

LAKE OSWEGO PLANNING COMMISSION, January 25, 2016

Good evening Commissioners. My name is Christine Roth and I am representing Rosewood Neighborhood Association.

Thank you for the opportunity to testify this evening on the Southwest Employment Area Plan.

Rosewood NA has participated in the SWEA planning process since the task force was formed. Our neighborhood will be one of the most affected areas since the borders of SWEA are our northwest border.

We have two concerns tonight that we wish to address. First is traffic. We recognize that change and development will occur and are accepting of redevelopment and uses in the area. We also want to minimize negative effects to both neighbors and the entire neighborhood.

The section of the SWEA plan that we are most concerned with is the potential extension of Jean Way through the SWEA area opening onto Lakeview Boulevard.

Even though there is not currently a thru road, the parking lots are beginning informally to function as one. Traffic on Lakeview is already heavy and if you follow vehicles coming off Boones Ferry Rd onto Jean Rd, many of them turn down Lakeview to Childs Rd and then to Stafford. They are using these roads as cut through traffic to the West Linn/Stafford area to avoid the crushing traffic on I-5 and I-205. If this punch through, making Jean Way a primary street, is built heavier traffic will be expected. Funneling more traffic into the narrow streets of this residential part of Rosewood neighborhood is not an efficient way to manage that traffic.

Another area negatively affected by a Jean Way punch through would be the turn from Jean Rd to Jean Way. No stop is required for right turn from Jean Rd onto Jean Way, and no stop is required for a left turn from Jean Way to Jean Rd. If a stop is required to facilitate traffic in that intersection, traffic at peak hours will stack back on Jean Way to Boones Ferry. In the westerly direction, traffic will stack on Jean Rd back to the Pilkington Rd intersection. Traffic entering and exiting Jean Way is currently difficult at peak hours. The potential for intense traffic, especially on Jean Way (a very short street with multiple access points) is clear.

Road conditions in the northwest sections of Rosewood are poor since many of them are currently county roads and haven't been maintained much less upgraded to city standards. They can't accommodate an increased volume of traffic, many of which would weigh much more than vehicles currently using streets in the area.

Neighbors on Lakeview already complain about speed, volume and carelessness by drivers in their areas. Not many streets in the northwest area have sidewalks. Many

of the houses are home to children. Needless to say, their parents are worried about children's safety. Lakeview Blvd is also the primary access for many of the students who walk to Rivergrove Elementary School. More traffic at higher speeds increase the likelihood of negative events.

Rosewood Neighborhood Association Board doesn't want to wait for negative events for traffic mitigation to begin being addressed. We oppose pushing Jean Way through to Lakeview Blvd.

The second issue Rosewood Neighborhood Association would like to address is Proposed Code Amendment, item 4. Building Siting, b, Build-to-Line. Our concern is that requiring 20 ft limits the effective use of bioswales and other water treatment and/or retention areas in an area with no effective stormwater management structures. It also limits builder innovation and creativity. Removing paragraph b. would provide flexibility.