



Memorandum

To: West Linn Planning Commission
From: Tom Soppe, Associate Planner
Date: March 13, 2013
Re: Correspondence since March 1 PC packet

Attached are submittals received since the hearing materials were published. The submittals are from Julia Williams, Alma Coston, and City Manager Chris Jordan. Ms. Coston has requested that her submittal be read into the record.



MEMORANDUM

Date: March 13, 2013

To: Michael Babbitt, Chair
Members, West Linn Planning Commission

From: Chris Jordan, City Manager *ej*

Subject: Library Parking Lot (DR 13-01)

Since I was hired as City Manager by the West Linn City Council in 2005, one of the most pressing public facility needs has been to increase the available parking at the West Linn Public Library. For years we have looked for opportunities to expand the existing, non-conforming, parking situation. Finally, in 2011, with funds appropriated by Clackamas County, the City Council authorized the purchase of the vacant property at 5750 Hood Street for a parking lot.

When the Council authorized this purchase (Resolution 2011-13, Attachment A), the Council recognized that developing this property would be challenging, but the Council acquired it because, in the Council's view, the Library's parking situation was too critical of a priority to be ignored any longer. Staff was directed to design a parking facility that would maximize the number of spaces while minimizing impacts to the water resource area and surrounding neighbors. I believe the proposed design does just that.

I want to take this opportunity to discuss and elaborate on two critical decision criteria.

I. **CDC 32.090(B)(2):**

"The proposed intrusion is the minimum necessary to allow economically viable use of the subject property."

- The application states that the parking lot would not be built without getting a minimum of 12 spaces.
- The total cost of the project is approximately \$450,000, which is about \$37,500 per space. This project would not be economically viable without the public benefit of providing access to the library, which cannot be monetized. That benefit, which is difficult to monetize, is the reason this project is going forward when a private entity would likely find that this project would not be economically viable.
- There is a public benefit to providing easy access to the library for families, and providing full-size parking spaces that can accommodate larger vehicles, in conjunction with an entrance to the children's section of the library, allows easier access.
 - This benefit is recognized in comprehensive plan goals and the City Council's purchase of the property for this purpose.

For a private developer, and without the government subsidy, this project would not be economically viable.

II. 76.060(C):

“The authorization of the variance will not be materially detrimental to the purposes and standards of this code, will not be inconsistent with all other regulatory requirements, and will not conflict with the goals and policies of the West Linn Comprehensive Plan.”

This project is not “detrimental to the purposes and standards of this code”, but advances the policies articulated in the purposes and standards of the CDC and the Comprehensive Plan. CDC 1.020 (Attachment B) outlines the purpose of the CDC. One of these purposes -- 1.020(B) -- states:

“Providing for the natural and cultural resources of the community.”

The West Linn Public Library is the main “cultural resource” in the community. I believe it is also important to note that the purpose does not prioritize “natural” above “cultural” but indicates that both need to be provided to the community. Due to the lack of parking, currently the library cannot be fully utilized as a cultural resource without the expansion of the parking lot.

Furthermore, CDC 1.020(G) states:

“Providing for an orderly and timely provision of public facilities and services for future urban development.”

Unfortunately, the existing library may provide for adequate library services, but the facility itself is non-conforming due to the shortage of parking. Therefore, the existing facility did not comply with this purpose because the parking lot that currently exists was not “timely” in providing for adequate services. The proposed expansion – although years late -- will finally meet the intent of this CDC purpose statement by providing for an adequate public facility.

Finally, the West Linn Comprehensive Plan Goal 11 (Public Facilities), Section 6 (Libraries) (Attachment C), states as the goal:

“Provide comprehensive library services to the citizens of West Linn”

The Policies under that goal include:

1. *Provide for library services that meet the demands of users.*
2. *Investigate, evaluate, and employ creative, as well as traditional, means to secure funding to enable the library to continue to operate and increase services.*

As you will hear from Interim Library Director Pat Duke, it simply is not possible to meet the demands of users given the current parking constraints. Also, one creative means for assisting with the library’s finding situation that is recommended in Imagine West Linn (Attachment D) is to rent meeting room space. Unfortunately, given the Library’s parking situation, renting a meeting room is simply not possible.

