

Ken G. Ambrosini
1736 NW Riverscape Street
Portland, OR 97209

January 4, 2014

DRC:

I've been a bit mystified by some Lake Oswego residents' opposition to the Block 137 development downtown. The project will bring new shops, restaurants and businesses, as well as badly needed new residences – meaning new jobs, increased tax revenues for local government and a more dynamic center of town. The proposed changes will help make sure that the heart of Lake Oswego remains a relevant place where people can live, work, shop and play in a vibrant environment.

This proposal represents the best use of the site, and the top-notch development team has a proven track record of implementing projects that add significant value to their communities, creating a **Sense of Place**. As a former resident of 25 years in Lake Oswego I believe the Block 137 project should go forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken G. Ambrosini', with a long, sweeping flourish extending to the right.

Ken G. Ambrosini

Nick Tahrán
3525 Lake Grove Avenue
Lake Oswego, OR 97035

January 4, 2014

In 2011, the rate of urban population growth in the United States outpaced that of suburban growth for the first time in decades. Numerous analysts, including Leigh Gallagher in her recent book *The End of the Suburbs: Where the American Dream is Moving*, have highlighted the fact that millennials and many aging baby boomers prefer to live in lively, walkable communities that don't require reliance on cars. I support the proposed Block 137 development because it will add activity to downtown Lake Oswego and provide 228 units for people who want to live in a walkable community with easy access to the Lake Oswego Transit Center. Furthermore, I am excited by the prospect of a LEED Platinum project in Lake Oswego.

This development, designed by a world-class architecture firm, is exactly the type of mixed-use pedestrian-friendly development that will ensure Lake Oswego's continued relevance in the future. As Millennial residents of Lake Oswego, my wife and I can't help but notice a conspicuous lack of people our own age in LO. Most of our friends in the area have chosen to live in Portland or in suburbs that are better connected by transit. If Lake Oswego is going to function in the future as anything other than a retirement community (and even this is wishful thinking since many baby boomers are opting for the same kinds of walkable, transit-friendly mixed-use urban communities that appeal to millennials) it needs to develop a vibrant, well-connected downtown with housing options other than large, single-family homes. Lake Oswego has taken several steps backwards by failing to develop the Foothills and extend the streetcar, and this development would be a very welcome step in the right direction.

Sincerely,

Nick Tahrán

G-196
LU 13-0046

RECEIVED

e~TECH FEB 03 2014

City of Lake Oswego
Community Development Dept.

the alternative way to build

for the good of mankind and Mother Earth



February 3, 2014

Lake Oswego Design Review Commission

RE: YOU can not stop progress ~ but YOU can guide it in the right direction!

When my wife and my families each moved to Lake Oswego, there was one stop sign in Lake Grove, I believe just two stop lights in the city of Lake Oswego and the first high school in the city had just opened that year. Look at it today. You can't stop growth.

It doesn't seem like that long ago that my sister and brother-in-law were living in a single detached home on First Avenue just half a block west of the current City Hall surrounded by other single homes. Across the street was an abandoned house on what became the Safeway parking lot. What if a businessman with a building that exceeded the 60 foot height limit organized and spent thousands of dollars to fund the opposition including lawyers, placards and rallies to fight the proposed new City Hall; or the new Safeway; or the beautiful Oswego Village Townhomes that have made our city grow?

You can't stop progress, only delay it. Mark my words, by 2025 there will be at least two new very tall buildings occupying a whole city block in downtown Lake Oswego and by 2030, at least two more. Yet, none of them will be as tall as Lake View Village. What standard will these new buildings try to match ~ the leading-edge world-class style of the Wizer Project ~ or ~ a non-environmentally friendly typical Plain Jane painted sidewalk-to-sidewalk solid concrete block that would still meet the building code requirements and the courts would force you to accept? Grab this opportunity to set the parameters high while you still have the chance so that our grandchildren can enjoy the beautiful downtown that is just now coming to flower as it becomes the community center.

Just as their family has done for decades, Lake Oswego can thank God that it has the Wizers trying to create the best they can for our city. There is no higher environmental standard than LEED Platinum and few buildings in the world have achieved it. No other building in Lake Oswego can claim the same designation. Block 137 will set the mark that others will have to achieve in the redevelopment of downtown LO. Do you want the low mark of a typical developer ~ OR ~ the highest mark that can be achieved? Wouldn't you like to have LEED Platinum as the goal for all buildings in Downtown LO?

