

From: [Dan Neils](#)
To: [Laura Terway](#)
Subject: Re: McCord Rd proposed zone change ZC15-02
Date: Monday, October 12, 2015 12:00:31 PM
Attachments: [Dan Neils 10-12-15 re OC proposed changes.pdf](#)

10/12/15

Dear Ms. Terway,

Thank you for taking seriously my safety concerns this summer by requesting a secondary Transportation analysis. I got a copy of it from my neighbor Bob, and I think I have a reasonable compromise plan that may reasonably satisfy the various concerns of the neighbors affected by the new road. I wanted to share these in detail in advance of the scheduled hearing October 21. I have attached the proposal for consideration in the event I cannot attend. Here's the quick summary:

1. Combine proposed lot #1 and #2 to a single lot that faces Villard Place.
2. Talk with the street planners and gain consensus to place 2 large speed bumps on McCord Rd. One at the bottom of the big dip, prior to the new road, and one further up on the other side of the new road. This will slow traffic coming down the hill in the dark, and those gunning it after they come around the 90 degree corner onto McCord rd. If Clackamas County won't pony up for it, put in on Icon to pay for.

I think it's a good compromise. The builder would still get to squeeze 4 extra houses into his project, and the conditions would be safer on McCord.

Thank you for your consideration and sharing this as you feel fit.

Sincerely,

Dan Neils
Agape Insurance
19652 McCord Rd
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Visit my website: <http://www.agapeinsurance.net>

On Mon, Jul 20, 2015 at 2:29 PM, Laura Terway <laterway@ci.oregon-city.or.us> wrote:

Good Afternoon,

Thank you for your comments, I will include them in the staff report. Please feel free to contact me with any additional questions or concerns.



Laura Terway, AICP

Planner

Planning Division

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Please visit us at 221 Molalla Avenue, Suite 200 between the hours of 8:30am-3:30pm Monday through Friday.

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From: Dan Neils [mailto:danneils@gmail.com]
Sent: Friday, July 17, 2015 2:42 PM
To: Laura Terway
Subject: McCord Rd proposed zone change ZC15-02

July 17, 2015

Hello Ms. Terway,

I live at 19652 McCord Rd, just 2 houses from the pending development coming in the next year. I saw you were the planner assigned as contact regarding Icon's

proposed change of ZC-15-02 from R-10 development to an R-6. As a concerned affected neighbor, I have a few safety concerns to address:

1. **SAFETY:** I've talked with a number of neighbors on McCord, and my biggest concern is safety should the plan change be approved (From R10 to R6 lots). Although S. McCord rd. is 25mph technically, with the large dip and narrow road, drivers regularly drive 35-45 mph. The new neighborhood street access is proposed to come out on McCord Rd, just on the top of the blind hill, which would create an incredibly dangerous situation. McCord is a county road with no street lights. It is already a dangerous street, and adding a new access street would increase the danger to folks pulling out and the new pedestrians using the road. It would be much safer to have the new houses back up to McCord.
2. McCord is a country, county road. Most of the lots are from ½ to 1 acre, and further development is unlikely. Why have the new city street come out on McCord, and not on Leland, which is better able to handle the added travel?
3. **MASTER PLAN:** In the OC Master plan, the Reddaway St. area was set aside for high density housing. High density housing is great when buffered by lower density, as was set forth in the plan. Little Pease Rd. is a sorry street, narrow, and very unsafe for pedestrians as some points require you to walk on the street. Adding even more houses than ICON could build on the new lot would add even more cars to this already unsafe street. Leaving the plan at R-10 would leave a nice buffer between high density and the country.

We all have concerns that no one says no to ICON, and that it's not much use trying to thwart their proposed plans. It's our hope that in finishing up development of our little corner of Oregon City, that ICON could get one "No" to their constant drive to infill every space with large homes on tiny lots at the cost to neighborhood livability.

I appreciate your considering my concerns.