Conclusion

For more than four years, the West Linn City Council has taken extraordinary steps to meet the goals and policies of the West Linn Comprehensive Plan by attempting to alleviate the parking situation at the Library. In 2009, the Council even went so far as to suggest condemning the property at 21890 Willamette Drive. (Attachment E is a memorandum to the Council with a portion of the appraisal.) In resolution

2011-13, the Council entered into an agreement that the City would not condemn this property in return for some access to the parking lot at that site.

There can be no question as to the need for expanded parking at the Library. For too long, West Linn citizens have put up with the woefully under sized parking lot. This needs to change, and the proposed parking lot may not meet all of our parking demands, but it is a big step forward.

Attachment

**RESOLUTION 2011-13
WEST LINN, OREGON**

A RESOLUTION OF THE WEST LINN CITY COUNCIL TO MITIGATE PARKING CAPACITY PROBLEMS AT THE WEST LINN PUBLIC LIBRARY BY ACQUIRING PROPERTY AND PARTNERING WITH A LOCAL BUSINESS

WHEREAS, parking at the West Linn Public Library is a consistently-cited problem by library patrons and West Linn families; and

WHEREAS, in 2001, the West Linn Public Library had 151,000 visitors; currently the Library receives 393,000 visitors annually; and

WHEREAS, in the past decade, annual circulation at the West Linn Public Library has increased by 93 percent to more than 750,000 items; and

WHEREAS, over the past decade, the City has been unable to secure additional parking for staff or patrons; and

WHEREAS, when the Clackamas County Library District was approved by voters in 2008, Clackamas County agreed to dedicate \$1 million for capital improvements at each library in the County; and

WHEREAS, the Library Advisory Board has identified parking as the top priority for the use of the County capital contribution; and

WHEREAS, on April 11, 2011 the City Council approved the Library Strategic Plan which included the following statement: *"Support City staff efforts to resolve critical parking needs and evaluate the impact of potential parking solutions"*; and

WHEREAS, following direction from the City Council, staff has identified an owner of property contiguous to the Library who is willing to sell their property to the City; and

WHEREAS, staff has also identified a tenant of an adjacent property who is willing to partner with the City to provide additional parking for Library staff and patrons;

NOW, THEREFORE, BE IT RESOLVED BY THE WEST LINN CITY COUNCIL THAT:

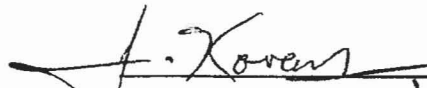
Section 1: Utilizing the funds provided by Clackamas County for capital improvements at the West Linn Public Library, staff is directed to complete the acquisition of the property located at 5750 Hood Street in accordance with Attachment A, and the City Manager is authorized to approve all documents associated with this transaction.

Section 2: Upon completion of the property transaction noted in Section 1, the City Manager is directed to initiate a land use application to develop a parking lot at that site.

Section 3: The City agrees to partner with Polar Systems in accordance with Attachment B to further mitigate parking concerns at the Library, and the Council notes its appreciation of Polar Systems for its willingness to partner with the City on this important matter, and acknowledges that the City Council does not plan to condemn the property at 21890 Willamette Drive.

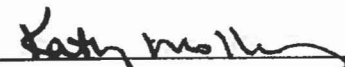
Section 4: This Resolution is effective upon passage.

PASSED AND APPROVED THIS 6TH DAY OF JUNE, 2011.