Members of the Design Review Commission, be careful of what your actions might reap.

Remember, this project is setting the goals for the entire Lake Oswego Downtown area. It sets an extreme high mark for future developers just to match the projected quality of this project and to which they will be compared. Anything much less will be so matched.

Please don't delay the eventual Wizer project. My wife and I can barely wait to move back to our city ~ Lake Oswego.

Jim Crowell
LOHS Class of '56
Hopefully just temporarily in Wilsonville



From: [Max Goins](#)
To: [Hamilton, Leslie](#)
Subject: Block 137 Development: Yes, Please!
Date: Tuesday, February 04, 2014 12:24:22 PM

Dear Members of the DRC,
I am writing you in order to express my support for the Block 137 project, as proposed by the Evergreen Group. While I grew up in Lake Oswego, and have many fond memories of Wizer's, El Ranchito etc., I also believe it's time to move forward. I believe that the Evergreen Group's proposal fits with the direction our city has been heading ever since we built the Lake View Village, and Millennium Park. I, for one, am ready to take yet another step.

Sincerely,
Max Goins

G-198
LU 13-0046

From: [Simpson, Anne-Marie](#)
To: [Hamilton, Leslie](#)
Cc: [Pishvaie, Hamid](#); [Williams, Brant](#)
Subject: FW: Wizers
Date: Tuesday, February 04, 2014 2:27:26 PM

From: Sonya Fischer [mailto:sonya@sonyafischerlaw.com]
Sent: Tuesday, February 04, 2014 1:51 PM
To: Council Distribution
Subject: Wizers

Dear Mayor or Studebaker, Councilor Bowerman, Councilor Gudman, Councilor Gustafson, Councilor Jordan, Councilor Hughes, Councilor O'Neil:

As I resident of Old Town Lake Oswego and business owner in Downtown Lake Oswego, I am writing to support the development of Wizers in a way that will benefit our community. As I read the LO Review and see the numerous letters opposing the development, I just wanted to give you my thoughts. The following are what I see as important.

1. We need more foot traffic in downtown LO. I was just dining with a girlfriend today for lunch at 5 Spice and at the heart of the noon hour there were too many empty tables. We have amazing restaurants in our community and I dine out a lot. I have rarely had to wait for a table. I want our businesses to have more customers and redeveloping Wizers in a way that allows residents to live and play in LO is important.
2. We need to make sure that we have housing options for our changing community. Longtime residents who are looking to downsize need options to live that allow them to simplify their lives or they will move to Portland. Furthermore, families transitioning need places to rent that allow them to live in our community. Eleven years ago I transitioned out of a marriage and moved to the fabulous Bay Roc apartments as I was finishing law school. Now the Bay Roc where I lived is an expensive condo. Losing our rental options to condos removes opportunity for residents to move to LO or stay in LO.

Please don't allow those that simply oppose more density to halt a development that will have positive benefits for our greater community. You may need to ask the developer to make some changes to appease some concerns but don't deviate from a well-planned purpose. Thank you for your service.

Yours Truly,
Sonya

**8 N State St Ste 301
Lake Oswego OR 97034**

**G-199
LU 13-0046**

Proponent letters are

Exhibits 100-199

and

Exhibits 1000 – the last
proponent's exhibit

From: [d.d](#)
To: [Hamilton, Leslie](#)
Subject: Support Block 137
Date: Tuesday, February 04, 2014 2:57:27 PM

Lake Oswego DRC,

I am writing today to voice my support for the Block 137 development, especially because of the addition of rental properties to downtown Lake Oswego. We live in a time when it is not realistic to think that everyone desires to live in a house with a mortgage and I think the town will be well-served with the added mix of apartments and condos downtown.

I urge you to support this project and support making living in Lake Oswego an option for people who previously wouldn't have been able to.

Best, Diana K. Dutton
420 Lakewood Rd.
Lake Oswego, or. 97034

**G-1000
LU 13-0046**

From: [Teri](#)
To: [Hamilton, Leslie](#)
Subject: LU 13-0046 DRC
Date: Tuesday, February 04, 2014 4:15:15 PM

Dear Members of the DRC:

As a 40 year resident of Lake Oswego, I am writing to express support for the Block 137 design proposed by Evergreen Group's architectural team. I suspect that the majority of Lake Oswego residents like the design, look forward to the additional development in downtown and the critics are making more noise than their numbers warrant.

