

March 5,

Ref: Park Place Concept Plan

Mayor & Commissioners

In reviewing the Park Place Concept Plan, I can see a couple of issues -

I was not in the area when all of this was put together, so I don't know what the thought process was at that time. I don't think total scrapping is the right answer either, but there should be some modifications to some of the designs

1. Detached or rear garages, with alley – not practical. I can see all kinds of problems with rear garages and an alley. Most people have 2 cars, and need at least a double car garage. I live in a neighborhood that ALL the homes have 3 car garages, of which about ½ of the homes use their garages for storage. So you have 1-3 cars in the driveway, and when that is full they park on the street. With alleys, you are just going to have more cars parking on the street or blocking the alley. Front or side garages should be permitted.
2. One window every 15 feet on all sides – seems excessive – I know if our current home would have required this, our whole Kitchen would have had to be a completely different configuration, along with the other side of house.
3. Covered porches need to definitely stay, as that gives you a friendlier neighborhood feeling.
4. Walkway from sidewalk to house if there is a driveway, may not be necessary, as long as there is walkway from driveway to front porch, that is proper width

Since I am not a contractor or architect, I do not know what the other designs, or materials are without seeing what physically seeing what they are talking about - There may need to be modifications there as well

I urge the commission to allow residents of Park Place to revisit some of these plans and not just scrap the entire plan and utilize the Oregon City plan. All this is for the developer to save money build cheaper and still not have a lower price point home.

Thank you for your time and consideration

Mike and Jan Grady

Park Place Neighborhood