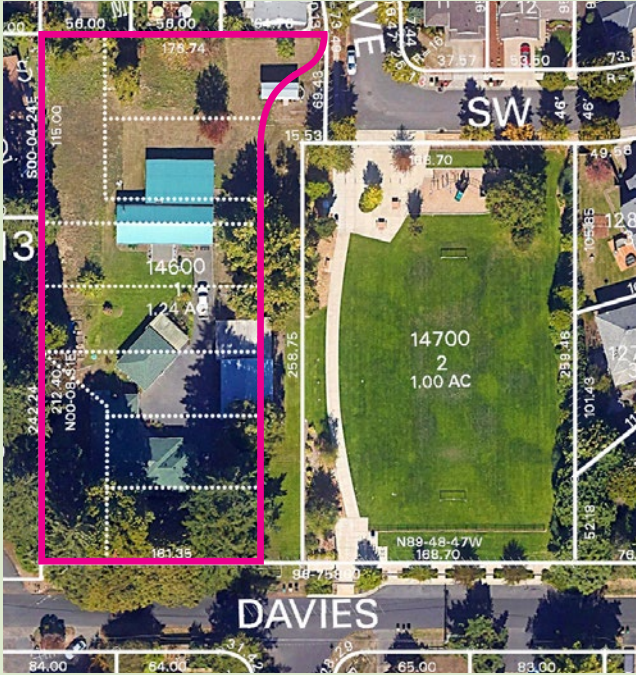


INFORMING OUR NEIGHBORS ON THE MEADOW WAYE PROPOSED 9-HOUSE DEVELOPMENT



MEADOW WAYE PROPOSED 9-HOUSE DEVELOPMENT



WHAT IS HAPPENING?

There is developer interest in a nine house development bordering Meadow Waye Park. The proposed development varies the current zoning of R5 by reducing lot sizes on 5 of the 9 lots to 4500 square feet. Average lot size of surrounding neighborhood is 5000 to 7000 square feet.

WHERE IS THIS?

This proposed development is at the site of the old Speer's Farm at 13275 SW DAVIES RD (between SW Davies Road on the south end and SW Bluebell Lane on the northeast side). This property borders Meadow Waye Park, **the community's multipurpose athletic field for kids ages nine and under for youth soccer**. Meadow Waye Park also has a playground and picnic benches, and serves as a gathering place for families and neighbors. Neighbors were originally told at the time of the Meadow Waye Park development that the farm would become part of the park in a Phase 2 development. This is not the case and will not be happening.

HOW MIGHT THIS AFFECT THE NEIGHBORHOOD?

- Dramatically increase traffic. Nine new homes with an average of two or more cars per home means a possible prospect of 18 or more vehicles, possibly much worse with HB 2001 city code changes.
- Exacerbated parking. Existing street parking is already inadequate with park visitors often parking on private property and blocking mailboxes along SW Davies Road which is an unimproved street without continuous sidewalks
- New road with bad visibility, no parking and no sidewalk. A connecting road that joins 133rd / Bluebell to SW Davies is being proposed. It does not include street parking. It offers poor visibility for pedestrians and park visitors. Where will visitors park?
- New road with poor fire truck, ambulance and waste management access. A less than full width, standard road means poor access. Where will household waste bins be accessible to waste management?
- According to a neighbor who has been here since the 1980's, there is a spring located on this property, and a buried and failing French drain. How will development of homes abutting this land impact the existing homes and utility systems.

WHAT ARE WE DOING?

We are currently collecting information, organizing as a neighborhood and providing input as this development can affect the value of our homes, the livability and safety of our neighborhood and the quality of our lives. We will work together to voice our concerns to the city in hopes they will consider these factors as plans for developing this property move forward.

WHAT CAN YOU DO?

If you are in South Beaverton, sign the Neighborhood Petition. We need at least 600 signatures and need your help. Print the attached PDF and ask your neighbors to sign. Return the signed petition to one of the organizing neighbors. We need your help soon!

CONTACT US:

1. Visit the dedicated page on the new website beaverton.me for updates and links to social media groups on nextdoor.com and Facebook.
2. Come to neighborhood meetings, including the South Beaverton NAC meetings on the third Thursday of the month starting in September.
3. Get on our mailing list. Request an add by emailing to meadowwaye@beaverton.me

