

State Street Condominium Homeowner's Association

**210 South State Street
Lake Oswego, OR 97034**

RECEIVED

October 22, 2012

OCT 29 2012

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

City of Lake Oswego
Community Development Dept.

RE: Lakewood Center Project

We are the 10-unit condominium building that shares Lakewood Center's property line on the north side. We would like to take this opportunity to raise our concerns regarding the expansion of the Lakewood Center property, as follows:

- 1) Our property is bordered on the west by a dedicated city-owned right of way and on the south, the side we share with Lakewood Center, a ten-foot strip abutting our building which is ours and a ten-foot strip abutting the Lakewood Center property line which is a continuation of the city-owned right-of-way. The entire right-of-way is in need of re-paving and we are in the process of negotiating with the city to re-pave this right-of-way at our own expense. We believe it may be in the interest of Lakewood Center to promote our attempts to repave the right-of-way as there is a certain amount of foot traffic generated by events at Lakewood Center that uses the affected right-of-way.
- 2) How will surface water runoff and drainage from the proposed Lakewood project affect our property? Our re-paving project is also necessary to protect the foundation of our 70-year-old building from runoff.
- 3) There is an existing fence along the north side of Lakewood Center. Does this fence mark the property line? Will the fence be replaced? Will the rock wall beneath the fence be affected?
- 4) What other effects can we expect from the entire project, from demolition to final use?

Thank you for addressing our concerns.

Jan Jansen, President, State Street Condominiums HOA
Fran Johnston, Secretary, State Street Condominiums HOA
Brock Enyeart, Treasurer, State Street Condominiums HOA
Sandy Jackson, Owner, State Street Condominiums HOA
Caitlin Massey, Owner, State Street Condominiums HOA

EXHIBIT G-1
LU 12-0028

From: Holwerda5@aol.com
To: [Hastay, Johanna](#)
Cc: [Espe, Paul](#); mcguire15@hevanet.com; holly.rodway@gmail.com
Subject: Lakewood Center
Date: Wednesday, October 31, 2012 10:19:28 AM

Johanna-

I am sorry it took a few days to respond to your staff report. As I told you, Don Ross is unable to participate because of his medical situation. I ran the staff report by Jeannie McGuire and Holly Rodway (whose father's funeral was on Sunday). Holly let me know this morning that she was not able to weigh in because of her family situation. We are kind of short "staffed" on this issue.

I know you recommend a variance from the setbacks that would allow the rehearsal building to be almost flush with the main Lakewood Center building. When Don and I attended the preapps we expressed our opinion that the city not allow a variance to the setback requirements from the street because the new building is so large that it would block most all of the view of the side of the Lakewood Center while driving south on State Street.

The current Lakewood Center is 8 feet from the street. As the staff report recommends it, the rehearsal building will be set back only 5 feet from the Lakewood Center (and 13 feet back from the street) instead of being set back the full setback: 43.2 feet (32.2 feet Conditional Use Setback plus the 11 foot Special Street Setback). We are concerned that both the width of the rehearsal structure, (it is wider than the gable end of the Lakewood Center fronting on the street) and the height of the structure (it is taller than the Lakewood Center) will not make the new building appropriately subordinate to the historic building. It is so massive that it will dwarf the Lakewood Center for drivers and pedestrians coming southbound on State Street. Five feet back from the main building is not enough. While we are not proposing we need the full 43.2 ft setback, HRAB believes we need more than 13 feet back from the street so as not to distract from the dominant historic building on the site. Every extra foot it is set back would be helpful (even if only 5 more feet are possible), but we would like to see it set back another 10 feet because of its width and height. Once the building is built it has a permanent impact on probably our city's most prominent landmark and we want to get it right to allow the Lakewood Center to be in the foreground.

HRAB agrees with the staff report's recommendations on materials and architectural features.

Please provide these comments to the DRC in their packet. Jeannie McGuire and I will be at the Monday hearing.

Thank you!

Kasey Holwerda
HRAB Chair.

EXHIBIT G-2
LU 12-0028