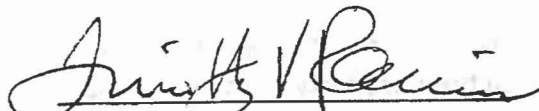
JOHN KOVASH, MAYOR

ATTEST:



KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:



CITY ATTORNEY



West Linn

LETTER OF INTENT TO PURCHASE

MAY 24, 2011

Outlined below are the general terms and conditions which would be incorporated into a mutually agreeable Purchase and Sale Agreement ("PSA") upon mutual acceptance of the following:

1. **Property.** The Property is generally described as 5750 Hood Street, West Linn, Oregon; Assessor's Parcel #1561508.
2. **Buyer.** City of West Linn.
3. **Seller.** William and Alma Coston
4. **Price and Payment.** The total "Purchase Price" shall be \$200,000 paid as cash at closing.
5. **Earnest Money Deposit.** Upon execution of the PSA, Buyer shall provide an earnest money deposit of Ten Thousand and No/100 Dollars (\$10,000) in the form of a check for \$10,000 ("Deposit"). The earnest money shall be deposited in an escrow account with Pacific Northwest Title Company ("Closing Agent"). After the Contingencies specified in Section 6 below have been satisfied or waived by Buyer, the Deposit shall be non-refundable except in the event of a Seller default. The Deposit shall be applicable to the Purchase Price at closing. If the Contingencies are not satisfied or waived, the PSA shall become void and the earnest money Deposit shall be returned to Buyer. Once the Contingencies are satisfied or waived and the earnest money becomes non-refundable, if Buyer defaults under the terms of the PSA, the Deposit shall be treated as Seller's sole and liquidated damages.
6. **Purchase Contingencies.** The Buyer's obligation to purchase shall be conditioned on satisfaction or Buyer's waiver the following conditions precedent to the Buyer's obligation to acquire the Property (collectively, the "Contingencies"):
 - 6.1. Buyer's review and approval of a preliminary title report provided by Closing Agent. Buyer shall have ten (10) business days to review and approve the title report and provide any objections to Seller. The process for review and removal of exceptions shall be specified in the PSA.
 - 6.2. Within thirty (30) days after the effective date of the PSA, Buyer shall have approved the physical condition of the Property.
 - 6.3. Within thirty (30) days after the effective date of the PSA, the Buyer shall have received City Council approval of the transaction reflected in the PSA.



West Linn

7. **Access.** During the thirty (30) day period following the effective date of the PSA, Buyer and its representatives shall have access to the Property to make or conduct any inspection, investigation, test, or survey reasonably related to the purchase of the Property. Buyer shall indemnify Seller for any loss or liability arising out of Buyer's activities on the Property. Buyer shall provide reasonable notice prior to entering the Property.
7. **Closing.** Closing shall take place no later than thirty (30) days after Buyer satisfies or waives compliance with all Contingencies described in Paragraph 6 above.
8. **Proration and Costs.** Real property taxes, lease rents (if any), and all operating expenses shall be prorated at the closing. Seller shall pay the cost of the title insurance policy described below. Buyer and Seller shall each pay one-half of customary escrow charges. Transfer taxes shall be split equally, if applicable.
9. **Delivery of Title and Title Insurance.** Seller shall deliver a Statutory Warranty Deed at the closing. Seller shall also deliver the Property to Buyer, free and clear of liens or other encumbrances not approved or assumed by Buyer, other than the lien for taxes not yet payable.
10. **Purchase and Sale Agreement.** Within seven (7) days of Seller's acceptance of this Letter, Seller and Buyer shall enter into a PSA reasonably acceptable to both parties, which shall contain the terms and conditions set forth in this letter of intent and such other terms and conditions as are appropriate to the transaction.
11. **Seller's Covenants, Representations and Warranties.** The PSA shall contain Seller's covenants, representations and warranties with respect to the following matters, all in a form reasonably acceptable to Buyer: (a) Seller's title to the Property, (b) Seller's authority to enter into the transaction.
12. **Brokerage Agreement.** If Seller is represented by a real estate broker in the transaction, Seller agrees to pay a commission to such broker at closing per separate agreement. The Buyer does not have a broker in this transaction.
13. **Seller's Acceptance.** If the above terms and conditions are acceptable, please indicate by signing in the signature block provided below. This letter of intent shall not be binding on either party unless or until the binding PSA, acceptable to both parties, is fully executed.
14. **Legal Effect.** This letter of intent shall not bind the parties. A binding agreement will not exist between the parties unless and until the PSA containing all terms and provisions is prepared and executed and delivered by both parties. This letter of intent is not intended to impose any obligation whatsoever on either party, including without limitation, an obligation to negotiate in good faith. Neither party may claim any legal rights against the other by reason of actions taken in



