverton Development Code.

NS zones are essential for offering services and conveniences within walking distance of nearby residents while supporting our business community. The proposed amendment allowing up to 50% of the ground floor area in NS zones to be developed residentially without conditional use approval, while supporting housing supply goals, may undermine this purpose.

At the intersection of SW Allen Blvd and SW Lombard Blvd, one of the few NS zones in Beaverton, roughly half of the zone's area is equivalent to the large parking lot in the SW corner shopping center. The allowance for 50% of the area to be developed residentially without approval is equivalent to the shopping center building in that corner and the entire area of the properties on the other three corners within the zone currently occupied by other businesses. This would result in the entire intersection being predominantly residential, save for the coffee stand and car wash currently in the parking lot. Such a development would significantly diminish the intended purpose of the NS zone.

To maintain the balance between residential and commercial uses, I recommend reducing the allowable percentage of ground floor area for residential development to a level that better preserves the commercial intent of these zones while better promoting mixed-use development. This approach supports housing while also maintaining essential ground floor services and conveniences for residents of the same developments and in the surrounding community.

Thank you for your consideration.

Respectfully,

Brandon Roberts