The design process has been collaborative and transparent, and the project team has welcomed community input. Numerous modifications have been made in response to residents' concerns, and I believe the resulting design represents a good option for the location and one of which all of us can be proud. The use of high-quality, sustainable materials means that the project should age well and provide long-term benefits to the Lake Oswego community. I believe we should embrace this development of Block 137 as an opportunity to move forward.

Best regards,

Theresa Graham

4215 Fruitwood Court

Lake Oswego, OR 97035

G-1001
LU 13-0046

From: [Judie Hammerstad](#)
To: [Hamilton, Leslie](#)
Subject: DRC File 13 0046
Date: Tuesday, February 04, 2014 4:17:35 PM

To members of the Development Review Commission:

I am writing in support of the Evergreen Group and Gene Wizer application. I have just returned from being out of the country for three weeks, and I was pleased that the record is still open for comment. I realize that virtually everything has been said, but I wanted to weigh in from my own personal experience as mayor when Block 138 was redeveloped.

Many of the same arguments were used in opposition to the development known as Lake View Village. It was many years in coming, and it has been a great success for our downtown. Now it is time to move forward on the Wizer block.

Our community is aging. This development provides much needed housing for our citizens who wish to downsize. These are not transients who live in apartments for a short time and move on. These are potential residents who currently live in our community. They wish to stay in our community as they transition to a different lifestyle. And, hopefully those families who wish to establish themselves will have the opportunity to move into the family-size homes as those current owners move into downtown.

I know that many (most?) of our projects have had significant opposition, but when they are completed, they are very popular.

It's good for our community, good for our schools, and good for our economy. . I hope you will approve the application.

Judie Hammerstad
17330 Grand View Ct
Lake Oswego 97034
503-635-2903

G-1002
LU 13-0046

From: [Cole John](#)
To: [Hamilton, Leslie](#)
Subject: Wizer development
Date: Wednesday, February 05, 2014 7:04:15 AM

Members of the Lake Oswego DRC,

I live in Lake Oswego and work in downtown Lake Oswego,

Evergreen Group's proposed design for the Block 137 development has been the target of some criticism based on the idea that the architecture, particularly the roof design, somehow doesn't fit with the character of Lake Oswego. People are entitled to their opinions about the aesthetics of the project (personally, I think the design is beautiful), but they can't honestly claim that it doesn't reflect the community's design standards.

The project incorporates all three of the Lake Oswego architectural styles specified in the city's design guidelines: Oregon Rustic, Arts and Crafts, and English Tudor.

The integration of art, landscaping, benches, street lighting, accent paving and other details will make this a gorgeous addition to the center of Lake Oswego. The proposed development is clearly a more attractive use of the space than the current building, which is on the verge of becoming an eyesore.

If we want a beautiful, vibrant downtown, we should support this project.

Regards,
Sandra Cole
224 Hidalgo
Lake Oswego, OR 97035

G-1003
LU 13-0046

From: [Pratt_Jeff](#)
To: lhamilton@ci.oswego.or.us
Subject: FW: DRC File LU 13-0046
Date: Wednesday, February 05, 2014 7:15:25 AM

Feel free to change wording if you want.

All letters are due to the DRC by 5 p.m. on Wednesday, Feb. 5, and can be dropped off in-person or sent by e-mail to lhamilton@ci.oswego.or.us.

Members of the Lake Oswego DRC, Evergreen Group's proposed design for the Block 137 development has been the target of some criticism based on the idea that the architecture, particularly the roof design, somehow doesn't fit with the character of Lake Oswego. People are entitled to their opinions about the aesthetics of the project (personally, I think the design is beautiful), but they can't honestly claim that it doesn't reflect the community's design standards. The project incorporates all three of the Lake Oswego architectural styles specified in the city's design guidelines: Oregon Rustic, Arts and Crafts, and English Tudor. The integration of art, landscaping, benches, street lighting, accent paving and other details will make this a gorgeous addition to the center of Lake Oswego. The proposed development is clearly a more attractive use of the space than the current building, which is on the verge of becoming an eyesore. If we want a beautiful, vibrant downtown, we should support this project.

Regards,
(Names & Address)

Jeffrey A. Pratt
5225 SW Jean Rd. #310
Lake Oswego, Or. 97035

G-1004
LU 13-0046

February 5, 2013

Development Review commission
City of Lake Oswego
File: LU 13-0046

I support the application of Evergreen Group LLC and Gene Wizer for the Block 137 development as described in the Staff Report dated January 10.

