

Aaron Harris

From: Matt S. <mas247@gmail.com>
Sent: Monday, January 8, 2024 4:21 PM
To: Aaron Harris
Subject: [EXTERNAL] Concerns Regarding Proposed Subdivision at 13275/13335 SW Davies Road (Project Name: LU22023-00844 Southridge Park Extension)
Attachments: Letter To City.docx
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From:
 Matthew Scott
 13390 SW Davies Rd
 Beaverton, OR 97008
mas247@gmail.com
 503-941-0243
 January 8, 2024

To:
 Aaron Harris
 Senior Planner
 City of Beaverton Planning Department

Dear Mr. Harris and City of Beaverton,

I hope this letter finds you well. I am writing as a concerned neighbor to express my strong reservations regarding the proposed subdivision of 13275/13335 SW Davies Road into nine separate homes. The proposed subdivision does not align with the current character of our neighborhood.

I have carefully reviewed the submitted plans and would like to bring to your attention several significant concerns that I believe should be taken into consideration before approving this development. I would also like you to recognize that I have good relationships with many of my neighbors and can confidently say that my concerns reflect that of nearly all the impacted neighborhoods. We did not feel we were heard the first time around.

I also hope that it has come to your attention that the owner of the property is in violation of a spoken agreement with the previous owner, in which they agreed to inhabit the property long-term and not develop it. Long-time residents of Beaverton (and previous owners of this property), Homer and Nancy Spear, are devastated to hear that this property is being developed after they received an express agreement from Mr. Hoy that he would not develop it. This violation further undermines the trust and collaborative spirit that should exist between property owners and the community. While there may not be anything legally binding, the city at the very least could be less accommodating to someone who clearly has violated the trust of his neighbors.

Other unaddressed concerns:

Flexible Setbacks Request:

The request to reduce the standard rear yard setback for some lots raises concerns about the impact on the overall aesthetic and spatial harmony of the neighborhood. A deviation from the standard setback could result in a cramped and congested appearance, which is not in line with the existing character of our community.

Minor Adjustment to Lot Size:

Reducing the standard lot size for selected lots leads to overcrowding, affecting the privacy and quality of life for both existing and new residents. It is essential to maintain a balance between density and livability to preserve the unique charm of our neighborhood. Why is this overcrowding being approved, when a lot of similar size on the corner of SW Davies and SW 135th was recently divided into just four homes?

Creation of New Road:

Creating a road between SW Bluebell and Davies Rd will create several unintended consequences. There is a sharp curve in Bluebell where it will meet, creating a dangerous intersection. With such small lots and no parking on the created road, it will also force visitors and extra cars to be parked on the street. However, Davies Rd for long sections is narrow and has no sidewalks. Visitors will inevitably use parking spaces at the park.

Tree Plan Type Two for Community Trees:

The proposed removal of Community Trees, as outlined in the Tree Plan Type Two, is a matter of environmental concern. Preserving mature trees is crucial for maintaining the ecological balance and contributing to the overall well-being of our community. The removal of such trees should be approached with extreme caution.

Sidewalk Design Modification:

The request for a Sidewalk Design Modification to reduce the width of the standard planter strip raises safety concerns. A narrower strip could compromise pedestrian safety, particularly in a residential area where families and children are likely to be walking. It is crucial to prioritize the safety of residents and visitors.

In light of these concerns, I kindly request that the City of Beaverton Planning Department thoroughly assess the negative impacts of this proposed subdivision on our community. I urge you to consider alternative solutions that align more closely with the existing neighborhood character and address the issues raised in this letter.

Thank you for your attention to this matter. I look forward to a thoughtful and comprehensive review of the proposed development.

Sincerely,

Matthew Scott