

Exhibit C. Public Comment received for TA2021-0006 Downtown Auto Uses Text Amendment

From: Mailbox CDD Planning
Sent: Tuesday, March 22, 2022 7:46 AM
To: Kate McQuillan; Brian Martin
Cc: Anna Slatinsky
Subject: FW: [EXTERNAL] Downtown auto uses text amendment

Hello Kate and Brian,

See below regarding TA2021-0006.

Thank You,
Steven

Steven Okey

Planning Technician | Current Planning | Community Development
City of Beaverton | PO Box 4755 | Beaverton, OR 97076-4755
www.beavertonoregon.gov

COVID-19 Update: Please note: I am working remotely/in office at this time. My work hours are: **7:30am-4:30pm M, T, Th, F and 8am-5pm W**. I am in the office **T,W,Th** and can be reached at **503-350-4026**. I work remotely on **M & W** and can be reached at **503-319-6052**.

From: Jason Barker <jason@freshstartdetail.com>
Sent: Tuesday, March 22, 2022 7:40 AM
To: Mailbox CDD Planning <MailboxCDDPlanning@beavertonoregon.gov>
Subject: [EXTERNAL] Downtown auto uses text amendment

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I am in support of the proposed text amendment.

A business should not have to relocate due to a disaster out of their control.

Thank you for listening.

Jason Barker
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Sincerely,

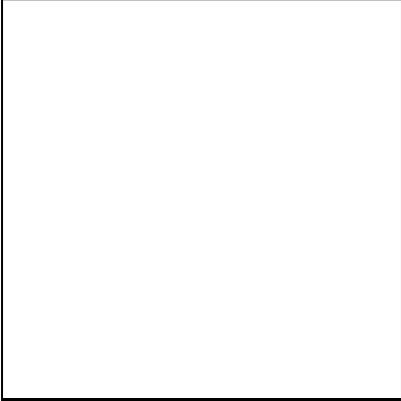
Jason E. Barker, President
IDA [Certified Detailer](#) with the highest "Skills Validated" designation

Fresh Start Detail Co.
12130 SW Broadway St

Beaverton OR 97005

503 641-3285

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From: suemap@aol.com
To: [Kate McQuillan](#)
Subject: [EXTERNAL] Downtown auto uses text amendment -- comment
Date: Thursday, March 24, 2022 12:13:28 PM

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In a general way I am fairly strongly anti-development, and I love the low-rise of downtown Old Beaverton, I think it is time for the car dealerships to 1) stop running the city and 2) pay their fair share of taxes.

For starts, the RC-BC zoning is incorrect. Old Town in reality includes both sides of Broadway. Broadway was the original road through Beaverton. Canyon Road was the bypass created to speed traffic "direct to Portland" and away from Old Town businesses. A low-rise old town "park" between Canyon Road and Farmington would be a way to enhance Beaverton. It would function as a refuge between two mighty rivers of cars. In many restored cities such a place has been zoned car-free. (The irony of making this chunk of Lanphere's property car-free is just too good to pass up.) But such a carefree zone could indeed be the salvation of Beaverton.

High rise development here will result in the need for lots of parking. Low rise, as it currently is, seems like it can service the walk-in trade of the surrounding neighborhood with minimal need for additional parking.

I don't object to the high rise that has been added to Beaverton, I like that it is all a few blocks away from the city's core where low rise buildings make for a walkable, comfortable, sunny, open area. Sort of a "park" full of interesting and useful businesses in interesting and useful historic buildings. I think of a low rise center as like a donut hole. But a designation to achieve this needs to include much of the length of Broadway between Canyon and Farmington.

I didn't find the specific zoning rules for RC-BC vs RC-OT, but clearly there is one and it has been drawn to provide maximum development of Lanphere's properties. This modification (text amendment) gives even more leverage to Lanphere: they can delay indefinitely the maximum high rise development of their property, thus keeping their grandfathered tax advantage as long as they want. I object to this added bonus as much as to the original favorable zoning that's been given to them.

It seems obvious that Broadway would be much enhanced by having functional businesses on both sides of the street. Right now Lanphere's use of this land hampers the city's historic core, to the extent that the core will eventually falter and the best and original part of our ACTUAL *Original* Old Town will disappear entirely, leaving just the 1930-1950's old town.

Creating low-rise zoning to include the segment between Canyon and Farmington roads will create a core business area that enhances the the entire city. Low-rise zoning will maintain a manageable tax rate in the entire, REAL Old Town neighborhood. Maybe Lanphere/Damerow/Carr/Kia dealerships would go along with that, since that seems to be who Beaverton is trying to please.

Thank you for listening to my input on this matter.

Susan Peter