I have lived in Lake Oswego since 1976 and have watched our community go through this virtually every time any major change is proposed. As evidenced by Lake View Village and Millennium Plaza, these “changes” have not only visually enhanced our downtown area, but benefited our downtown businesses and increased the desirability of living in Lake Oswego. It’s ironic that the people who were opposed to these developments, for exactly the same reasons, are now some of their strongest advocates.

Applicants need to have the ability to design and submit projects that meet existing city code and design standards and not have those rules or standards changed at the last minute. These standards have been developed over the years by staff, boards, commissions and citizen input.

The approval of this project will strengthen our downtown core commercial businesses and increase housing options for the citizens of Lake Oswego. The design as submitted is attractive with high quality materials, variation of styles, and plantings.

I urge the DRC to approve the developer’s application with the staff conditions as contained in the January 10, 2014 report.

Chris Schetky
55 Condolea Terrace
Lake Oswego, OR 97035

**G-1005
LU 13-0046**

From: grahamsstat@aol.com
To: [Hamilton, Leslie](#)
Subject: Block 137 Development Proposal
Date: Tuesday, February 04, 2014 4:13:07 PM

Development Review Commission

City of lake Oswego

File: LU13-0046

Members of the DRC,

One aspect of Block 137 that has received little attention is the beauty of the space that is being created.

The architects went to great lengths to create buildings that will fit into the character of our town, and I think they should be given more credit.

Other features like trees, sidewalks, and even a parking garage that is being kept below ground (at a greater expense, I'm sure), have all been designed not for the benefit of the developers, but for the good of Lake Oswego as a whole.

I don't think that we will ever get a building that is being built more carefully and more for the good of our town than this one, so please vote yes.

Sincerely,

Paul Graham

460 Second St.

Lake Oswego, OR 97034

G-1006
LU 13-0046

From: aapter@teleport.com
To: [Hamilton, Leslie](#)
Subject: Block 137Development
Date: Wednesday, February 05, 2014 9:19:36 AM

I am writing in support of the proposed development of Block 137. My support is both civic and selfish. I believe that the proposal is an exceptional one, both practical and visionary. It ensures the prosperity of our community for many future generations. It also is the kind of place that would serve as a wonderful retirement option for me, who loves Lake Oswego and would like to enjoy the benefits of living here as I scale down my life style.

Sincerely,
Andrew Apter
431 Lakewood Rd.,
Lake Oswego, OR 97034

G-1007
LU 13-0046

From: [Richard Reamer](#)
To: [Hamilton, Leslie](#)
Subject: Block 137 Development
Date: Wednesday, February 05, 2014 10:59:59 AM

DRC:

I can't believe that anyone would honestly think that upscale housing the core of Lake Oswego would attract the "wrong crowd" – whatever that means.

The Block 137 residential development will include many luxury amenities: a spa and fitness center, a club lounge with a chef's kitchen and library, a putting green and bocce ball court, private barbecue areas, private wine storage, a pet grooming studio, and concierge services. These are not inexpensive features, and I think it's safe to say that rents will be high enough to ensure that tenants are not of a socioeconomic level that will frighten the neighbors.

Homeownership doesn't make sense for everyone. Rental housing is a legitimate need for any vibrant, economically viable city, and it makes particular sense as part of a mixed-use development in the heart of the downtown area, which will be most attractive to young people and seniors.

Sincerely,
Richard Reamer
398 Furnace St

G-1008
LU 13-0046

From: [Dillinger, Barbara](#)
To: [Hamilton, Leslie](#); [Reynolds, Janice](#)
Subject: FW: A homeowner's vote in favor of the Wizer block development
Date: Wednesday, February 05, 2014 11:00:49 AM

-----Original Message-----

From: Jill Arena [<mailto:jill.arena@healthpracticesolutions.com>]
Sent: Tuesday, February 04, 2014 4:30 PM
To: Dillinger, Barbara
Subject: A homeowner's vote in favor of the Wizer block development

I am a homeowner from the First Addition neighborhood, and routinely shop and eat at the Lakewood Village complex and in other businesses downtown.

I am in favor of the Wizer block development as submitted, and am not concerned about the parking or increased foot traffic. Rather, I'm excited by the possibility of "classing" up our downtown even more, and would plan to support the businesses that the new development would bring. That particular block is overdue for a remodel or a facelift.

Please vote to pass the development, and let's get on with making the downtown core a thriving, vital part of our community.

