

April 22, 2016

To The Lake Oswego City Council

Re: File Numbers 16-0001 (Ordinance 2707) and PP 13-0007(Resolution 16-05)

While I am unable to testify in person at the May 3rd public hearing regarding the above mentioned File Numbers, I am extremely concerned of this proposed use of taxpayer money which would benefit a very small number of private businesses in the Lake Grove Village Center.

I am referring to the more than \$7 Million (plus land acquisition costs) which would be spent under the proposed code amendments to allow a publically funded parking garage to be constructed in the present Round Table Pizza location on Boones Ferry Road.

The Round Table Pizza property is owned by the Lake Grove Village Center.

Planning Department documents (attachment 2 -PP 13-0007) figure 4 and figure 5 indicate that while parking in the main Lake Grove Village Center lot is over 85% capacity weekdays and weekends, the paved parking area behind Round Table Pizza is less than 55% utilized weekdays...and this is the area being proposed for the parking garage. The Planning Department's own documents indicate that the available parking area behind Round Table Pizza is not being fully utilized. Why? I would say that it is too far away from stores and restaurants in the shopping center (more than the length of two football fields) and unsafe. People using this parking area must either walk the sidewalk on Boones Ferry Road (even further and highly unlikely) or traverse a route that must dodge Zupan's loading dock and garbage bins (even more unlikely or it would currently be filled with cars)

\$7 Million plus dollars is a lot of taxpayer money to ask the city to spend on a parking garage that will benefit what amount to three private businesses....Jefe's, La Provence and the owners of Lake Grove Village Shopping Center. And more parking won't get you seated at either restaurant any faster as they only have so many tables.

The Planning Department and Planning Commission used several flawed assumptions in recommending approval of these amendments.

- 1) Planning Department Staff indicated under Planning Commission questioning, that the Round Table Pizza lot is sloped when in fact it is more level. This seemed to be more palatable to some Planning Commission members thinking that the Parking Garage could then be set into a hillside (which doesn't exist)
- 2) Planning Department staff indicated that the back of the Round Table Pizza lot was trapezoid shaped when it is in fact square. The front of the lot is trapezoid. Planning Commission members were led to believe that since the back of the lot was trapezoid, only a small corner of the parking garage would be close to the abutting residential properties.
- 3) Randy Arthur, chair of the Planning Commission said at their March 14th meeting, "I have not gone out and looked at the property, probably to my shame." If he or any other members of the Planning Commission had taken the time to actually look at the property in question, they would

have seen that the back of the Round Table Pizza lot is 3' to 4' higher in elevation than the abutting residential lots. This further magnifies the height of any proposed building.

Commissioner Bill Gaar is quoted to say during the March 14, 2016 Planning Commission meeting that "we're ending up with this NIMBY approach....I empathize when issues come up with abutting neighborhoods, but for the greater good, I am comfortable with this." I'm sure he is. I doubt that building code amendments are being considered to allow a 45' tall concrete parking garage complete with annoying car alarms, squealing tires and honking horns in his backyard....built with taxpayer money.

The proposed code amendment which was approved by the planning commission allow up to 238 parking stalls and a 45' tall block shaped building to be built adjacent to the abutting residential properties and use 75% of the lot rather than the 50% which is allowed under current code. Why is this change necessary? The code amendment also allows ceiling heights of 15 feet rather than 11. For reference, a standard garage door is 8 feet in height. Does the Planning Department's suggestion of nearly twice this normal height indicate the city needs to build RV parking?

This will completely destroy property values.

Both the Wizer block redevelopment, which is currently under construction, and the North Anchor Project are building underground parking in order to protect abutting residential properties and maintain the character of the city...mostly at developer expense. Why not here?

I invite you to visit the Round Table Pizza location. Park behind the restaurant (you'll find plenty of room) and then look around and try and imagine who will use any of the proposed 238 parking spots built at roughly \$30,000 per stall. Oh, and then try and pull out onto Boones Ferry going West.

There is no need, present or future, for this misguided public expenditure.

Peter York

4601 Upper Drive

Lake Oswego

503-305-5794

If the council approves these changes I volunteer my services to the design committee as this proposed garage actually is in my backyard. The design committee should have input from someone who is affected by this change.