

**West Lake Grove Townhomes – Building Design Review  
Habitat for Humanity Portland Metro  
Neighborhood Meeting Notes**

**Meeting Date/Time:** Monday, July 25, 2022, from 6 p.m. to 7:30 p.m.

**Meeting Format:** In-Person

**Meeting Location:** Lake Grove Presbyterian Church

**Meeting Attendees:** See sign-in sheet attached.

**Project Team Presenters:**

Ken Sandblast, Westlake Consultants (Land Use Planning)

Leigh Armstrong, Habitat for Humanity Portland Region (Landowner/Developer)

Nate Ember, Inkbuilt Design (Architect)

Sherry Aliberti, Inkbuilt Design (Job Captain)

Caitlin Pope Daum, Studio Wild (Landscape Architect)

The Project Team shared exhibits throughout the presentation, including:

- Subdivision Site Plan
- Landscape Plan
- Plant Palette
- 3D Renderings/Street Perspective

**Note:**

The following meeting notes summarize the presentation and responses to attendee questions asked throughout the meeting.

Minute text beginning with a “Q:” indicates a question asked. Text beginning with an “S:” indicates a statement made by an attendee for the record. Responses to questions and statements made are in *Italics*.

**Ken Sandblast, Westlake Consultants, Inc.**

Westlake Consultants, Inc. is preparing the project’s Development Review Application, which will be submitted to Lake Oswego for land use approval of the proposed building design for attached residential townhomes on 23 subdivided lots. Ken Sandblast, Westlake’s Director of Planning, provided an overview of the land use approval process. Applicable Lake Oswego Community Development Code requirements must be addressed as part of the land use approval for the project.

The neighborhood meeting was scheduled to provide an opportunity for input from neighbors. During his presentation, Ken outlined some aspects of the project and site characteristics that are relevant to the land use application:

- A 23-lot subdivision of the property was approved four years ago. This current application is for land use approval of the building architectural designs. The site is within the West Lake Grove Design District which requires the project incorporate a number of high-quality design techniques and materials.
- Access to the subdivision is from the existing signalized intersection along the frontage of the site and onto Boones Ferry. The residents of the subdivision will utilize an on-site, shared private drive. The private drive does not provide vehicular access directly to Upper Drive.

- The engineering for the subdivision is almost complete and is under review with the City of Lake Oswego. Current plans are to begin construction later this Fall with completion in early-Spring 2023.

Land Use Questions & Statements after the Land Use Presentation:

Q: Does the proposed private drive connect to Upper Drive

*No, the proposed drive terminates near the east end of the property and then there is a 15' buffer between the end of the shared drive and the East property line. The drive is configured to include a hammerhead turn-around onsite.*

Q: Is the pathway required to connect to Upper Drive?

*The pathway is not required to be extended down Upper Drive but extends north from the NE corner of the site up to the intersection of Boones Ferry and Upper.*

Q: The neighborhood has safety concerns over increased traffic, both electing to drive and walk down Upper Drive. What can be done to put in increased safety measures?

*Advocate for your neighborhood similarly to what the neighborhoods do throughout the City. While this development will not install improvements to Upper Dr., there are likely to be funds in the City budget available through various City programs.*

S: I live next door to that intersection and spoke with the City about the Sunset connection/ cul-de-sac improvements. There are no plans in the near future to improve the cul-de-sac.

Q: Will this development effect the rail line and 6' easement?

*No, there is no development proposed within the railroad right of way. The subdivision retains the 6' easement.*

Q: What steps are being taken to reinforce the slopes where trees are being removed? And how many trees are being removed from those slopes?

*The applicant has retained an arborist to perform an analysis and study of trees on the site. Some trees are being removed in order to put in the necessary infrastructure required by the City. However, the sloped area in question is located on railroad property and those trees will be retained.*

Q: Will there be a fence installed adjacent to the Railroad?

*Yes, a 6-foot cedar fence will be installed.*

Q: How will these homes be prepared for any earthquakes?

*All slopes and structures are engineered and constructed to meet all local and state guidelines and standards.*

Q: Have you already obtained a tree removal permit?

*Yes, the City of Lake Oswego requires tree removal review with the subdivision application.*

Q: Are there any ways to save more trees?

*This development has been like a puzzle. There are many standards and regulations dictated to the development team that has resulted in trees needing to be removed. The team has kept tree retention at the forefront and has two tracts with trees that will be retained.*

Q: Is there an alternative location for the proposed water line at the NE corner?

