



Community Development Department / Planning Division  
12725 SW Millikan Way / PO Box 4755  
Beaverton, OR 97076  
General Information: 503-526-2222 V/TDD  
[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

## MEMORANDUM

TO: Planning Commission  
FROM: Rob Zoeller, Associate Planner  
DATE: Apr. 29, 2022  
SUBJECT: Housing Options Project – Public Testimony

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On May 11, 2022, a public hearing will be held for the Planning Commission to review proposed amendments to the Development Code, Zoning Map and Comprehensive Plan (including the Land Use Map) to implement changes related to the Housing Options Project.

Given the large volume of material to review, staff is sharing the staff report early so that the Planning Commission has additional time to review the proposed amendments.

Public testimony as of April 29, 2022 has been included in this staff report. Staff anticipates that the Planning Division will receive additional testimony regarding the proposed amendments.

All additional written testimony will be organized in a supplemental memo and shared with the Planning Commission prior to the public hearing.

To: City of Beaverton Planning Commission

For May 11, BPC Meeting

To: Rob Zoeller ([rzoeller@beavertonoregon.gov](mailto:rzoeller@beavertonoregon.gov))

From: Bill and Wendy Kroger

Subject: HOUSING OPTIONS PROJECT

Reference: CPA2022-0004, TA2022-0002, ZMA2022-0004

Thank you for the opportunity to comment on the City's plans to uproot established neighborhoods, pack people so close together they hate each other, and destroy home gardens and back yards.

Beaverton has many underperforming areas that would benefit from being cleaned up to allow "middle housing" for those who wish to live on top of each other. We already have flag lots and they're not very popular either. You appear to be using "variety" to hide "density."

Providing options for ADUs over garages (which would not ooze out over more land) is a possibility, but you've gone way past that. Adding extensive hard surface to an already over-taxed City is unacceptable.

You note that Development Code changes also would allow smaller setbacks, change minimum off-street parking requirements, and modify regulations regarding residential development. None of these is going in the right direction. If you insist on cramming people together without strengthening the code to protect privacy and provide sufficient natural light and fresh air, allow for adequate off-street parking, and mask noise and intrusive lighting systems, you will have exacerbated an unlivable slum.

For the last 19 years, we have lived in our home which abuts five lots. Three of those homes are currently rented. Over the years, we've dealt with minor neighborhood issues. We have found that short-term renters care very little about the noise they make, the marijuana smoke they spew in the back yard, the garbage they don't pick up, and the occasional all-night parties they throw.

Good neighborhoods are created over time and nurtured by people who care about where they live. They take work. We want quiet space with room for nature and safe yards and streets. We take pride in our gardens and greenspaces that we share with Nature's creatures.

My questions are these:

How does your proposal enhance Beaverton's Vision for the future?

How does your proposal enhance your recently released Climate Resilience Plan?

How does your proposal enhance neighborhood stability, safety and security?

Our conclusions are that with your proposal, currently stable, happy neighborhoods will be torn apart by uncreative planners who don't care and developers who will make a fast buck and leave.

Beaverton itself, along with her vision for the future, climate resilience and neighborhood safety will greatly suffer if you go through with this short-sighted and uninventive solution looking for a problem.

## Rob Zoeller

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**From:** Kathleen Elston <kgelston.elston@gmail.com>  
**Sent:** Monday, April 25, 2022 4:29 PM  
**To:** Rob Zoeller  
**Subject:** [EXTERNAL] Housing Options Project

**Categories:** 1\_HOP

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April 25,2022

Dear Mr. Zoeller,

Re: Case File Nos.: CPA 2022-0004  
TA 2022-002  
ZMA 2022-004

After reviewing the proposed changes to land use in the City of Beaverton, I am encouraged that included in the definition of livability are natural resources, parks, walking and bike paths. My concern: large tree preservation.

Any property proposed for development should be carefully monitored for how it will impact nearby streams, water runoff and neighborhood temperatures. In particular, large trees should be considered of utmost importance in maintaining the livability of our neighborhoods. In this time of fighting climate change, it has become even more imperative that we embrace their role in reversing this crisis. Large trees have an accumulation of 50 to 100 or more years in growth. Development projects that remove these large trees and counter their destruction by replanting seedlings are dismissing not only the true value and contribution of large trees but promoting a mistaken notion about a seedling's capacity to replace decades of growth. Large trees store carbon, cool the air to reduce urban heat, filter pollutant gases, remove particulate matter, and reduce storm water runoff. [Source: iTrees, hphp] These eco-services affect our health, preventing acute respiratory symptoms resulting in millions of dollars of saving in pollution-related health care costs. [Source: HtHp PSU studies, Forest Bathing] Studies have shown that in places where trees have died due to disease, the mortality rates for humans were higher due to cardiovascular and respiratory diseases. [Source: Forest Bathing] Likewise, the deliberate removal of large trees will result in more human deaths. Studies of tree density and health found that having 11 or more trees on a block lowered cardio-metabolic diseases like high blood pressure, diabetes and obesity. [Source: Forest Bathing, hphp]

