

PUBLIC HEARING NOTICE August 17, 2022

Project Name: Rooted Care Communities

Case File No.: CU2022-0004 / DR2022-0005

Submitted by: Valley Community Presbyterian Church
8060 SW Brentwood Street, Portland, OR 97225

This testimony is submitted for consideration regarding the Conditional Use for Rooted Care Communities. It is our understanding that Rooted Care is seeking six (6) off street parking locations to accommodate 12 residents.

Mellissa Bruce, Rooted Care director, contacted Valley Community Presbyterian Church (VCPC) on 10/22/21 requesting shared parking in our parking lot at 8060 SW Brentwood Street. We were, and still are, not able to accommodate this request due to our own campus parking limitations. However we offered and approved undesignated parking space at the local TriMet Park & Ride lot south on Laurelwood Street. VCPC owns that property and has a shared use agreement with TriMet. Pre-pandemic, the 65 vehicle capacity lot overflowed with commuters. Post-pandemic there are typically 12 – 20 cars using the TriMet service on weekdays. VCPC typically uses 4- 6 spots on a Sunday morning. Since this lot is more than 500 feet from Rooted Care, though, it is our understanding that these spaces can not counted in the total.

VCPC has not been negatively impacted by Rooted Care. Previous use of this property as an Airbnb attracted large groups of transient occupants, activity noise, and high volume of come and go traffic and parking. Their overnight residents used much of the on-street Sunday morning parking our worshippers expected. They even parked on their front lawn.

Since Rooted Care's arrival, Sunday morning parking and weekday on-street parking has been far more available. It has also made these spaces more available for our preschool drop-offs and pickups during the week. Rooted Care has maintained and improved the landscaping and there is no noticeable noise due to the demographics of their residents.

This is not to overlook the facts that Rooted Care is challenged by their physical limitations. They are located at a busy intersection with through traffic on SW Laurelwood, no traffic light, no crosswalk, mail box zone, and no formal curbing on SW Brentwood. This results in occasional congestion due to periodic deliveries typical in the neighborhood, but made more problematic due to their proximity to the intersection.

VCPC has appreciated Rooted Care as a neighbor but unfortunately recognize the city business code restrictions as a challenge to their continued success. When the property was initially developed for non-residential use, our understanding is that all code factors were not taken into consideration. We have been mystified that it passed the city's scrutiny since we also have tried to negotiate city land use covenants without success. This property has unfortunately been over-developed for the intended land use.

There are numerous care homes situated in the West Slope neighborhood. Most blend in because they are less conspicuous and on low trafficked side streets. We trust that your planning body will determine a solution that serves us all well and mitigates neighborhood impact as much as possible.

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