Thank you,

Jill Arena

G-1009
LU 13-0046

From: [Kathi Misner](#)
To: [Hamilton, Leslie](#)
Subject: Wizer Development
Date: Wednesday, February 05, 2014 11:07:02 AM

Members of the DRC:

I've been following the debates about the proposed Block 137 development closely, and I just have to respond to the absurd claim that the residential units will attract the "wrong crowd" to Lake Oswego. We're talking about upscale residential units with rents that are high enough to attract people who are really interested in this style of living and what Lake Oswego has to offer.

Best,
Kathi Misner
398 Furnace St

G-1010
LU 13-0046

From: MARY BOSCH [<mailto:mary.bosch@msn.com>]
Sent: Wednesday, February 05, 2014 11:17 AM
To: Hamilton, Leslie
Subject: Block 137 Letter to DRC

DRC Members:

Of all the possible criticisms of the proposed Block 137 development, the idea that the project will attract “undesirable elements” to the city is the most disconcerting and incredible. The proposed residential units are distinctly upscale, and it is highly unlikely that whatever sort of transients the naysayers have in mind would be able to afford the rent. These will be high-class units with resort-style amenities – hardly low income housing.

Regards,
Mary Bosch
431 Lakewood Av
Lake Oswego, OR

From: [Mary Ratcliff](#)
To: [Hamilton, Leslie](#)
Subject: Wizer Building
Date: Wednesday, February 05, 2014 12:02:50 PM

I wanted to express my support for the proposed project. It promotes sustainability within Lake Oswego and I can see myself living there when I no longer want to have a yard to manage.

Mary Ratcliff
706 6th St
Lake Oswego, OR 97034

G-1012
LU 13-0046

From: [Tom O'Connor](#)
To: [Hamilton, Leslie](#)
Subject: LU13-0046 Wizer Block Mixed Use Development
Date: Wednesday, February 05, 2014 12:39:18 PM

Members of the Development Review Commission
City of Lake Oswego

ATTN: Ms. Leslie Hamilton, Senior Planner

Members of the Commission:

As a longtime resident of this community, I strongly support the mixed use redevelopment project proposal for the Wizer Block. I have read the City Staff Report and agree with it's findings that the proposal meets the requirements of the City Code and Comprehensive Plan. I urge you to approve the permit request as recommended in the Staff Report.

Lake Oswego needs this type of mix of housing and retail to keep our community attractive as a great place to live.

Our local businesses need a strong local customer base to grow and remain vital. All of our neighborhoods depend on a healthy local business community.

This location is perfect for seniors and young professionals who want to live in downtown Lake Oswego and be able to walk to eat and shop. For those who will work in Portland, the Tri-Met bus line is easily accessible and convenient.

The Evergreen team has put together a high class project and have been very responsive to community requests and suggestions. The walk-through strolling areas and the revised townhouse section of the project facing the existing townhouses across 2nd Street are excellent examples of that.

This project meets and exceeds the code requirements and will be an excellent addition to our community. I urge your approval of the permit.

Thank you for the opportunity to comment.

Tom O'Connor
1960 Egan Way
Lake Oswego, OR 97034

G-1013
LU 13-0046

From: [Calynda Meister](#)
To: [Hamilton, Leslie](#)
Subject: DRC Hearing
Date: Wednesday, February 05, 2014 12:57:50 PM

Lake Oswego DRC,

I am writing today to voice my support for the Block 137 development, specially because of the addition of rental properties to downtown Lake Oswego. We live in a time when it is not realistic to think that everyone desires to live in a house with a mortgage, or can afford to live in a house in Lake Oswego with a mortgage. I think the town will be well-served with the added mix of apartments and condos downtown. My fiancé went to school in Lake Oswego and we hope to raise our kids here. This is the perfect place to begin a family. However, to be able to live here we would need to be able to start in an apartment or condo.

I urge you to support this project and support making living in Lake Oswego an option for people who previously wouldn't have been able to.

Thank you for your consideration!

Calynda B. Meister



G-1014
LU 13-0046

From: [Elaine Howard](#)
To: [Hamilton, Leslie](#)
Subject: Wizer Block DRC Meeting
Date: Wednesday, February 05, 2014 1:06:33 PM

Members of the DRC,

As someone who plans to live in Lake Oswego for the foreseeable future, I think development of the Wizer block is something that is extremely necessary. I know that I will not always be able to handle everything that comes with owning a home and am sad to think that I may have to leave Lake Oswego when it comes time to downsize. The apartments and condos that are being built represent a great alternative for housing when the time comes. I hope that other "soon to be" senior citizens in the community can also see the opportunity that is being offered. Please support the Block 137 project. It not only provides housing options for long time residents, but the commerce it will bring to downtown businesses will be very extremely positive.

