

September 20, 2016

RE: ZMA2016-0001

Beaverton Planning Commission  
Sandra Freund, Planning Manager  
12725 SW Milliken Way  
PO Box 4755  
Beaverton, OR 97076

Dear Commissioners:

When reviewing the proposed rezoning of Station 65 TVF&R Station in the West Slope NAC I lamented the lost opportunity to expand upon a nascent neighborhood-oriented business core forming at the node created by the convergence of SW Canyon Drive, SW Canyon Lane and SW 87th Ave. Although the neighborhood has informed city staff historically of the problematic traffic patterns created by the five road segments which converge at this node, this convergence also creates an internally focused commercial core, separate from the corridor related commercial and general commercial uses and zoning found along the extent of SW Canyon Rd, both inside the city limits and within unincorporated Washington County.

Although existing city zoning within this area is Community Service (CS), and the proposal for Station 65 is a rezone to CS, the lost opportunity is consideration of a neighborhood commercial zone (NC), more consistent with the nascent neighborhood commercial node forming as a result of multiple restaurants, hair salons, a liquor store and a pet food mart serving the West Slope area and not directed toward the automobile traffic on Canyon Road. The primary difference of CS from NC is its greater entitlements for automobile oriented commercial uses in the proposed CS, which are not the highest and best use for neighborhood nodes. This rezoning action continues the current pattern of development for the next 20-30 years, and I would advocate for a more considered approach in the future.

This rezoning proposal highlights the need for city Planning to engage in a more granular-level review of neighborhood commercial nodes, especially in established areas such as West Slope where city zoning is applied by translating previously established county zones; most of which were formulated 30+ years ago without much on-site analysis, little consideration of neighborhood desires, and unresponsive to current trends to enhance local services attractive to multi-modal users. When the city is engaged in implementing exciting revisions to Downtown, Beaverton Central and Westgate areas, it is time to consider action plans for commercial nodes within neighborhoods too!

Sincerely yours,

Terry Lawler,

West Slope resident.