

Aaron Harris

From: Mike Woydziak <oregonbrokermike@gmail.com>
Sent: Tuesday, January 23, 2024 10:33 AM
To: Aaron Harris
Subject: [EXTERNAL] LU 22023-00844 Southridge Park Extension

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Hello Aaron Harris, My name is Mike Woydziak and I am a property owner next to the development referenced in the subject line.

In summary to opposing the development: -property devaluations -obstruction of views -obstruction of quiet enjoyment -hazardous to children and pedestrians -undue flooding -undue land and tree development -setbacks and ambiguous language in legalese development plan We strongly oppose the development and here are some reasons why.

We enjoy our quiet neighborhood and want to keep it this way as much as the next owner in this neighborhood, we in the neighborhood are teaming with local realtors and neighbors and have formed a group that are all vehemently opposed to the development that may be happening next to meadow waye park. I'm in Real estate and bought our house for the quiet neighborhood and serene views our backyard has to offer of trees, nature and even a beautifully retained fencing structure with intricate lattice work designed after sun motifs that were custom made to block out any structures that are in view of our bay windows that over look to the south of our property, this unfortunately would be in direct view of the lots being built at the development in question that we are opposed to. Being in Real Estate I know that if there are structures that were to be in view at the south of my property that would decrease my property value substantially to the tune of \$100-200K and every home within view of the development would lose substantial property value. If and when they erect this development we have many concerns one with the trees that would be removed to accommodate this massive 9 lot undertaking in such a small area right next to where kids play at meadow waye park, it would also create parking and driving hazards for the kids and everyone within a two block radius. Our quiet enjoyment is paramount to us and this not only disturbs that but among others would be the land filling causing flooding to surrounding properties (including our home at 13360 S.W. Lancewood Street, Beaverton OR 97008) and obstructing our backyard view.. So yes it absolutely hurts our community, it devalues the properties surrounding the development and another issue is with their plans in the setbacks portion 2) which states "a flexible setbacks request to reduce the standard rear yard setback of some lots, 3)" this is concerning as it is ambiguous in the writing and sounds like they may want to declare eminent domain on portions of the rear yard setbacks to the North which I would be opposed to and file suit as my property lines are not for sale. Furthermore the issue as to how much land they plan to bring in as the homes surrounding and particularly the north side of the development were all built on lower gradients and susceptible to flooding if there is any added land IE: the development. It could cause flooding and I would be taking legal action when and if I were to experience flooding. I would also take legal action if my property line was infringed upon and my views obstructed. We in the Meadow waye park have formed a group that is against this development and are taking actions to oppose the development.

Please do not allow this development to happen from the members against Meadow Waye Park development.
Respectfully, Mike Woydziak



Mike Woydziak

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