

Aaron Harris

From: Yuriko Lee <yurikofnp@gmail.com>
Sent: Sunday, August 13, 2023 2:44 PM
To: Aaron Harris
Subject: [EXTERNAL] Project: 9th and Hall Quadplexes/DRM2023-0011/LD2023-0004

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To: Planning Division

RE: 9th and Hall Quadplexes
DRM2023-0011/LD2023-0004

As a resident in the vicinity, and if I had a voice to say, I will not approve such a large residential complex in the particular lot. Here's my reason why.

Three quadplex buildings simply do not sound suitable for such a small lot. I can imagine it could be somehow built, however, that means 12 households would be moving in.

Let's say somehow one parking space is guaranteed for each household, I am certain the traffic and street parking still would significantly increase on Hall, which is one of the main streets in central Beaverton.

As far as I can see visually and on the map, the lot is not much bigger than 2 independent houses/properties right next to and around it. I do not think the requested housing design is reasonable or feasible or beneficial to the neighborhood.

Respectfully,

Yuriko Lee
5375 SW Watson Ave, Beaverton, OR 97005

Aaron Harris

From: Rhonda Briles <rbriles@gmail.com>
Sent: Tuesday, August 15, 2023 6:46 PM
To: Aaron Harris
Subject: [EXTERNAL] 9th and Hall Quad Plexes

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Mr. Harris,

I am sending this note regarding the case file: DRM2023-0011/LD2023-004. My property is at 9th and Washington and shares a property line. I have lived in my home for over ten years with the two vacant lots behind me. I knew one day someone would build behind me, but I am extremely disappointed that the owner is requesting the lots be split into 3 separate lots to allow 3 quadplexes. This will greatly affect the quality of my life and of my neighborhood. Hall Blvd already is a busy thoroughfare, ninth is a narrow street that was not constructed for the amount of traffic. I am concerned more cars will use Washington Ave which borders the Veterans Memorial Park. This park not only serves as a gathering spot for families with children, it is a sacred reminder of the sacrifice of our Veterans.

On a personal level I am concerned about a proposed parking lot on the property that already sounds congested and having car lights shining in my home, not to mention the noise pollution. Trash receptacles could be feet from my house too. Not to mention the intrusion of having windows directly facing mine. My home is a small home, but it has been a lovely area. These new quadplexes will surely bring 12 to 24 plus new residents in an already cramped area.

Please consider the quality of life for the long term residents and for the future of our community.

Thank you for your consideration.

Rhonda Briles
5390 SW Washington Ave.
Beaverton, OR

Aaron Harris

From: Rhonda Briles <rbriles@gmail.com>
Sent: Thursday, August 24, 2023 10:13 AM
To: Aaron Harris
Subject: Re: [EXTERNAL] 9th and Hall

Follow Up Flag: Follow up
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Yes, I do want that included as public testimony. I hope it is not too late. A neighbor also provided me with proposed plans and I do have more concerns. Where should I send additional comments?

Sent from my iPhone

On Jul 27, 2023, at 4:27 PM, Aaron Harris <aharris@beavertonoregon.gov> wrote:

Greetings,

I wanted to follow up and ask if you would like your previous email to be included in the public record as testimony. Also, please let me know if you have any additional questions regarding the project.

Best,

Aaron Harris, AICP

Senior Planner | Current Planning | Community Development
City of Beaverton | PO Box 4755 | Beaverton, OR 97076-4755
www.beavertonoregon.gov

COVID-19 Update: Please note: I am working remotely/in office at this time. My work hours are: **8-5pm M-F**. The best number to reach me is **503-616-8453**. Response times may be longer than normal as we adapt to remote work.

Coming Soon! – NEW Beaverton Electronic Permitting System (BEPS) will go live within the Planning Division on April 3, 2023. Customers will have 24/7 access to the BEPS with comprehensive project tracking and the ability to pay fees online! For more information, click here [Electronic Permitting System | Beaverton, OR - Official Website \(beavertonoregon.gov\)](http://beavertonoregon.gov)

From: Rhonda Briles <rbriles@gmail.com>
Sent: Monday, July 24, 2023 10:50 AM
To: Aaron Harris <aharris@beavertonoregon.gov>
Subject: [EXTERNAL] 9th and Hall

CAUTION: This email originated from outside the City of Beaverton. Exercise caution when opening attachments or clicking links from unknown senders.

Good Morning,

I received notice regarding the 9th and Hall quadplexes, case file drm2023-0011/LD2023-0004.

I am extremely interested in this project as my property is at 9th and Washington. I live there and share my fence line with the 9th and Hall location. I know a project of this size will effect the quality of life for me. Any additional information would be helpful.

Could you also provide me with the name and contact information for the owners of the lots?

Any help would be greatly appreciated.

Thank you,

Rhonda Briles

503-449-5971

5390 SW Washington Ave.

Beaverton, OR

Aaron Harris

From: Janet And Matt Erwin <snailpink2@aol.com>
Sent: Wednesday, August 16, 2023 2:37 PM
To: Aaron Harris
Subject: [EXTERNAL] DRM2023-0011 / LD2023-0004

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To: Aaron Harris

We are writing to object to the development of the lot(s) at 9th and Hall street, 97005.

While we do not dispute that this lot could be developed into a multi unit housing complex, we object to several of the proposed plans. The first is the height of the proposed buildings. Four stories is a ridiculous height for this neighborhood of older homes, small duplex units and townhomes that are two stories high. The homes that surround the lots are all single story. Three of these houses will now spend a great deal of their day in the shade, something they had no reason to expect when they purchased their homes. Two story unit(s) would be in keeping with the neighborhood.

Adding a three building complex onto what used to be two separate lots for single homes is a disturbing change to the look of the neighborhood. Having four stories in addition to three buildings on two small lots really will change the look and feel of the charming older Beaverton neighborhood. Turning a two lot parcel into what will essentially be an apartment complex is not in keeping with the look of the surrounding neighborhood.

Parking is another consideration. With only 12 parking spaces planned, the nearby homes will have permanent parking in front of their homes to accommodate for the lack of parking at the new apartments. From our experience most 3 bedroom, 2 bath homes usually contain at least two drivers. And visitors to this complex will need to park. For a developer to plan to add so many people in such a small area and not plan for parking for the tenants is simply forcing everyone else to provide parking for them. We recognize that we don't own the street in front of our homes, but have enjoyed occasional parking in front of our homes. Also SW 9th street is a very narrow street already. Now it will be lined with cars on both sides. This will be a sea change for everyone that surrounds this new complex.

We ask that the city please require a change to these plans and only allow buildings to be a maximum of two stories high. This would also reduce the amount of units from 12 to 6, which would fit the style of the neighborhood much better, as well as reduce the parking on the street that these building require.

Janet Erwin
5420 SW Watson ave
Beaverton, OR 97005
971-226-5957

Matthew Erwin
5420 SW Watson ave
Beaverton, OR 97005

503-626-9176

Daniel Chromiak
5425 SW Watson ave
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971-506-4769