Sincerely,

Dan Neils

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Learn about health insurance,

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The Federal Marketplace is at: <http://www.healthcare.gov>

Should you apply add: Dan Neils NPN 757811

October 12, 2015

Ms. Laura Terway
City of Oregon City
PO Box 3040
Oregon City, OR 97045

RE: ZC15-02, TP 15-03 proposal to re-zone the Oregon City Annexation from R10 to R-6, and extend Villard Place onto McCord Rd.

Dear Ms. Terway,

Thank you for taking my written prior concerns seriously enough to ask Mr. John Replinger to perform a review, based on the potential safety concerns I brought to light. My neighbor Bob, whom I am sure you heard from at the prior meeting, gave me a copy of August 10th review he performed.

I had a chance to read and reflect on his findings that no safety concerns are to be noted. Since you are in the review process still, I have a couple of observations as a 10 year occupant, as well as some practical proposed resolutions.

OBSERVATIONS:

You can tell by the letter that Mr. Replinger hasn't actually set foot on S. McCord Rd or driven it. When you on Google earth or Zillow, S. McCord looks flat. It is not at all. The new Villard street, and proposed Lot #1 would be in a side-hill, after a steep dip in the road. He suggested that the street was "Adequate for speeds up to 45 MPH". This is correct as long as no one is on foot, goes out to check their mail, or if the constant deer would agree to not frequently cross the road. This is an unincorporated, short, narrow road without sidewalks-nor will there ever be sidewalks except in front of a few lots where development has occurred. When you surpass the 25mph posted speed, S. McCord becomes more dangerous than any other street I have ever driven in Oregon City.

As people go down this steep dip in the dark (there is no lighting), they will encounter all these new cars coming out of the Villard Rd. Access. I realize traffic is everywhere. How is this different? It is different because not only will the new house owners access McCord here, but it will open connect with the rest of Villard Rd, Reddaway Rd, and the other new, high-density streets. Potentially, ALL the residents cutting south towards South End Rd or down to McLoughlin will use this road. Mr. Replinger was only gauging the impact of these 25 new homes, not the other 50 or so homes that will have direct access to Villard and McCord.

Dan Neils

Agency Owner

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PRACTICAL SOLUTIONS TO MIDIGATE THE POTENTIAL DANGERS.

1. Ask the builder to combine lot 1 and 2 into a single lot, facing Villard Place. Lot 1 would always be backing out to a dangerous driving situation the way it is proposed.
2. In the drawings, proposed lot #1 near the bottom of the large dip. A nice, large speed bump place on S. McCord, just at the bottom of the dip (and a speed bump warning prior to it) would slow traffic coming down the hill prior to encountering Villard Place.
3. Going South on McCord, place a second large speed bump prior to Villard Way coming from the other side of it. As people come around the 90 degree corner onto McCord Rd, 80% of drives accelerate from 25 up to 40 or so. By placing a speed bump prior to the new road, it would create a speed reduction zone, making it safer for drivers turning from Villard Way, either direction onto McCord Rd.

OBSTICLES TO 2 NEW SPEED BUMPS.

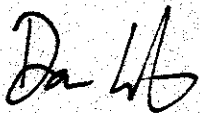
Multiple owners on McCord Rd have been fighting for years now to get those 2 speed bumps in place to slow traffic on McCord, to no avail. The 'City Guy' in charge says there's not budget for it and deferred to the 'County guy'. The 'Clackamas Country guy' shrugged his shoulders and tried to kick it to the City guy.

CONCLUSIONS AND SUMMARY:

After speaking with another neighbor, my best compromise for making a Villard Street connection to McCord safest for the whole community would be to combine lots 1 & 2 into a single lot that that faces Villard Place, and place 2 large, well marked speed bumps on either side of the new street. I think these 2 solutions would reduce the safety concerns we fear as long-term residents on S. McCord Rd.

Thank you for your considerations.