Elaine Howard

--

[Elaine Howard](#)
[Elaine Howard Consulting, LLC](#)
[503.635.2783 cell 503.975.3147](#)
www.elainehowardconsulting.com

G-1015
LU 13-0046

From: [Roger Hennagin](#)
To: [Hamilton, Leslie](#)
Subject: Wizer Block
Date: Wednesday, February 05, 2014 1:24:38 PM

DRC Members:

I am writing to you from my perspective as a former city councilor in Lake Oswego, a former part-time judge in Oregon courts and a practicing lawyer . Most of the opposition [to the Wizer proposal](#) with which I am familiar objects to the height, the mass, the number of units and the fact that some residential units will be at ground level. The developer's proposal under review is compliant with our current [code regarding those issues with a few minor exceptions resulting from topography or suggestions of those who neighbor the project.](#)

The authority of municipal governmental bodies is limited by law. It is not boundless. Your authority and discretion with regard to development design matters are restricted by the city's design review ordinance. Lake Oswego's design review ordinance, as currently written, allows developments that are either three stories in height or no more than sixty feet in height. [The ordinance can only be read as allowing either option to developers.](#)

Other than the itemized exceptions which have been enumerated and the placement of vehicle ingress and egress locations, I submit that, if the size, mass and number of units fall within the existing [code](#) restrictions and that [the DRC does](#) not possess a authority to revise these elements of the plan. The developer has satisfied our ordinance in these aspects. My concern is that any attempt to revise these elements could easily subject the city to legal challenges.

[We have been waiting for years to achieve redevelopment of Block 137. The current poposal passes code review in all substantial aspects. I submit that DRC should approve the proposal as it currently exists.](#)

Roger Hennagin
Roger Hennagin, P.C.
8 North State St. #300
Lake Oswego, OR 97034-3695
Tel. 503-636-0400
Fax 503-636-6003
roger@hennagin-lawyers.com

G-1016
LU 13-0046

From: r.vandenbos@comcast.net
To: [Hamilton, Leslie](#)
Subject: Wizer's Block DRC meeting
Date: Wednesday, February 05, 2014 1:36:37 PM

Many of us have called Lake Oswego home for years. I have lived here for over 20 years. We've started businesses here, raised families, sent our kids to LO schools, and supported local initiatives that make have made our city the envy of many communities.

The Block 137 development will only enrich our town. For those of us ready to downsize and care for a more manageable dwelling, the project allows us to remain at the heart of the city we love and enjoy all the amenities we've helped bring about. Please support this quality project and the benefits it promises for Lake Oswego's longtime residents.

Sincerely,

Bob Vanden Bos

G-1017
LU 13-0046

From: [Kathleen Hopkins](#)
To: [Hamilton, Leslie](#)
Subject: Block 137 Project
Date: Wednesday, February 05, 2014 3:19:13 PM

Members of the DRC,

The Block 137 team has designed a development that meets Lake Oswego's building code. We passed a code that allows building up to 60 feet in height and four stories if the fourth story is contained within a roof. The Block 137 development ranges from 47 to 58 feet in height, and all fourth floors are residential and within the roofs. True, one building requires an exception to the code for a fifth residential floor, but it does not impact the height of the building. Let's stop taking developers to task for a building height that the community has already approved.

Sincerely,

Kathleen Hopkins

905 SW 16th Ave, Portland, OR 97205

G-1018
LU 13-0046

From: [mike finley](#)
To: [Hamilton, Leslie](#)
Subject: My Support of the Block 137 Project
Date: Wednesday, February 05, 2014 3:26:14 PM

Members of the DRC,

I am writing today to express my support for the approval of the Block 137 project. This building represents an opportunity for our community to attract new residents and small businesses. We should not be arguing about silly details, like the "village feel" of the buildings or whether it should be four or five stories. The alternative would be an unused space that will eventually fall into disrepair.

How is that helping to maintain our town's "village feel"?

