

City of Beaverton
Community Development Department
Planning Division
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Re: Westmont Park

Case File No.: CU2021-0001 / DR2021-0004 / PD2021-0001

Dear Sierra Peterson,

We, Dzmitry and Tatsiana Velikan, owners of 15635 SW Red Bird St home adjacent to the proposed Westmont Park, would like to request City of Beaverton to reject DR Horton's application for conditional use approval for a new park, identified as Tax Lot 17400 on Washington County Tax Assessor's Map 1S132CD. In this written testimony we will share our concerns with the proposed plan.

Parking

The only access point to the proposed park is thru a T-shaped dead-end area at the bottom of Red Bird Street, which is a private part of the road and is the only access point to four Westmont properties, including ours. There are "no parking" signs posted in the dead-end area and therefore there is no public parking available in the immediate vicinity of the proposed park. It is our firm believe that creating a park in the area will result in people parking illegally in our dead-end, thus prohibiting fire-rescue personnel from reaching the four houses located there in case of an emergency as well as creating a significant nuisance for us.

Privacy

DR Horton suggests that the proposed park will be private for Westmont community only. However, we believe there is no way to effectively enforce who can and cannot get in the park and we anticipate people from surrounding neighborhoods walking and driving over. This will result in an increase of noise level and vehicular traffic turning around in our very narrow dead-end area creating a hazard for our kids playing outside. We already experience a high volume of vehicular traffic driving down Red Bird Street without knowing it is a dead-end street. When people realize this is a dead-end, they turn around in front of our house. There have been instances of people driving into our driveway as well as on the sidewalk and lawn while turning around. Having the proposed park, will significantly increase these instances, thus creating a significant nuisance for us.

Since we believe it is not possible to enforce this park being private to Westmont community, having several benches and a table as park amenities in the quiet residential area off the beaten path will serve as an invitation for people from outside of Westmont neighborhood to hang out there at night doing various illegal activities involving drugs and alcohol. Since we live right next to the proposed park, this is a big concern for us.

Natural Barrier

The proposed park area has a small hill, that serves as a natural barrier between our homes and busy Scholls Ferry Rd. To install the proposed park, DR Horton suggested grading the area to make space for the walkway, benches, and a table. Removing the natural barrier will expose us to more traffic noise and pollution and we would like to keep it unchanged.

In summary, the proposed location is not suitable for a private park due to a lack of parking, privacy concerns with its immediate proximity to residential properties and unenforceability of its privacy. Therefore, we urge the City of Beaverton to not approve the application for a private park with structures in our residential area.

Sincerely,

Dzmitry and Tatsiana Velikan
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Beaverton, OR 97007
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