

## **Brittany Gada**

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**From:** Laura Forbes <laura.forbes@comcast.net>  
**Sent:** Thursday, August 4, 2022 2:13 PM  
**To:** Brittany Gada; Mailbox CDD Planning  
**Subject:** [EXTERNAL] Project Name: Rooted Care Communities, Case File: CU2022-0004/DR2022-0005

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I live on Brentwood Street. The house in question at SW Brentwood x Laurelwood has created neighborhood problems ever since their construction expansion and their subsequent addition of care residents. Changing code to allow for up to 15 people will only make our problems worse.

There are three main problems already, which need to be addressed even if this conditional use permit is denied:

- 1. Lack of street parking.**
- 2. Commercial delivery trucks servicing this property currently force traffic into the**

**middle of the road at a busy intersection.**

**3. Chronically inadequate garbage capacity creates an ongoing trash and sanitation issue.**

***Lack of parking:*** Much area around this home is already designated NO Parking. No parking is allowed on SW Laurelwood along the entire western border of this property. No parking is allowed on Laurelwood on the church side North from the "No Parking" sign (shown in the first photo below.)

Where will the extra staff for 15 elderly patients be parking? Some residents will need 24 hour care, so that means required parking will be filled all the time, not just during the workday.

Where will additional residents' visitors park?

We already have a parking problem. Approving this application will only make it worse.



As shown in the photo below, there is space for about 1.5 cars in front of the subject house without parking in front of their mailbox. (Hard to see, but to the left of the public hearing notice sign is their mailbox.) The van is backed as far as it can go in their driveway and extends to the pavement. All three spaces in their driveway are consistently filled by the van plus two cars.



Below is Brentwood Street on any standard afternoon, (yesterday Aug 3.) Subject property is at the end on the right. Apartment parking and church parking fills one entire side

of the street at this time. The other side has driveways and mailboxes which cannot be blocked, leaving only a few available spaces.



The church owns a parking lot two blocks south on Laurelwood, used as a park and ride by Trimet midweek. It is frequently full, with overflow

parking used up along Laurelwood in all areas where parking is legal. Both the Raleigh Hills #55 and the OHSU #61 Express travel through the neighborhood on SW Laurelwood to Brentwood and 78th street multiple times daily.

**Subject property should be required to supply its own off-street parking to accommodate all staff as well as several extra spaces for visitors. This would be 5-7 more off-street parking places in addition to their own driveway, which is already consistently full.**

***Second problem: commercial deliveries in the road.***

Subject property gets multiple deliveries per week: I have seen Providence Home Health box truck, a linen service truck, the oxygen bottle commercial delivery van, standard UPS and FedEx plus the ever-

frequent ambulance, which understandably must park wherever they need to...and in this case it's in the street, right at a busy intersection.

During deliveries, cars are forced to pull to the center of Brentwood Street as they approach the stop sign exactly where other cars are turning from Laurelwood. Cars turning from Laurelwood have no stop sign so they are moving - sometimes fast. It becomes a blind corner if you can't see around yet another box truck to know if someone is about to turn directly into you. I have experienced this many times. It's a huge safety problem. The church runs a preschool so there are parents in cars picking up and dropping off, plus parents and kids trying to cross the street in the middle of this situation.

**Care home should be required to install a circular driveway or pull**

through on their own property to get all delivery/pickup activity out of the road, where it is impeding traffic at a busy intersection and creating safety issues.

*Third problem:*

***Chronically inadequate garbage service.***

Below photo was taken yesterday afternoon. This is standard and typical. Because the lid won't close, their garbage is frequently scattered by crows or raccoons and spread over the street. Those are adult diapers in those bags. This is NOT the sort of thing we appreciate in this neighborhood. It's unsightly, unsanitary and unneighborly. It's been going on for years.



**Subject property should be required to get an off street dumpster to accommodate all of their garbage and keep the lid shut at all times.**

This is a lovely neighborhood full of

single family dwellings. Our excellent church neighbor spent church money to establish a parking lot to accommodate their own parishioners so they would not be taking up street parking from their neighbors. Their garbage is adequate. Any church deliveries are done in their private parking area.

This is not a commercial area. We dislike living next to a home which has been operating as a commercial establishment, without a permit, with its history of traffic issues, parking and trash. We have already experienced the downside of this establishment for the past 4-5 years. Approving a greater number of residents is going the wrong direction. I have no idea how they ever got a permit in the first place to put 15 private units on the site of a single family dwelling but that's not my problem. They should have asked for this Conditional Use

approval BEFORE construction ever began.

I do not agree that this proposal should ever be approved. We neighbors do not want to be asked to accommodate the parking and traffic safety problems associated with their desire to run a commercial enterprise in the middle of our residential neighborhood. This is the wrong place for this facility. It is unfortunate that they didn't choose to go thru the proper channels initially.

Sincerely, Laura and Arley Pitts  
7865 SW Brentwood Street.