

Brittany Gada

From: David Eger <david.eger@gmail.com>
Sent: Tuesday, August 2, 2022 6:53 PM
To: Brittany Gada
Subject: [EXTERNAL] comments for "Rooted Care Communities" 3950 SW Laurelwood

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Dear Brittany,

Project Name: Rooted Care Communities
Case File Number: CU2022-0004 / DR2022-0005

We object to the conditional use application for Residential Care Facilities on 3950 SW Laurelwood based on the following issues -

1. Insufficient Parking and Loading Space to Support the Proposed Use

For a residential facility up to 15 people, there should be on-site parking provided that matches similar commercial facilities instead of relying on-street parking. This property does not have sufficient on site parking to support the proposed use. In Washington County code, Residential Care Facilities require one space per 4-bed, plus one per employee. Hence this property should at least require 7 non-tandem parking (for 15 people, and 3 staff). Currently, there is a 2 car garage (used as storage), and 3 spaces in front of the garage, for a total of only 3 non-tandem parking.

Adjacent to this property, there is no parking on Laurelwood Ave. The only space for loading, unloading and parking is on Brentwood at the 3 vehicle parking area. This facility will need parking for: ambulances, delivery of medical supplies and other necessary materials, staff parking, visitor parking, dumpster and garbage service.

The result of insufficient parking will result not only in general inconvenience to the neighborhood as staff and visitors inevitably park up and down Brentwood St, but will lead to accidents as delivery vehicles double park on Brentwood and residents and city busses are forced to pass into oncoming traffic near an already blind intersection.

2. Brentwood bicyclist & pedestrian safety issues due to parking that requires backing up onto Brentwood

Another concern is the configuration of the existing parking. With the proposed use, this property should provide parking and loading/unloading that allows turnaround on-site that doesn't require frequent backing up onto Brentwood.

Currently, all the parked cars on this property reverse into the traffic of Brentwood. This poses not only a danger to cars, but to bicyclists and pedestrians - adults and children on their route to Raleigh Park elementary and bus stops. Brentwood is a residential street. While backing up onto a street is typical in such neighborhoods, a residential care facility has a much higher need for traffic and service vehicles. This site should provide space for traffic so all arriving and departing cars and service vehicles can turn around on-site.

By contrast, Broadmoor Manor Apartments and the Church on the same block have dedicated paved parking spaces for each unit as well as the dumpsters their use requires. Nonetheless, the parking needs at these nearby facilities *exceed* those generous apportionments and residents park on *both sides* of Brentwood St each day. High density uses such as that proposed require proportional space and infrastructure apportioned to parking and circulation. Without appropriate planning for parking, this is dangerous to all: residents, visitors and pedestrians in the entire neighborhood.

3. Insufficient Garbage Handling

As a sign of the insufficient attention paid to infrastructure for the proposed usage, the residential garbage cans used to dispose of adult diapers are often invaded by crows who spill their finds over the street. For the quantity of medical waste for the proposed use, a more secure dumpster should be used for this application. Where could it be located?

4. Hazardous Limited Visibility at Intersection of Laurelwood and Brentwood

SW Laurelwood Ave is a busy corridor, and turning onto it from Brentwood St has become hazardous due to limited visibility caused by the hedges planted on the Laurelwood Avenue edge of the site. For reference see the attached photos from 2012 and 2019, One can no longer observe traffic when stopped on Brentwood at the stop line going West. To provide visibility, the hedges at the edge of the property should be removed, set further back into the property, and/or the stop sign and stop line marking on the street pushed towards Laurelwood Ave.

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