

Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, December 9, 2024 8:21 AM
To: Bob Taylor
Cc: Steve Koper
Subject: RE: Case File PMA 24-0004 concerns/comments from neighbor

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record, which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.



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From: Bob Taylor <bob@materialcg.com>
Sent: Saturday, December 7, 2024 12:42 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Subject: Case File PMA 24-0004 concerns/comments from neighbor

Hello there, unfortunately I now have a conflict and will not be able to attend the Monday meeting at 7pm for the proposed project on Norwood Rd., therefore like to express a couple comments via email:

First to state that I do not consider myself a “nimby” and understand the need for more housing and quote “affordable housing”, so I’m not necessarily against this project in general. That said, being a nearby resident, I have a couple comments/concerns I hope will be considered:

- 1) The recent Lennar homes project (“Autum Sunrise”) promised a similar “tree preservation zone” – yet there was zero oversight when AKS engineering came in and completely thinned out those tall firs to the point that the first strong fall winds started blowing down the remaining fir trees and Lennar ended up getting what they really wanted, which was a winding sidewalk with grass and small little trees and visibility to all their homes – it was their plan all along and there was zero oversight (that was called a “tree preservation zone”, why was AKS in there cutting out more than half the trees if it was a “preservation zone”) – what was approved by the City was not what we delivered, Lennar & AKS lied and there was no oversight, accountability, fines nothing! This new proposal also has a “tree preservation zone” – is our neighborhood going to end up with another destruction of very nice, tall firs because of deceiving developers and lack of oversight?
- 2) Again, I fully understand the need for additional “affordable housing” and it’s obvious the City sees this south end of Town as a prime location to expand, what I’m not seeing or feeling in this (maybe I’m missing it) is a lack of any allocation for commercial space or effort to put in conditions to developers to include some amount of necessary commercial space – I’m not talking about “strip malls”, but some

small spaces for convenience store type, coffee shop etc... I believe would be very welcome to the community (jmho).

I appreciate your consideration,

Robert Taylor
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