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20 May 2013

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To: Lake Oswego Development Review Commission

From: Carolyn Krebs
16925 Denney Court
Lake Oswego, OR 97035

Subject: Kruse Village LU 12-0052

CITY OF LAKE OSWEGO
Community Development Dept.

Thank you for leaving the record open to receive written and oral testimony for LU 12-0052. I work as a math tutor in Lake Oswego with more than a dozen clients on the west side (Lake Grove, Lake Forest, and Westlake neighborhoods). As I work most evenings, I'm unable to attend the hearings on Kruse Village. However, I travel the streets that will be most impacted by this project during the course of my work day (generally starting at 3pm during evening peak). I have familiarity with the traffic patterns and can envision potential impacts from the proposed development.

I'm the former co-chair of the Lake Forest NA which was active up until Fall 2012, when the board decided to take a break. I served on the Lake Grove Village Center Implementation Advisory Committee, along with Cheryl Uchida and Mike Buck, as the Lake Forest NA representative and served on the Boones Ferry Refinement Phase II project advisory committee as the neighborhood representative for Lake Forest, Waluga and Lake Grove neighborhoods. This experience informs my testimony which represents my perspective only.

I listened to the audio tape of the first public hearing, and hope that my testimony is useful to DRC deliberations. I attended the pre-application conferences for this project as well as two neighborhood meetings. I am providing testimony in favor of this application for several reasons:

First, the scale of Kruse Village offers a good transition from surrounding 1-2 story buildings to taller commercial buildings in the Kruse Way office complex.

Second, the Kruse Way office campus currently has high vacancies. Property managers and businesses have testified that that Kruse Village would be expected to have a positive impact on business leases by providing amenities within walking distances.

Third, having studied and visited other Gramor developments, I believe that Kruse Village will be of the highest quality consistent with other developments, such as Lake View Village in downtown Lake Oswego

Fourth, while I'm adamantly against urban renewal (and have been public about my opposition), I also recognize that the Lake Oswego Redevelopment Agency (LORA) will

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receive a significant boost in the tax increment for the Lake Grove Urban Renewal District from Kruse Village and that this increment is targeted to fund Boones Ferry Road improvements as described in the Lake Grove Village Center (LGVC) plan. Lake Grove businesses and neighbors alike believe that these improvements to Boones Ferry Road will catalyze redevelopment of commercial properties in that district. I don't believe that Kruse Village subtracts from the LGVC, I believe that it will help to fund it. Also, I don't believe the proposed development will substantively subtract from the economic activity of Lake Grove as I believe that Lake Grove businesses will see more economic benefit if the Kruse Way office campus reduces its vacancies.

Fifth, traffic impacts to Quarry Road, as detailed in Jeff Novak's testimony, can be addressed by the applicant &/or the City of Lake Oswego as part of their update to the Transportation Systems Plan (TSP). I urge the DRC to condition approval upon the mitigation of traffic impacts to Quarry Road that will help to address the concerns of Waluga residents. As for Lake Forest, it is my understanding that Clackamas County's TSP has proposed pedestrian and bike improvements at the highest priority level (Tier 1) for Carmen Drive in their current update. These improvements should significantly improve our access to this location. For my part, I have learned to take the freeway from my home to work in the Westlake neighborhood. It takes ½ the time from other routes near the proposed development site. If I want to visit Kruse Village as a pedestrian, I would probably walk through the Waluga neighborhood on Quarry Road as I do now to the Biscuits Restaurant and Blue Moon Coffee shop in Merchantile. If Gramor chooses businesses that I might frequent, I would probably walk at least half the time as this is my current practice as a frequent customer of the Lake Grove Market (Zupan's) complex.

Thank you for considering my testimony.