The very soul of a neighborhood is reflected in the overstory of its trees. Large shade trees protect against the heat of an afternoon summer sun, as much as 18 degrees F. when compared to neighborhoods surrounded by pavement and no trees. [Source: iTrees, HtHp PSU studies] Houses shaded by large trees are significantly cooler on hot days when compared to houses blasted by the sun---all of which has an impact on air condition use. [Source: iTree: A large Douglas Fir located southeast of a house yields 997.05 kWh electricity savings over 20 years.]

Large tree preservation should be included in the land use code as a necessity to combating climate change and a requisite to maintaining the character and livability of our neighborhoods. Development projects should work around them even if that means reducing the minimum housing currently being proposed. Our health and the health of life on our planet depends on preserving our natural resources.

A large Douglas Fir tree will store an estimated 6 tons of carbon over its lifetime [Source: iTrees]

Sources: Forest Bathing, book by Dr. Qing Li [2018]  
Abundant Earth, book by Eileen Crist [2019]  
A Life on Our Planet, book by David Attenborough [2020]  
Finding the Mother Tree, book by Suzanne Simard [2021]  
Healthy Trees, Healthy People/ Pacific Northwest Research with PSU  
[www.treesandhealth.org](http://www.treesandhealth.org)  
Healthy Parks, Healthy People [www.hphp.central.com](http://www.hphp.central.com)  
iTrees [www.treetools.org](http://www.treetools.org) from USDA Forest Service  
Science [mag.org/content/365/6448/76](http://mag.org/content/365/6448/76)

This commentary submitted by Kathleen Elston  
6585 S.W. Canby Street  
Portland, Oregon 97223  
[This property is located in the City of Beaverton.]

Beaverton Planning Commission:

Re: Housing Options Project Comprehensive Plan Amendment, Development Code Text Amendment, and Zoning Map Amendment

We are adamantly against the proposed changes to zoning laid out under the Housing Options Project. These changes will essentially change the character of our neighborhood and those of many neighborhoods in Beaverton. We moved to Beaverton in 1981 because of the quality of life that we expected. It was unincorporated Washington County at the time and a very lovely place to live. It still is because our neighbors take great pride in maintaining their single family dwellings.

Our neighborhood is currently designated as R7; however, under the proposal outlined in the Housing Options Project, our zoning would change to RMC. This zoning change will have a substantial negative impact on the livability of our neighborhood. We already have seen the effects of development in the area, which are not always good for the City and certainly not for the residents of the West Slope neighborhood.

We and most people who move to Beaverton, do so to get away from high density housing and the associated issues that come with it. This proposal will essentially change Beaverton and not for the good of the citizens that live here.

As the world is finally coming to terms with climate change, Beaverton will be contributing substantially to global warming by building large apartment complexes with no place for large life sustaining and air cleaning Douglas firs and other evergreens. In fact, in the last year or two, Beaverton and the surrounding area has lost a substantial number of large trees due to development and increased density with no thought given to climate or livability implications for residents. Under this zoning change Beaverton and Washington county are contributing to climate change. This proposal guarantees more pavement and more heat captured within the City. Surely, we can all remember the 116 degree heat we experienced during the summer of 2021. Our urban tree canopy is already diminished and this proposal will only contribute to the very real threat of climate change.

We have attempted to get an answer from the Beaverton Planning Department on what these zoning changes will mean when put into effect. For example, what consideration has been given to open spaces, the preservation of large old trees, and will landscaping with evergreen trees be required if this zoning is put into effect? I recognize the Department is busy, but the citizens deserve answers and I maintain not in just one public meeting that one may or may not be able to attend.

It is understood that there is a housing problem in the area, it does not mean that we should use a broad brush approach to address it. That is what is being done under this proposal. The housing issue does not mean that we should pave over much of the area turning Beaverton into a densely crowded City. Climate experts agree that urban deserts with high density and lack of trees is contributing to climate change and creates an unhealthy living environment. This proposal facilitates an urban desert.

We respectfully request that the planning department re-assess this proposed zoning. Quality of life for everyone including existing residents and climate change should weigh heavily on the zoning decisions. Climate change is an existential threat much larger than our current housing issues.

Sincerely,

Teriesa M & J Richard McClelland 8385 SW Ernst RD, Beaverton 97225