Dan Neils
19652 McCord Rd.
Oregon City, OR 97045



Dan Neils

Agency Owner

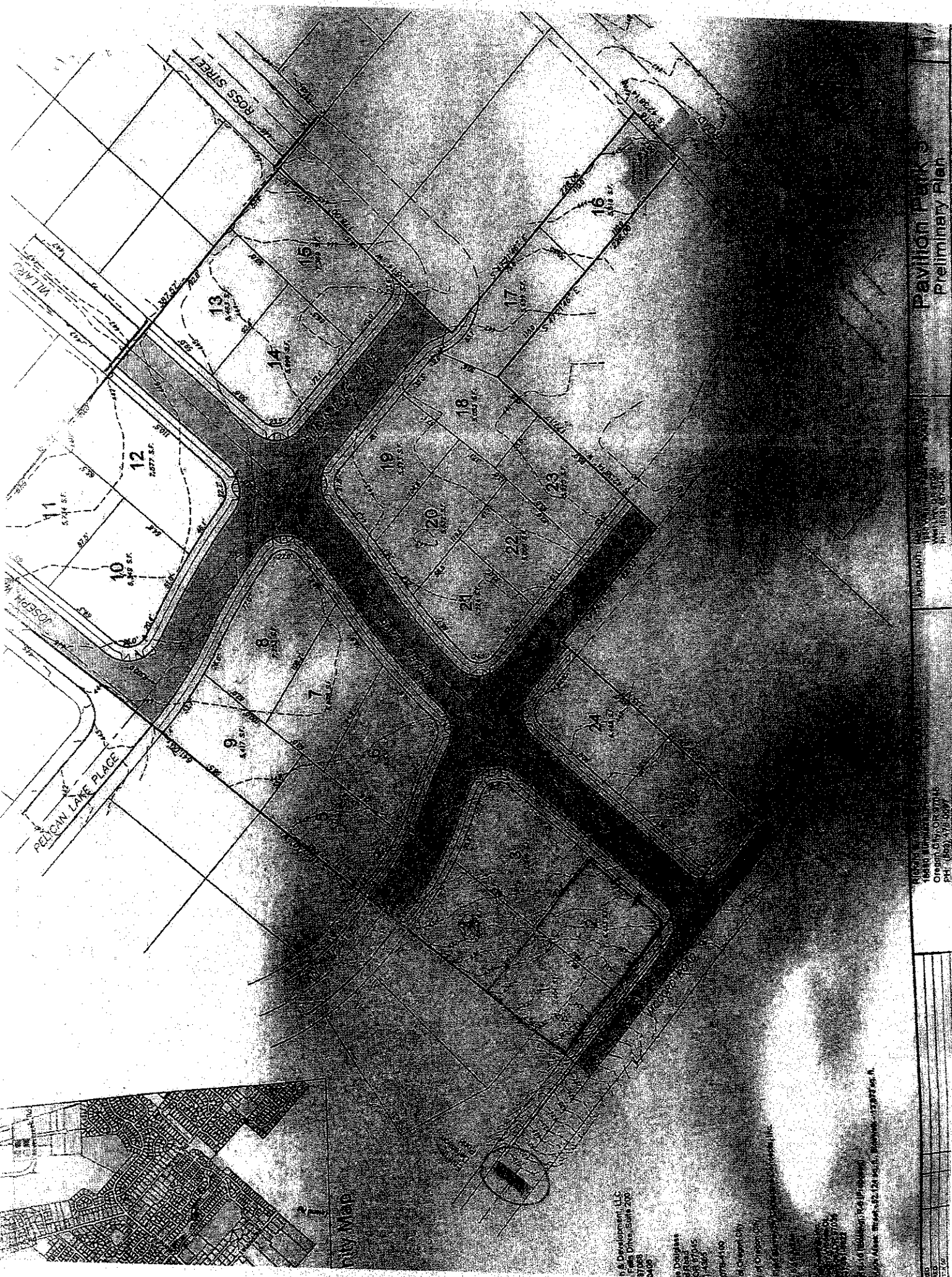
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Pavilion Park Preliminary Plan

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NO.	1
REV.	
DATE	
BY	
CHECKED	
APPROVED	
DATE	

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