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FOOTHILLS MIXED USE ZONE City of Lake Oswego
Community

**EXHIBIT G-13
LU 12-0032**

My name is Rob Le Chevallier. I reside at 1570 Bonniebrae Drive, Lake Oswego, OR. I am here testifying on behalf of the Foothills Mixed Use Zone. I also want to disclose that Chair Bill Gaar and I are shareholders in the same law firm. However my testimony is as an individual resident of Lake Oswego and does not involve my law firm.

I would urge the Planning Commission to adopt the Foothills Mixed Use Zone and Comprehensive Plan and Community Code amendments.

At its base, a comprehensive plan permits each community to plan for what its needs are and what its citizens want for their community in conjunction with and in harmony with a number of state-wide planning goals including that of preventing urban sprawl.

The proposed Foothills development will create a walkable neighborhood close to the restaurants, grocery stores, shops and public facilities in the downtown area. It will take advantage of underutilized industrial land that is no longer an economic driver for our city.

Many residents in Lake Oswego have completed raising their families and are at the point where they will want to downsize from their larger homes in the next 5 to 10 years. They want to stay in the community but they want to continue to be active participant.

Our 50 plus study completed a few years ago showed that this generation of senior citizens wants multi-generational living and recreational facilities with their own private spaces. They do not want to be confined to the choice of single family residences (with the maintenance issues that comes with it) or retirement homes that are only for seniors. They are physically active and want to stay healthy and engaged in their lifelong community activities as long as possible. They want to have parks and other amenities to take their grandchildren to and to enjoy them!

As a business and estate planning attorney practicing in this community I speak to people in their 50's, 60's, and 70's every day about their aspirations for this next stage of their life.

They tell me that they want to stay in Lake Oswego. They enjoy the Farmer's markets, the restaurants, the Lakewood theatre, the parks and plazas and the summer concerts. Some are asking me when their condo or apartment will be built in Foothills so that they can start making decisions about their future. They don't understand why it is taking so long to get this project completed.

The Foothills development will also attract younger professionals who are starting their families and want suburban close-in access to Portland, OHSU and other employment centers. The pedestrian trails along the river, Tryon Creek Park, Foothills Park and Roehr Park are also an attraction. These young families will move to Lake Oswego for its excellent public and private schools.

Linda Brown of the school board asked me to deliver an email to the Planning Commission indicating the board's continued support for the Foothills planning process. As school board chair John Wendland says. "We want the kids."

I trust that city staff and our Development Review Commission will make good decisions about height and mass of the buildings, density and traffic issues as this mixed use zone is developed so the character of our community is enhanced. We also believe that the buildings and streetscapes will be designed with the quality that we are used to seeing in Lake Oswego.

I urge the Planning Commission to adopt the amendments to the Comprehensive Plan and the Community Development Code so that this needed Foothills Mixed Use Zone can move forward.

Thank you.



Rob Le Chevallier