

April 2, 2018

Planning and Building Services Department
City of Lake Oswego
380 A Avenue
P.O. Box 369
Lake Oswego, OR 97034

Attention: Leslie Hamilton, Senior Planner
Regarding Project LU 17-0065

As the re-submittal for the 2-lot partition of 1923 Mapleleaf Court will be considered again on April 2nd, the Palisades Neighborhood Association board is writing this letter to voice our support for our neighbors who have given written and oral testimony against request LU-17-0065. The board is not opposed to development as a natural part of a growing community. However, in this case, we support the grave concerns about the partition and subsequent development of this parcel.

We have reviewed the developer's documents, met with our upset and worried Palisades neighbors, and listened to doubts expressed by most of the Development Review Commission members during debate at two meetings we attended in 2017. Common sense states that erosion and flooding will occur when the tree grove is removed and the land is seriously disturbed by construction. The city's own maps show the slopes below 1923 Mapleleaf Court as being a slide zone. The property also falls in Zone B on the city's earthquake hazard map (on a scale of A to D with A being rated as the highest hazard).

Without any further construction, that hillside poses some obvious hazards for the residents below - and a future family in the proposed new home; why willingly and knowingly allow further disturbance?

To that end, there is nothing like an actual site visit to bring the concerns into full view and we ask every member of the DRC to commit to visiting the property before making a final decision.

The Palisades Neighborhood Association feels that anything with such an unmistakable impact on the safety and security of our neighbors deserves a strong response from us. Despite the developers' testimony stating confidence in his skills to mitigate and prepare the site for any disaster, far too much uncertainty and question remains about the wisdom of this entire project.

Sincerely,

Nancy E Wakefield
Palisades Neighborhood Association Board Member
1921 Park Forest Court, Lake Oswego, OR 97034

EXHIBIT
G-200

LU 17-0065