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Good Evening Mayor and Council Members,  
Thank you for your time this evening....

Most of you are familiar with the development in our Hallinan Heights Neighborhood, which included 15 homes, 2 on substandard lots. We came before you with many concerns that were ignored, and now have actually come to pass...and some we hadn't thought of. Now that the houses are complete in the area of our biggest concern, there are Problems of underground springs, storm water, rain gardens, and parking. The cutting down or tearing down of 40+ trees in our area has had a definite effect on the environment.

Then there are smaller problems of trying to put 5 mailboxes for the new homes on an existing neighbors right of way and the overlapping into the existing neighbors space, by blocking views and changing the neighborhood feel, from roomy to overcrowded. The impervious surfaces now covering these lots have affected the new houses as well as the old. The water has less area to drain and is even leaking onto the newly paved Cedar street and now the water is frozen, making it treacherous for our new neighbors.

These are realities of infill, and they are made more so by building on lots that are not in the correct zoning. And as the GeoTech said when he saw all the water problems..."This was overbuilt."

There are many issues to think about when making the decision about lot size that take common sense which code doesn't address. When I look at the proposals by staff, there is basically no change to what is already in place. The irony of all this is that we are acknowledged by the DRC, Planning Staff, some city councilors and citizens as the poster child of what should NOT happen again...but nothing has changed in the proposed amendment...everything that happened here in Hallinan Heights can happen over and over....

Why do people choose to live in lake Oswego rather than Portland or Beaverton, for example. The answer is...people in this community want the wonderful and beautiful trees, they want privacy from their neighbors, they want a quiet safe residential environment, they want safe walking and biking areas, and they want

good schools. How is this going to differ from Portland, Beaverton or any other city after we've overbuilt...What is our model?

After our experience for the last year and a half, we understand why more people don't get involved with city issues until they are directly affected. That would be us...People are busy with their lives and their families.

People innocently expect that the city will balance the character and norms in neighborhoods with the future, which was why the Comprehensive Plan was written...It clearly states what has been chosen by the citizens on how they want Lake Oswego to go forward into the future.

BUT then what citizens discover is that there seems to be an agenda inside the city that is quite different...staff seems to be working around the clock toward development at any cost....zoning, land use, neighborhood character, parking, infrastructure short cuts... This puts the citizens in the position to compete with the professionals who publicly admitted their job is to "beat and cheat" the rules/code.

Citizens are on the defensive end...having to hire an attorney as their only option to make a difference in the way the city is making decisions, when we have elected officials and staff we pay for that we would expect to work with us. That's not what we want to do! We did not hire a lawyer to represent us....although that seems to be the only action that gets any attention. Our city's job is to work with us, to compromise with us, not alienate us. Hiring a lawyer says ... we have to protect ourselves from our own city.

Why do you want all this unfettered development?...We have to take responsibility for what our city is becoming...we've already meet Metro's housing requirement, without increasing density with our current comprehensive plan and zoning map. This is doing something beyond our base zones.

So to wrap this up....

1.Treat substandard lots like they are more important than the tree code. If cutting a single tree down requires review at the Council level, then surely something as consequential as building on a substandard lot that has long term effects needs to be taken from a staff level decision to a DRC or Council level decision.

2. Understand that water and soil content are major issues in our town and stormwater needs to be studied by engineering experts with long term solutions, not quick fixes like Rain Gardens, which many consider a fad, or worse, that clearly do not work, and cause undo problems and even danger for the homeowner.

3. Recognize that parking is a major issue in neighborhoods, require that substandard lots have at least one on street parking spot.

4. Don't allow staff to endorse Metro and Portland's density issues, Portland is already regretting what they are doing ....

5. Recognize what overbuilding does to a neighborhood.... Don't succumb to the latest fad, (people do want yards)... overbuilding and covering lots with impervious surfaces wrecks havoc on the stormwater system and causes environmental issues that have far reaching and long term effects.

6. As for trees...It seems that as soon as the builders got involved all the trees were able to come down and in our neighborhood, clearly water problems have resulted.

So, I Thank you for your time, my hope is that you will consider all that we have been through in Hallinan Heights to guide your decisions for Lake Oswego's future.

Liz Martin

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