*Yes, but only to one of the open space tracts which would in turn remove more trees.*

Q: Was a TIS Required?

*Yes, at the time of the subdivision application a TIS was done and submitted with that application.*

S: The Lake Forrest formally requests a new traffic study involving overall traffic patterns in the neighborhood.

*Ken responded to this request by noting the original request took into consideration all the trips that would originate from the subdivision. He also explained that while there is new development occurring in the area, the background traffic has not changed, and future projects would need to have a TIS that includes this subdivision.*

Q: How much parking is provided?

*Each unit will get 2 off-street parking spaces and there will be 5 additional on street spaces for guests.*

Q: Did the traffic study anticipate traffic on Upper Drive?

*The traffic study analyzed the trips generated and their distribution, including Upper.*

### **Leigh Armstrong, Habitat for Humanity**

Leigh discussed Habitat's goal to get those looking for homes into homes that would best fit their needs, including the following:

- Habitat does not give their homes away. Future buyers need to put in sweat equity, attend classes on home buying and then will purchase the home from Habitat via an affordable mortgage at a below-market price.
- Habitat is invested in all Portland-area communities and is excited to be entering into Lake Oswego.

### **Caitlin Pope Daum, Studio Wild**

Studio Wild is a Landscape Architecture consultant working with Habitat for Humanity to prepare the final landscape plans required for the approval of the development review application. Her presentation is summarized below:

- This development will not be doing any work to Upper Drive.
- Landscape space is limited to the larger open and shared spaces. Individual lots will have landscaping.
- The subdivision open spaces tracts will be retaining existing mature trees and include planting plan elements that complement the natural surrounding area.
- Trees will be taken out as a result of the development, with the replanting of 56 new trees onsite in accordance with City requirements.
  - The new trees will be a mixture of conifer and deciduous trees.
- The landscape replicates what is naturally occurring in a forest. The palette includes a mix of taller and shorter trees as well as shrubs to mimic the layers that are naturally occurring.

### Questions & Statements after the Landscape Presentation:

Q: Will there be an HOA to maintain the Landscaping and open space areas?

*Yes. There will be an HOA to maintain the open spaces as well as the private drive and paths.*

Q: What size tree is classified as a mitigation tree?

*The caliper sizes of all trees that meet the threshold are added up. Then, the replacement tree caliper sizes are deducted from that total and any remaining mitigation is payment into the City tree fund.*

Q: What landscaping will be provided over the new proposed water line?

*The water line will be within the buffer where the path is also being proposed. The plants within that area include mid-height shrubs and ground covers with flowering annuals.*

Q: What will happen to the undeveloped portion of Upper Drive West north of the subject site?

*Habitat has looked into adding improvements and landscaping, but ultimately that is right of way and not under their control.*

Q: How wide is the unmaintained right-of-way?

*30'*

### **Nate Ember, InkBuilt**

InkBuilt is an Architecture consultant working with Habitat for Humanity to prepare the architectural plans required for the approval of the development review application. His presentation is summarized below:

- Some of units provide enclosed garages. Others provide a dedicated pad in front of the home where there are 2 spaces.
- The units on the northside are three-story but from Boones Ferry look like 2-story units due to the slope.
- The design incorporates different materials, colors, and variation, all appropriate for the West Lake Grove Design District. This is a high-quality design and will complement the neighborhood.

### Questions & Statements after the Architectural Presentation:

Q: How many units do not have garages?

*8*

Q: What is the basic square-footages of each unit?

*Approximately 1,200 – 1,400 SF.*

Q: What will these be priced at?

*They will be sold at below market rate, but Habitat does not “market” homes. They work with the selected families to determine what they can afford.*

Q: What kinds of property taxes will the residents be required to pay? Do they pay taxes on full market value?

*There are state programs that work with residents of affordable housing communities.*

Q: Where do the units in the NE corner of the site front?

*Upper Drive.*

S: The Lake Grove Neighborhood would like to state they would like that portion of Upper Drive closed to vehicles.

Q: Does a potential home buyer get to pick their home?

*Yes, once Habitat matches the buyer with the community, they can select their unit.*

Q: Is it an open process?

*No, there is a rigorous background screening, and Habitat places families in homes that meet their needs. They will not give away a 3-bedroom home to a person that does not require a 3-bedroom home.*

Q: How will the individual homes be maintained? Will there be rules to limit items on porches, etc.?

