

**Aaron Harris**

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**From:** Shawn and Kara Landon <sklandon2016@gmail.com>  
**Sent:** Monday, January 22, 2024 8:54 PM  
**To:** Aaron Harris  
**Subject:** [EXTERNAL] LU22023-00844 Southridge Park Extension

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Good Evening Aaron,

We are submitting public comment on the development extension proposal for the Southridge Park Extension. We strongly oppose renewal of this development proposal. We live in the neighborhood and were able to attend the informational meeting that the previous developers were proposing several years ago. We were so disappointed that the development proposal had been previously approved given the significant impact it would have to our neighborhood. At the time of the informational meeting, it was too late to give public comment to challenge the proposal, so we want to take this opportunity.

Obviously overall, our community is not excited about adding 9 homes in an area that currently has one, is historical to the neighborhood, was bought at the deception of the seller (who's original intent was never to have this place developed – yes, we know that does not carry legal weight, but still leaves a bad taste), and adds congestion and traffic into an otherwise accessible park.

The impact of the development that we have concerns about include:

- Safety around the park. The park is currently accessible to bikers, walkers, runners, and children that would be affected by the addition of a street and two new intersections to navigate traffic.
- The proposed through street is so narrow, there is no off-street parking, leading to street parking overflowing to the other side streets in the neighborhood. This is not only an aesthetic impact, but another safety concern for visibility of kids in the neighborhood.
- The community was told that the proposed street was necessary for accessibility of emergency response vehicles to the neighborhood. This is a poor argument as there are multiple access points already to the homes on Lancewood St, Bluebell Ln, 133<sup>rd</sup> Ave, 135<sup>th</sup> Ave, and Davies Rd.
- The proposed street also creates an odd intersection at both ends of 133<sup>rd</sup>, which is also the access points for the park.
- We object to any exceptions to the standards of zoning that are only being requested in order to fit so many homes into the space. We oppose any allowances for reduced lots sizes, reduced standard rear-yard setbacks, or sidewalk design modifications to reduce the width of the standard planter strip. The standards for can be met by reducing the overall number of homes.
- The loss of trees is significant. We strongly oppose the removal of any community trees both from an environmental loss as well as the potential impact to water run off management. For a house that is at the bottom of the grade and already deals with water run off into our yard, we are concerned that additional modification will further compound the issue.
- We strongly urge a reconsideration of the zoning allotment to divide one lot into nine lots.

We appreciate your time in reviewing this comment.

Shawn and Kara Landon  
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