West Linn


reliance upon this non-binding letter of intent including, without limitation, any partial performance of the transactions contemplated by it. The parties acknowledge that this non-binding letter of intent does not address all essential terms of the transaction contemplated by it and that such essential terms will be the subject of further negotiation. The parties further acknowledge and agree that either party will have the right to terminate the negotiation of the PSA for any reason or no reason and that neither party owes the other party any duty to negotiate a formal agreement. No prior or subsequent correspondence or course dealing between the parties will be construed to create any contract or to vest any rights in either party with respect to the PSA. This paragraph supersedes all other conflicting language in this letter of intent.

This Letter of Interest has been submitted to the Seller by the City of West Linn in response to initial verbal discussions regarding Buyer's potential acquisition of the Property. If the foregoing expression of our intent is agreeable to the Seller as a basis upon which to negotiate the PSA, please indicate by signing below.

If this Letter of Intent is not so signed by you and delivered to the City of West Linn within ten (10) days from the date first written above, it will be considered withdrawn.



Best regards,

City of West Linn

By: 
Chris Jordan, City Manager

Accepted:

Seller: William and Alma Coston


 *Alma K. Coston Trustee, Coston Trust Agreement (June 10 1982)*

Date: _____

Attachment B to Resolution 2011-13

Polar Systems will:

- 1) Allow 2 parking spaces to be utilized by library staff members at all times.
- 2) Allow library staff and patrons to utilize the Polar parking lot after work hours (after 5:30) and on weekends.

The City will:

- 1) Provide signage (that Polar and its landlord will review/approve) noting the library staff parking spaces in the Polar lot.
- 2) Provide signage (that Polar and its landlord will review/approve) noting the times when the Polar parking lot is not to be used by library patrons, and those times when it is allowed to be used.
- 3) Provide bookmarks to library patrons that will educate our patrons on the partnership the library has with Polar and the specific use of the parking lot – days, hours, etc. (We will ask for Polar review of these bookmarks as we would like to include their logo.)
- 4) The library is willing to pay half of the monthly sweeping bill for the Polar parking lot and for half of any re-striping of the lot that may be necessary to complete this agreement.
- 5) The City will explore opportunities to expand parking between the two properties.
- 6) The City Council will make it clear that we do not intend to condemn the property Polar is leasing.

West Linn Community Development Code

01.020 PURPOSE

As a means of promoting the general health, safety and welfare of the public, this code is designed to set forth the standards and procedures governing the development and use of land in West Linn and to implement the West Linn Comprehensive Plan. To these ends, it is the purpose of this code to maintain and improve the existing character and quality of West Linn through:

- A. Identifying and protecting resource lands from urban development encroachment.
- B. Providing for the natural and cultural resources of the community.
- C. Providing adequate land to meet anticipated future demands for development in a logical and orderly manner.
- D. Encouraging flexibility and innovation in development techniques to permit diversity within the community.
- E. Providing for a range of housing types and costs in order to offer a wide variety of choices to present and future West Linn residents.
- F. Contributing to a healthy and diverse economy in West Linn.
- G. Providing for an orderly and timely provision of public facilities and services for future urban development.
- H. Providing for citizen participation in all phases of the planning process. (Ord. 1408, 1998)

GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES

GOAL
Provide adequate space to carry out the administrative functions of the City and provide for appropriate public access to this space.

