

January 15, 2016

Regarding: PP 13-0007 Proposed Parking Structure next to the Lake Grove Shopping Center (LGSC)

We have lived on Upper Drive for 28 years adjacent to the property being considered for the proposed parking structure next to Lake Grove Shopping Center (LGSC). We would like to request you consider the following concerns.

The redevelopment of the LGSC added two restaurants, dumpsters on the property line between commercial and residential, an overly dense parking lot which services delivery trucks and customers, a pass through driveway which connects the LGSC and Round Table Pizza parking lots all of which have created a barrage of continuous vehicular noise. There is banging of dumpsters and glass recycling as early as 4:30 am*, refrigerated trucks idling, back up warning beepers, car alarms, etc.

In addition, due to the difficulty of exiting the current parking lot there has been a noticeable influx of delivery trucks and customers on Upper Drive. The "Local Traffic" sign visible only after you have turned west onto Upper Drive has proven ineffective. In effect, the residents on Upper Drive have been burdened with the negative impact of noise and traffic these businesses create.

With the proposed multi story garage which could be 45 feet high, we hope to eliminate any further noise and traffic impact with the following suggestions:

- a. A solid wall on the parking structure which faces the neighborhood to the south. Open floors will project sound (engine noise, car alarms, tires squealing on concrete) over our property especially at the proposed 45 foot height. A landscape barrier will not suffice. You only have to look at the "landscape barrier" currently placed between the shopping center parking lot, the pass through driveway and the abutting neighbors to see that only the minimal of planting is required and been put in place.
- b. We have not been able to find a traffic plan online for the cars entering and exiting the proposed parking structure. One can only imagine an amenity such as this will require a traffic signal onto Boones Ferry. Hopefully, the recently added driveway pass through mentioned above does not become an alley. There are customers and delivery trucks that currently find it easier to turn right onto Bryant and enter Boones Ferry via Upper Drive. The current backup on Bryant at rush hour will only be exacerbated with additional cars coming out of the LGSC possibly encouraging more traffic onto Upper Drive from Boones Ferry both east and west bound.

We are hopeful that the negative impacts of noise and traffic can be abated with proper planning. Thank you for your consideration.

Sincerely,
Suzanne and Don Conklin
4575 Upper Drive
Lake Oswego, 97035

*Note: After several calls, the garbage company rescheduled pickups to at least 5am. However it is never long before it gets earlier and earlier once again.

I called the City regarding the early morning noise and was informed there is no code that addresses this type of complaint. I was told this is different than construction hours which are addressed.