

Claudia Cisneros

From: Pete Walter
Sent: Wednesday, March 6, 2019 8:43 AM
To: Laura Terway
Cc: Claudia Cisneros
Subject: FW: Park Place/South End Concept Plans

From: Gloria B <01gloria@gmail.com>
Sent: Tuesday, March 5, 2019 8:09 PM
To: Pete Walter <pwalter@orcity.org>
Subject: Park Place/South End Concept Plans

Dear Mr. Walter,

I am a resident of Oregon City and recently attended a Park Place Neighborhood Association meeting held on February 20. I live within the Hazel Grove/Westling Farm neighborhood and I am concerned about the South End Concept Plan design standards and agreements being removed. Developers should not be asking for design standards and neighborhood access agreements to be changed to help increase their profit margins.

Builders are requesting changes to concept plan standards put into place a decade ago. The adoption of these agreements followed our last housing boom in this region when low building quality in high density neighborhoods became prevalent. The standards were discussed and adopted to prohibit developers from increasing density and decreasing housing quality as seen in recent Gaffney and Meyers Road developments. Thus, Park Place and South End Concept Plan standards should not be ignored or erased in favor of City-wide design standards.

I do not want to see Oregon City resemble the cities of Tualatin, Sherwood, and Tigard with few open recreation areas, gridlocked traffic on main routes during peak transit times, and residential streets used as shortcuts by drivers avoiding high congestion spots. In addition, I do not want the constant threat of higher property taxation which is required to provide safe roads, public schools, law enforcement, and water and sewer services to a rapidly growing population.

I want the design standards and neighborhood access requirements in the Park Place and South End Concept Plans (OCMC 17.21 and OCMC 17.22) to be followed by planners and developers. Please help Park Place and South End retain the livability and natural beauty of our Oregon City neighborhoods. If we allow builders to open negotiation on the neighborhood concept plans, then we risk losing the history and character of our communities and the health and happiness of our city's residents.

Warm regards,
Gloria Basak
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Oregon City, OR 97045