

April 3, 2019

1/2

Re: Proposed six-lot subdivision, 3841/3843 Mapleton Drive

Concerns from Steve Hopkins, 3910 Mapleton Drive

My name is Steve Hopkins. My wife and I have lived at 3910 Mapleton Drive, across the street from the proposed six-lot development, for 34 years and were friends of the former owner of that property. Although we realize that this big property will be developed over the next few years, we are still recovering from the three-year expansion of the Lake Oswego water treatment plant on our street. We're not looking forward to it.

We have vivid memories of big trucks and heavy equipment rumbling by daily shaking the house, blocking and turning in our driveway. We remember the noise, the porta-potty with obscene messages positioned across from our driveway, the deep, water-filled trenches, the rutted parkway, construction worker vehicles parked on both sides of our narrow street, big rigs tearing out our communication lines over the street, surly traffic flaggers and the discontent that kind of disruption builds in the neighborhood. How would you like to live across the street from that for three more years? We're not looking forward to it.

I sent the developer's representative 13 questions about the proposal last September and I thank him for his response. However, six months have passed since then and we're still concerned about the unsupervised problems I've just mentioned and a few other aspects of the proposal.

1) Mrs. Cox told me that the city told her that she couldn't develop her property because of environmental concerns—the culverted stream cutting across a large part of it and mature trees that would have to be cut down. How has that changed?

2. We're told that the stream will be "day-lighted". If so, how can we protect neighborhood children? My brother-in-law has a severe hearing disability from falling into an open ditch at the age of two.

3. The developer says that "development construction will take three months and home construction takes six months per home and that they're likely going to build all the homes within a few months of one another." Let's count this up. Three months plus six months times six homes plus three-month intervals times five equals four and a half years! Can't a few of those homes be built at the same time? Who here is willing to live in a construction zone for four and a half years? We're not looking forward to it.

What can the city and developer tell us to ease our concern about repeating years of insufficiently supervised problems with neighborhood development?

We're looking forward to it.