

Aaron Harris

From: Darlene Welch <darwelch@frontier.com>
Sent: Saturday, January 6, 2024 12:56 PM
To: Aaron Harris
Subject: [EXTERNAL] Project LU22023-00844Southridge Park Extension; CASE File
 EXT22023-00836/EXT22023-00837/EXT22023-00838/EXT22023-00839/EXT22023-00840

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Aaron,

RE: Project LU22023-00844Southridge Park Extension; CASE File EXT22023-00836/EXT22023-00837/EXT22023-00838/EXT22023-00839/EXT22023-00840, I am writing to request that you deny an approval for a two-year extension for Southridge Park Subdivision (ADJ2019-0018/FS2019-0016/LD2019-0025/SDM2019-0012/TP2019-0012).

1) a Preliminary Subdivision request to divide one lot into nine lots is too many lots for this parcel of land. The machinations that would need to occur with regard to design and execution would be for the sole benefit of the property owner's profits and revenue for the City of Beaverton/WA County, with no regard for the neighborhood that it would impact.

To exit the proposed new subdivision at SW Bluebell Ln and SW 133rd Av would be the location of many future accidents. Meadow Waye Park already has inadequate parking. Street parking along SW Bluebell & SW 133rd Av already create blind spots for vehicles rounding the corner from SW Lancewood St, and from SW Bluebell Ln. Meadow Waye Park is frequented by many young children, families and dog walkers, and increased traffic with blind spots put all at risk.

Also of concern is how Waste Management vehicles, street cleaning vehicles, and emergency vehicles would navigate this very tight and awkward new subdivision.

2) a Flexible Setbacks request to reduce the standard rear-yard setback of some lots would negatively impact already existing homeowners by allowing less privacy and a buffer between their homes and those of the new future tenants.

3) a Minor Adjustment to reduce the standard lot size of selected lots is not in keeping with any other lots in the area, and again only benefits the property owner's profits and revenue for the City of Beaverton/WA County.

4) a Tree Plan Type Two for the removal of Community Trees would remove mature neighborhood trees which provide neighborhood ambience, as well as provide benefits that counteract climate change.

5) a Sidewalk Design Modification to reduce the width of the standard planter strip for the proposed residential subdivision would limit the type of plant material that could be planted to address climate change.

When this project was previously proposed there was a robust response against it by the residents of the area/South Beaverton NAC. The pandemic and higher interest rates have given us a reprieve from what is in my opinion a very flawed plan. I understand that there is a shortage of housing, and I am not against respectful and responsible development that does not negatively impact the quality of life of existing residents.

Please send a message that nine lots are too many for this parcel of land by denying the request for approval of a two-year extension for Southridge Park Subdivision.

Best regards,

Darlene Welch

13165 SW Bluebell Ln

Beaverton, OR 97008