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May 2, 2013

CITY OF LAKE OSWEGO
Community Development Dept.

Jessica Numanoglu
City of Lake Oswego
380 A Avenue
Lake Oswego, OR 97034

Sent Via Email Delivery to: jnumanoglu@ci.oswego.or.us

RE: LU 12-0052 Kruse Village – Questions on Conditions of Approval

Dear Jessica:

Our design team has reviewed the conditions of approval and we have the following comments that perhaps could be resolved prior to or at the public hearing:


1. Condition A.2. calls for a recorded document to memorialize the Traffic Management Program, the RP district as delineated and approved by the City, and the trees that will be preserved.

We understand that the Council has been re-examining the sensitive lands and may at some time rescind some of those designations on private lands. Our property would benefit if this resource designation was removed from public lands, or those in public right-of-ways and we request that some additional language be added: "vi. Should the RP District be removed, the property would be subject to the base zone uses and standards."

2. Condition A.13. requires a 3-year refundable deposit of 120% of the value of the RP mitigation. Condition C.6 requires a 1-year guarantee for all landscaping at 5% of the total costs of all landscaping. We request that Condition C.6 be clarified to exclude the 1-year guarantee for vegetation within the RP mitigation area. In this manner there will not be an overlap or redundancy in the types of guarantees being provided for specific land areas.
3. Condition B.1. We believe the Carmen Drive improvements as required do not meet any of the definitions or purpose in this Charter section. We recommend this condition be deleted, as it does not apply.
4. Condition D.d states "the monument sign shall not include any marquee (name plates), and shall incorporate architectural details from the proposed building." The City's sign code in Chapter 47 does not list "marquee or name plates" in the definitions section, nor can we readily locate this Chapter 47. We request that this first portion of the condition be deleted, such that it will read "The monument sign shall incorporate architectural details from the proposed building."

If you want us to meet with you about this ahead of time we can make ourselves available and I can be reached at 503-245-1976.

Regards,
Gramor Development, Inc.


Matt Grady, AICP
Senior Project Manager

cc: Keith Jones/ Harper Houf Peterson Righellis Inc. (KeithJ@hhpr.com)
Steve Abel/ Stoel Rives (swabel@stoel.com)
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EXHIBIT F-20
LU 12-0052