

May 6, 2013

To: Members of the LO Development Review Commission
Lake Oswego Planning Department: Jessic Numanoglu
Lake Oswego City Council

From: Cheryl Uchida

Re: LU 12-0052
Applicant: Kruse Village LLC

If the "upscale" Kruse Village development is approved, the people will come and so will cars. Despite the predicted numbers shown on the applicants' traffic reports: the traffic WILL come. By traffic, I mean cars & trucks from future employees and customers, deliveries, maintenance & other services and the list goes on especially for accommodating food and beverage operations planned for this development. And the traffic will have to come from all over our community & beyond to make this development successful. Many will use Quarry Road and other roads that lead to Quarry like Douglas Way, Oakridge as well as Galewood. So the traffic will not just be generated from those who work and do business along Meadows Drive, Kruse Way Place, Daniel Way and from the neighbors who live in the immediate areas of Holly Orchards, Westlake, Lake Forest & Waluga Neighborhoods. And those who choose to drive will seek shortcuts through our neighborhood streets to get to or leave from this development as they already do now.

I have lived in the Waluga Neighborhood Association for over 30 years and have experienced many commercial development approvals beginning with Mercantile Village, Trillium Woods, a medium density residential development, Oakridge Park Senior facility with all of it's parking problems, and recently with Starbucks on Douglas Way with it's traffic access, parking and congestion issues. The core of our single-family residential area has always been affected & impacted by these developments even though they were allowed by code and most often approved by DRC. We were politely reminded that developments like these were inevitable because of the zoning designation and allowed uses. I have testified the negative impacts of increased traffic on our neighborhood streets and still today feel that neighbors like myself are left with trying to mitigate the situations after-the-fact. We have a park, a church, a large elementary school complete with an all-district school bus & maintenance facility within a few yards of one another. We have tried hard to see that pedestrians and bicyclist are safe and that traffic is calmed with installations of speed cushions, raised crosswalks, increased stop signs at intersections and requesting more police patrols to reduce the speeding and stop sign violators. Now with a looming large commercial development on the other end of our neighborhood, we're feeling squeezed & trapped.

I was also a member of the Lake Grove Village Center Plan Advisory Committee & an alternate member of the Boones Ferry Refinement Study group as the representative for the Waluga Neighborhood. As you know much of our neighborhood is included in the LGVC Plan boundary, so it was important that each committee member understood the impacts

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on our neighborhood streets when potential redevelopment of properties and infrastructure would occur once the Plan overlays were to be implemented. It was my responsibility to inform & share these impacts with the members & with our neighbors. Consensus was reached on almost all issues. Despite this, our neighborhood remains vigilant as the LGVC Plan and the Boones Ferry Refinements take place, hopefully in the near future.

I want the LGVC to succeed and in order for that to happen, it doesn't need another independent shopping center on the other end of it's boundary on Kruse Way and Carman Drive COMPETING for business and attention with the Lake Grove Village Center. In other words, we do not need another SHOPPING "VILLAGE" on the other side of our neighborhood within a CR & D zone. This development is totally inappropriate for this site and is designed for far more than just the Employment Center's employees, customers and adjacent neighborhoods. Although I understand that the City welcomes the Systems Development Charges that will be collected from this development.

Finally, I am concerned about the number of tall standing large trees on the corner of Meadows and Carman that are marked & designated to be removed. Initially we were told that the stand of large trees would be saved. Careful consideration was made to save these trees when the roundabout was designed for this intersection a few years ago.

Thank you and I urge the DRC to deny this application.

A handwritten signature in black ink, appearing to read "Cheryl Uchida", with a long horizontal line extending to the right.

Cheryl Uchida

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