

June 23, 2014

Mara Broadhurst
28440 SW Ladd Hill Rd
Sherwood, Or 97140

Re: Cedar Brook PUD
To: Planning Commission

No one attended the neighborhood meeting because it was held on the night it snowed a foot in Sherwood and they wouldn't reschedule. Thank you for giving us time to consider the complicated consequences to our land and neighborhood and appreciate being able to respond to the issues raised at the planning commission.

This land was rezoned and the code rewritten to accommodate this project. Even though the problems facing overdevelopment to maximize profits were already apparent in the neighborhood, the developer chose HDR zoning. If the commission had wanted a more Arbor-like subdivision, the simple solution was to rezone it to medium density and allow smaller lots in that zoning. Before the rezone, so many self-imposed, self-created, self-designed variances should have been foreseen and disclosed and that they could not build their high density product without them. The crowded impact of HDR zoning remains regardless of building style, so other necessities within HDR zoning should be incorporated, like designated visitor parking. This will work for sure instead of another experiment like a parking district. The high school needed more parking in the Woodhaven area, and the residents and guests were not creating the problem as with the Cedar Creek apartments and this project. Amidst all this creativity, there should be a way to take a designated parking area out of the net buildable acres or a one time sunset clause variance to the density for infill safety in lieu of all these variances to the newly varied code. Even changing the detached to attached single family housing, since it is HDR, could free up enough land so the setback variances would not be necessary. Giving up one lot is the difference between a 6 or 15 foot backyard. Giving up two more could solve the designated parking dilemma in good faith instead of passing on the burden, again, to the police, existing neighbors and future residents, be they homeowners or renters, to deal with longterm. If you can rezone land HDR and disallow apartments without fear of violating discrimination laws, then there is a better way to deal with these problems in a PUD, which is under the control of your discretion, and not compromise safety and livability when a couple of lots can mean the solution to a variety of problems. After granting the land great profit from rezoning and allowing no minimum lot size, this should not be a financial hardship to the developer.

Another benefit of PUD's is to allow or insist upon some neighborhood commercial zone, recognizing the need for services as essential to a well planned design. There is an urgent need in the neighborhood now, without this significant impact. The main reason this land didn't develop as commercial was the disproportionate SDC fees and the multiple rezones and PUDs to commercial. Our property on the corner of Meinecke and 99W was further hindered by the TSP not allowing a left turn in from Sherwood. Mr.

Imami is adversely affected by the parking burden of the poorly planned apartments and what the rezone will cause him. Without incentives or fairness, the local general commercial zone will not be able to meet the needs of the people. This project should designate neighborhood commercial land to guarantee services the general commercial land in the area may not satisfy in the future. This would help with the density issues and residents could walk to essential neighborhood services instead of driving everywhere.

Please condition all improvements including the trail to be done, not bonded. These are sensitive areas that could easily go over budget. Why is flow from the stormwater allowed to go directly into Cedar Creek? Enlarging the existing storm pond from the McFall subdivision when there are existing lots below it from that subdivision requires attention. No credits should apply to the neighborhood route section of Cedar Brook Way. What kind of variance is no 25 foot street frontage, substituting alley frontage instead? How is open space counted when it comes from land gained in the setback variance? Did they also get a variance on mowing? They will not comply with code enforcement.

Are you willing to set a precedent and grant the same variances to the next applicant? There is a better way than this proposal. Thank you for your consideration.