Sincerely,

Mike Finley
6355 SW Dawn Street
Lake Oswego, OR 97035

G-1019
LU 13-0046

From: [jill](#)
To: [Hamilton, Leslie](#)
Subject: Block 137 Project - What's the Problem?
Date: Wednesday, February 05, 2014 3:29:20 PM

DRC,

Lake Oswego has a building code to ensure that the new development meets the community's needs while blending with the surroundings. Block 137 is designed within that code. All of the buildings are within the 60-foot height limit, new parking exceeds recommendations, and density is within code. The team has followed Lake Oswego's requirements, and there is no reason to thwart the project.

Kind regards,

Jill Williams
1125 NW 9th Avenue, 309
Portland, OR 97209

G-1020
LU 13-0046

February 5, 2014

Ralph Tahrán, Architect
2333 SW Stephenson, St.
Portland, OR 97219

Dear DRC Members,

After attending both DRC hearings on the Wizer Block development and listening to all the testimony and discussion I feel compelled to address comments that label the project as “stark,” “monolithic,” “bland,” “too tall,” “not to code,” “not in “LO style” and others. As an architect/resident and business owner of over 35 years in this community, I have participated and chaired several committees regarding “code development,” “design guidelines,” and “Downtown Redevelopment.” I have also been the architect on numerous commercial, multifamily and residential projects in LO and have advanced knowledge of the codes.

First, I believe the project exceeds the expectations of the East End Redevelopment Plan adopted in 1986 by the City Council. The Plan identifies this block as the most significant block and intersection in the city center requiring a significant, sophisticated, dignified development. I believe the current proposal offers this “centerpiece development” that will energize the downtown area with the proposed mix of uses, especially the addition of residential to the core area. The project is significant because it is a large block, but it cannot be labeled “monolithic,” “bland,” or “stark”. The architect and developer have skillfully divided the development into three finely detailed and textured buildings that break down the scale, offer four sides of lively elevations and create pedestrian and open spaces that connect to surrounding developments; a bonus to the community that creates a much needed “sense of place”. This has not been accomplished in any other downtown development and can only be created on this site by placing the required parking underground. The project is within the zoning requirements for size, density and height as has been completely identified in the city staff report.

The “LO style” comments have been puzzling to me, the “LO style” is not intended to require “historical reproductions” nor would it be appropriate for sophisticated modern development. The style actually calls for designs that “borrow from” Lake Oswego historical architectural traditions and offers that modern designs “interpreting stylistic forms” are appropriate in the “LO style” definition. Building massing and siting are important to the style, requiring complex massing and asymmetrical compositions to present a sense of community that is pedestrian friendly. Each of the buildings presented have “intersecting gables” that break down the massing into smaller scale forms at the roof and pedestrian level. The fourth floors are “stepped back” on all buildings so the pedestrian experiences a three story “eave height”. The minimal fifth floors are entirely in the roof forms and enliven the overall structure very elegantly.

I believe comments that label the design as “stark” and “bland” have not spent the time to understand the fine grained detailing and rich textures of the buildings and especially at the pedestrian level where

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most people will experience the development. A careful study of the drawings submitted reveal great attention to detail with quality materials and many pedestrian amenities. The buildings present strong corners and edges. Each building has significant transition details and offsets between major façade materials offering dignified facades with a permanent, durable appearance. Along the retail frontages there are six plane changes and at least four different window patterns. The facades are skillfully and artistically complex presenting more than just a cosmetic nod to the “LO styles”. Decks, balconies, landscape, plazas, chimneys, dormers, building step backs and gables all combine to articulate and add life to the buildings and emphasize the mixed uses of this development.

There has been some discussion of the “pitched roof” portions of the buildings that I feel is unnecessarily diverting attention from the many fine qualities of this exceptional project. The design standards require mechanical equipment to be “mounted within gable or hip roof attics” where possible. Every new building in the redevelopment area has this “pitch and trough” design as has been proposed in this design; “Lake View Village, 555 Condominiums, Windermere Building, Umpqua Bank Building and others I don’t know the name of. Frankly, it is the most practical way to meet this standard and offer a design that respects the “LO style”. I believe the total composition of the building needs to be considered and not isolate individual pieces of the overall design. In my 35 years of experience in Lake Oswego, I believe this is the most finely detailed; artistically composed project presented in Lake Oswego to date. The project meets or exceeds the “code requirements” for the East End Redevelopment Area that have been in place for at least 27 years. The benefits to the community are numerous and have been well articulated by others. I support this project as a tremendous asset to be added to the Lake Oswego community as a whole and hope you will approve it. Thank you for your consideration.