POLICIES

1. Encourage the development of public meeting places in community interest areas and neighborhood centers.
2. Locate core City services where they provide efficiency and access.
3. Ensure that public facilities are accessible by public transit.

RECOMMENDED ACTION MEASURES

1. Periodically evaluate the location of the City's administrative offices to ensure that they meet the needs of the citizens of West Linn.
2. Investigate and implement the most efficient way to provide transit to public buildings.

SECTION 6: LIBRARIES

BACKGROUND AND FINDINGS

The original West Linn Public Library was opened in 1939 through the efforts of a group of local citizens. It was housed on the second floor of the original West Linn City Hall and began with a collection of 350 volumes and two magazines.

In 1978, the library moved to a portion of the Bolton Fire Hall, where it remained for the next 11 years. In 1987, after a period of growth in both the City's population and interest in the library, the citizens of West Linn approved a bond issue of \$1.27 million to construct a new facility at its current location. The building was completed in 1989, officially opening in December of that year.

The library has grown dramatically since that time. Due to this continued growth and high expectations from the public, a citizen's task force was appointed in 1999 to study possible expansion of the existing building. A \$3.9 million bond measure passed in the spring of 2000 that funded a remodel and expansion project completed in 2002.

By 1999, the library's collection included 60,000 items and 260 magazines, with an annual circulation of nearly 400,000. The library provides a variety of services, with the ability to borrow books, records, compact disks, CD-ROM, videos, cameras, magazines, and cassettes, as well as free facilities for computer and Internet access. It also sponsors more than 300 programs for children and 65 programs for adults each year, operating 7 days a week during the school year. A 9-member Library Board appointed by the City Council assists the library in all policy decisions.

GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES

GOAL

Provide comprehensive library services to the citizens of West Linn.

POLICIES

1. Provide for library services that meet the demands of users.
2. Investigate, evaluate, and employ creative, as well as traditional, means to secure funding to enable the library to continue to operate and increase services.
3. Ensure that the library is accessible by public transit and located in an identified area of community activity.
4. Provide a facility that contains the best features of a traditional library, while providing access to up-to-date, sophisticated technologies, a variety of materials, and public spaces for community gathering and social interaction.

RECOMMENDED ACTION MEASURES

1. Implement plans for continued expansion and modernization of the library.
2. Continue to evaluate the creation of satellite libraries in community interest areas or other centers of community activity.

The City supports its eleven neighborhood associations by providing timely information, opportunities for citizen involvement, and technical expertise for addressing local issues. Public meeting rooms are provided in each of the neighborhood community centers, and a civic center has opened in the Bolton area citywide forums. Neighborhood-level planning is promoted to create plans and regulations unique to the respective neighborhoods while serving the community as a whole. A League of Neighborhood Associations has been formed to address citywide issues from the grassroots level. Neighborhood associations must meet similar tests for public notice and inclusive citizen involvement as is in place for city government. Neighborhood associations are no longer just watchdogs of public institutions; through partnerships, they identify needs of the community and develop and implement plans to meet those needs. Neighborhood associations take an active role in emergency response planning and crime prevention through programs like ‘Neighborhood Watch.’”

Local centers catering to all age groups have been established in each neighborhood as well as at the civic enter complex to facilitate this new partnership for the common good. Each local center provides services such as education, recreation, childcare, volunteer services, and other opportunities, based on identified needs and resources. Senior citizens serve as mentors and role models for adolescents, and our teen population is supported by and engaged in various community service activities. Through volunteerism, human service needs are being met, in part, without increased cost and in ways that mutually support the participants. These centers foster a spirit of openness and cooperation, and enhance feelings of security within the community.

Both public and private schools draw nationwide respect for quality and affordable education. The school district has redefined the role of schools as lifelong learning institutions. Schools also serve as vital neighborhood centers that complement local community centers and provide ample areas for recreation, culture, and the arts for all ages.

