

## Brittany Gada

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**From:** Katy Oldham <kaokite@gmail.com>  
**Sent:** Friday, August 5, 2022 11:23 PM  
**To:** Brittany Gada; Mailbox CDD Planning  
**Cc:** Katy Oldham  
**Subject:** [EXTERNAL] Case File: CU2022-0004/DR2022-0005 Rooted Care Communities Project  
**Attachments:** IMG\_20220706\_112744157.jpg

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Hello,

I am writing to provide commentary on the proposed Conditional Use change for Rooted Care Communities located at 3950 SW Laurelwood Ave.

I fundamentally object to any further change to the occupancy density of the property in question. The facility already poses a traffic and parking hazard to the neighborhood. Any added residents will only compound the problem as more staff will be required (more parking) along with additional visits from service orgs (gas/laundry/trash/ambulance/etc).

I have attached photo taken on July 6, 2020 looking west on Brentwood towards Laurelwood. Rooted Care is on the right side, next to the ambulance. There is barely one lane of traffic available to go around the ambulance and zero visibility for anyone turning onto Brentwood from Laurelwood. This type of double parking in the street occurs on a regular basis, and poses a tremendous danger to pedestrians, passenger cars, and TriMet busses that run along Brentwood.

On trash days the traffic problem is compounded by refuse containers, which are often filled to overflowing. They are frequently attacked by vermin and detritus is distributed around the area.

The building footprint as displayed on the vicinity map mailer is inaccurate and does not represent the size of the building on the lot, nor the parking issues associated with the business. The actual building footprint is 2x the size, and there is no parking for any of the staff cars or visitors associated with the business because the driveway is always full.

Rooted Care or its predecessor did not seek a zoning change prior to expanding the building. Shouldn't this have occurred in reverse? Normally, it is expected a business pull permits BEFORE beginning a construction project. Rooted Care should not be granted an approval just because they already have the space constructed or did not do the due diligence on the zoning before purchasing the business.

A busy corner with no parking in a residential neighborhood is no place for a 15 person care home. Rooted Care needs to operate within their existing zoning or find a new location.

Thank you,  
Katy Oldham  
8065 SW Brentwood St.



sw Laurelwood Ave