Respectfully,

Ralph Tahrán, Architect

From: [Cody Sanger](#)
To: [Hamilton, Leslie](#)
Subject: Please approve the Block 137 project
Date: Wednesday, February 05, 2014 3:42:22 PM

Lake Oswego DRC:

I have been watching the arguments for and against the Block 137 project over the last few months, and I am surprised at how much time and energy has been spent around the point of whether or not the project is built to code. The fact is that the building is within height regulations and guidelines that Lake Oswego created. The point about whether or not the building should have four or five stories is a waste of time, as the building's height does not change with the addition of the fifth story.

Let's move past this minor detail and start building. Please approve the Block 137 project.

Warm regards,

Cody Sanger

1130 NE 1st Ave

Portland, OR 97232

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From: Lynne.e.wintermute
To: Hamilton.Leslie
Subject: I support the redevelopment of Wizers
Date: Wednesday, February 05, 2014 3:45:25 PM

I encourage you to proceed with the plans for Wizers redevelopment.
I will be retiring in a few years and would like to have the option of living in the center of town but not having to purchase an expensive condo or home.
The development is perfect for me, I hope I can get on the waiting list.
I will rarely need to use a car if there are more restaurants and services in our core.
I know that the development will put money in our school and encourage more redevelopment of downtown.
My children are just out of college and have been unable to find small places to live in their hometown, a small apartment would be perfect for them, night life is in walking, not driving distance, I like that.
The argument against it make no sense to me, just the same people who object to everything
That involves change, please don't let that negative and rude group win, it would be a huge loss for the community if this does not happen!

Barry Dragoon
Dragoon@opusnet.com
25 year Lake Oswego resident

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From: [Jane Taber](#)
To: [Hamilton, Leslie](#)
Subject: I support the Block 137 development
Date: Wednesday, February 05, 2014 4:20:10 PM

Lake Oswego DRC,
Lake Oswego's building code specifies which architectural styles may be used. The Block 137 project showcases three of the distinct styles that have made Lake Oswego the unique community it is today. The development team has taken great care in designing buildings that will complement the existing Lake Oswego Village and extend it for greater community enjoyment.
In addition, I was surprised to find out that the attorney who represents Save Our Village, Greg Hathaway, is most typically busy ensuring Walmart receives approval to build new stores throughout Oregon. I believe his most recent Walmart push was in Sherwood.
Last, with respect to the recent hearings on this project, I was surprised to hear that Brent A. did not immediately find his work with Mackenzie to be a conflict of interest. In addition, during the second hearing, neither the traffic engineer for the opposition nor the architect who testified alongside Greg identified themselves as Mackenzie employees. What is going on over there to allow this to happen?
Best,
Jane Thomas

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From: [Mardell](#)
To: [Hamilton, Leslie](#)
Subject: Block 137 Development
Date: Wednesday, February 05, 2014 4:21:28 PM

Dear Members of the Development Review Commission

I am so pleased there is a plan to provide upscale housing in the heart of Lake Oswego. The new development will enhance the beauty of our community. We are looking forward to the existing structure being rebuilt in line with the rest of the area. Lake Oswego will benefit from this addition.

Thank you.

Mardell Lanfranco
503 638 2926

Sent from my iPad

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LU 13-0046

From: [Ming Lee Lacey](#)
To: [Hamilton, Leslie](#)
Subject: Support Block 137
Date: Wednesday, February 05, 2014 4:45:27 PM

Maintaining Lake Oswego's village atmosphere doesn't mean halting progress. Projects like the proposed Block 137 redevelopment will help expand the village and keep it vibrant well into the future.

The planned redevelopment is an extension of Lake View Village. Parking is contained underground, leaving the block open and walkable, with light permeating the village. The developers haven't chosen to fill the block with one monstrosity; rather, they've introduced three separate buildings, each featuring a unique architectural style. This essentially turns the block into three smaller blocks. Pedestrian walkways and public art in between continue the village atmosphere we've come to love about Lake Oswego.

Attracting new retail, dining and service establishments further burnishes Lake Oswego, providing more reasons for locals and others to frequent the area and support local businesses. Increased foot traffic from residents and visitors alike will keep the village bustling, alive and a draw for the Lake Oswego community and surrounding areas.

Sincerely,

Ming Lacey

2828 SW Sunset Blvd

Portland OR 97239

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Ming Lee Lacey
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917-340-7251

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