

Brittany Gada

From: Carol@ScottDirectors.com
Sent: Friday, August 5, 2022 3:58 PM
To: Brittany Gada; Mailbox CDD Planning
Subject: [EXTERNAL] Project Name: Rooted Care Communities, Case File: CU2022-0004/DR2022-0005

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To Whom It May concern,

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 un-neighborly. 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,
Scott and Carol Director
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