*There will be rules put in place by the HOA, but ultimately it would be regulated the same as any other neighborhood in Lake Oswego. In addition, habitat is involved with the site to help with any maintenance or warranty items for the first year.*

Q: Is the price deed restricted?

*Yes. There are certain calculations and instructions on who can qualify to buy the home and it is based on their income.*

**Ken Sandblast, Westlake Consultants, Inc.**

Ken makes closing remarks noting that the development team will be formally submitting the application within the next 30-40 days. He opens the floor to see if there are any additional questions that have not already been answered.

Questions & Statements after Closing Remarks:

Q: Who documents this meeting? Is it being recorded?

*The development team is taking notes and will be providing copies to chairs and officers of the direct and adjacent NA's. The meeting was not recorded.*

Q: What is the anticipated end date for the construction?

*The subdivision construction is currently planned for completion by Spring 2023. And then home building will be start after that. At this time, the development team has not determined whether the unit construction will be phased.*

Q: Will there be construction staging? If so, where will it be located?

*Yes, the staging will be on site.*

Q: Are any exceptions being requested with this application?

*Yes, the applicant is requesting a minor variance to reduce the rear setback to allow for balconies on the lower units. The applicant is also requesting a variance to reduce the required tree caliper size.*

Q: What considerations are being made for the wildlife that are on this site?

*There is required tree protection for those existing mature trees being retained which provide continued wildlife habitat.*

Q: Can you increase the size of the 15' buffer and try to save the tree in the NE corner of the site?

*The actual building wall to property line is closer to 25' from any adjacent homes to the proposed townhomes. The applicant team will reach out to the arborist to see if the tree can be saved.*

Q: Where will school buses stop?

*Likely Boones Ferry or Upper Drive.*

Q: Will there be any construction to the public right-of-way on Upper Drive?

*Upper Drive is public and outside of this project scope. With this proposal, there are no improvements to Upper Drive.*

Q: Is there enough room on the site to accommodate solid waste trucks?

*Yes, this was reviewed with the previous subdivision application.*

Meeting Adjourned at 7:30 P.M.

# SIGN IN SHEET



Neighborhood Meeting for:  
West Lake Grove Townhomes  
16858 Boones Ferry Road

Monday, June 25, 2022 @ 6 P.M.

NO.	NAME	Address	PHONE	EMAIL
01	Dan Anderson	4900 Upper Dr.	503-303-7349	igna@drydog.com
02	Jane Roosevelt	16300 Sunrise Ct	5036358834	roseair@comcast.net
03	Sandy Desmond	4123 Harney Way		
04	Kathy Gadenas	5078 MADONA ST.	503-704-3517	kmg212@comcast.net
05	Cheryl Uchida	15190 <del>500</del> Quarry Rd	503 936-431	uchida.cheryl@gmail.com
06	Don Couklin	4575 UPPER DR	503 8604801	DMCONKLI@gmail.com
07	CHRYS CULVER	4660 Upper Dr.	971-276-8666	
08	Teresa Thacker	4400 Sunset	503 9561666	teresarod@hotmail.com
09	Katherine Purzner	15148 Quarry Road	971-506-9439	zpur@comcast.net
10	Larry Kitchen	16673 Bonaire Ave	503-784-5379	l.kitchen@comcast.net
11	Fattersack, Robin	4839 Upper Drive	5037045341	robin@faispdx.org
12	Fattersack, Rick	4839 Upper Drive	5038609377	rick.fattersack@mentor.com
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# SIGN IN SHEET



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West Lake Grove Townhomes  
16858 Boones Ferry Road

Monday, June 25, 2022 @ 6 P.M.

NO.	NAME	Address	PHONE	EMAIL
01	Colin Scott	5006 Upper Dr.	(504) 863.7523	
02	Lindsay Scott	5006 Upper Dr	509-991-0248	
03	LISA Volpe	5655 Kenny St	503-620-9003	Mark.Kimball@frontier.com
04	Joni Cady	16300 Sunrise Ct.	503-635-8834	
05	Courtney Blommer	4749 Upper Dr.	503-806-6866	courtneyblommer@gmail.com
06	Ann Mi kulka	17500 Hill way	415 290 7029	annmikulka@hotmail.com
07	ANN SAVAGE	17499 Hill Way	503 697 7094	ann-savage@hotmail.com
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