Strong demand for the arts and cultural activities and facilities has resulted in the development of alternative sources of financial support. This has led to the formation of a comprehensive network of multi-interest ‘partnerships.’ Single source financial support has become a thing of the past. Corporations, recognizing the role that culture and the arts play in local quality of life, have taken a greater role in providing financial support for continued growth in arts and cultural activities. West Linn’s partners for arts and culture recognize that cultural activities are based on the concept that ‘to get a say, we must join together and pay.’



The library continues to play a greatly expanded role in arts and cultural activities by providing a vast array of interactive opportunities. Through a more entrepreneurial approach in providing these services and opportunities (e.g., renting meeting and exhibit halls for private weddings, parties, etc.), the library system has developed a coordinated approach to reliable, ongoing funding.

Home access to arts and culture has become virtually unlimited through a wide array of internet and other digital technology. High-speed, worldwide access is the norm and wireless access is available throughout much of the community. Coverage of local city events has expanded with a greater diversity and quality of programming, and more national and international coverage is provided. At times, local viewership of such events exceeds that of



Confidential Memorandum

Date: February 13, 2009

To: Patti Galle, Mayor
Members, West Linn City Council

From: Chris Jordan, City Manager *ej*

Subject: Appraisal of Windermere Building

Based on direction from the Council, we have received an appraisal of the building next to the library. (You'll recall that next year, or shortly after that, we are expecting to receive \$1 million from Clackamas County for capital improvements for our library. We believe purchasing the building next door to expand our parking lot would be the best option for utilizing these resources.)

Attached is the summary from the appraisal and it is almost exactly what we were hoping for.

In the near future I'd like to receive some additional guidance from the Council regarding making an offer to the property owner.

Please let me know if you have any questions.

Attachment



SUMMARY APPRAISAL REPORT

SUBJECT PROPERTY

West Linn Office Building
21890 Willamette Drive
West Linn, Oregon 97068

PREPARED FOR

Ms. Christine Siegel, Library Director
West Linn Public Library
1595 Burns Street
West Linn, OR 97068

PREPARED BY

Bronson W. Rueda
Brian L. Kelley, MAI





February 11, 2009

Ms. Christine Siegel, Library Director
West Linn Public Library
1595 Burns Street
West Linn, OR 97068

RE: West Linn Office Building
21890 Willamette Drive
West Linn, Oregon 97068

In accordance with your request, we have conducted an appraisal of the above captioned property. The property is valued using generally accepted appraisal principles and theory. The report is intended to conform to the Uniform Standards of Professional Appraisal Practice (USPAP).

At the request of the client, this appraisal report is presented in a summary appraisal format as defined by USPAP Standards Rule 2-2(b). This format provides a summarized description of the appraisal process, subject and market data and valuation analyses.

The purpose of this appraisal is to estimate the As Is Market Value of the subject property. The site and improvements are described in the report. The following table summarizes the estimated value conclusion(s), based upon our investigation and analysis of available information:

VALUE SCENARIO(S)	INTEREST APPRAISED	DATE	VALUE
As-Is Market Value	Fee Simple	February 3, 2009	\$1,010,000

The subject property is a single story office building with a gross building area (GBA) is 4,007 SF and the net rentable area (NRA) is 3,762 SF. The building size was provided by C&R Real Estate and the sketch is included in the addenda of this report. The difference between the GBA and NRA is a 245 SF vestibule not included in the NRA. The building is physically vacant but is still on a lease contract with Windermere through October 31, 2009. There is no option for renewal and no plan for Windermere to renew their lease. Due to the short amount of time left on the lease, no lease hold is present and a leased fee value is not presented.

110 SW Yamhill Street, Suite 200
Portland, Oregon 97204
503.226.0983 main
503.273.4273 facsimile
National-International Real Estate Appraisal,
Consulting & Advisory Services
www.pgpinc.com

LETTER OF TRANSMITTAL (CONTINUED)

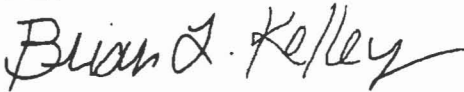
This valuation is subject to the conditions and comments presented in this report and were prepared by the undersigned. If questions arise concerning this report, please contact us.

Sincerely,

PGP VALUATION INC



Bronson W. Rueda
Certified General Real Estate Appraiser
State of Oregon License #C000811
503.542.5451
bronson.rueda@pgpinc.com



Brian L. Kelley, MAI
Certified General Real Estate Appraiser
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brian.kelley@pgpinc.com

BWR/BLK

C090193

To the Planning Commission Re: Library Parking, 3-13-13

Alma Coston, 5798 Hood St., adjacent to this location

I am very excited and happy to see this application for much needed, long awaited Library parking come before the PC tonight. I have no opposition to the proposal as shown, except the 'rain garden' in the middle of Hood Street. The 'rain garden' takes away one potential on street parking spot and there is very little drainage that passes by that spot. Also, it is going to take the same 'beating' as the mail box does that is there now. It will be an impediment to traffic flow and safety just as that narrow spot is now.

I would hope, however, that the property will be developed to its maximum potential in three additional possible ways. This would finish the job that was started when the Library was first built and might look out for future needs so there would not be more disturbances in the area in the future.

1. Creatively, visually, sensitively be made a part of the 'Main Street Bolton Central Village' with an 'elevation look', consistent street lights, flags, and possibly a 'gazebo' at the farthest north end of the parking so that one could view the Woods, Trails, and gardens below, and a look back to the business district. This is truly a transition point in our Bolton Neighborhood.
2. Adding more parking spaces - at least 3 or 4. 2 places, by straightening the retaining wall along the law office side (this will give better access to the mechanicals of the library), as well as security in visibility to that area. 2 more spots on the side of the creek, 1 under a portion of the 'gazebo' and one by the maple clump.
3. Developing a beautiful, educational, exemplary, and natural feeling solution to the street and library water runoff that exists by putting the "Rain Garden" in the swale with filter pond terraces. That huge swale was created by the City at the time of the original construction of the Library. The city never put back the soil, probably because it did not have easy access to soil. You will have plenty of clean on-sight soil that could be shuffled about to solve some of the issues in that swale. It would also make a more usable space for library access, trail, and activities.



Soppe, Tom

From: Julia Williams [julia@juliawilliamsinteriors.com]
Sent: Tuesday, March 12, 2013 11:07 AM
To: Soppe, Tom
Subject: Library Parking Lot

To whom it may concern,

I would like to express my strong support for the proposal to construct additional library parking at 5750 Hood street.

I have been a resident of the Bolton neighborhood (and a library user) for ten years, and during that time, the library parking situation has significantly deteriorated. When the Central Village Shopping Center was constructed, the Library lost their overflow parking. Then they posted signs that said "No Library Parking", even though many patrons of the library also the shops in the Village on the same visit. (Now I'm afraid of having my car towed if I'm seen returning books or picking up holds before I run to Starbucks or get a haircut).

The lack of library parking has greatly limited the use of one of the city's most popular and heavily-used resources. Our community has willingly invested significant financial resources into the library; inadequate parking prevents citizens from accessing and utilizing the resources and services for which we have paid.

The parking situation also creates a significant safety hazard; parking spaces have become so scarce, and competition for them so fierce, that drivers on Burns Street and in the existing parking lot routinely engage in unsafe behavior as they try to get a parking space. As the parent of a 6-year old who regularly uses the library (as well as the path behind the lot which leads to Hammerle Park and Bolton Primary School), I have to deal with this dangerous environment on a regular basis.

I know that the proposed lot at 5750 Hood street will not entirely solve the library's parking situation (the number of available spaces will still not be enough), but it will provide significant relief to what has become a severe problem. I urge the Planning Commission to approve the proposal.

Thank you,

Julia Williams
5550 Sinclair Street
West Linn, OR 97068

