

From: [Dillinger, Barbara](#)
To: [Hamilton, Leslie](#); [Reynolds, Janice](#)
Subject: FW: High Density development in downtown LO
Date: Wednesday, February 12, 2014 4:40:30 PM

From: LOWLUKE@aol.com [mailto:LOWLUKE@aol.com]
Sent: Wednesday, February 05, 2014 1:54 PM
To: Dillinger, Barbara
Subject: High Density development in downtown LO

My wife and I are so upset about the prospect of this Wizer lot development. We moved here because of the type of town it was. We have been seeing so much change over the years just in our Lake Grove area that disturbs us. The cutting down and clearing of so many of the big old trees for more businesses, more and bigger houses it's really upsetting. The increased traffic, and noise is very noticeable. And to think that downtown could change so much too with such a development just adds to our frustration of how it seems the dollars of big corporations seem to matter more to city planners than the people who actually chose to live in Lake Oswego because of the type of small town it is. We are not opposed to some change and growth, but this proposed development just seems to be so out of scale for that space. Please reconsider.

Sincerely,
Luke Lowther & Debbi Robertson
4207 Douglas Way Lake Oswego OR 97035
503-675-1229

From: [Dillinger, Barbara](#)
To: [Hamilton, Leslie](#); [Pishvaie, Hamid](#); [Reynolds, Janice](#)
Subject: FW: Wizer Block 137
Date: Wednesday, February 12, 2014 4:32:31 PM
Importance: High

This email was trapped in my Barracuda Spam folder and was just released to me by IT.

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

From: Katherine [<mailto:kchartraw@yahoo.com>]
Sent: Wednesday, February 05, 2014 2:46 PM
To: Dillinger, Barbara
Subject: Wizer Block 137

I physically attended the two meetings held in January and listened to both the proponents and opponents to the proposed buildings on block 137. I also recorded the sessions and even went back to listen to a couple of the testimonies. I would like to add my name to the list of people who are very much against the proposed development of the "Wizer Block".

I am a brand new resident of Lake Oswego, I moved here from CA just 6 months ago. I looked at West Linn, Tigard and Wilsonville but chose Lake Oswego because it felt like a village not a large city. I shop in the downtown area, use the library, the downtown post office, get my gas at the downtown station, eat at the restaurants in Lake View Village, bank at Wells Fargo and I just bought 4 new tires from the Goodyear store in downtown. I moved here just in time to have the privilege of voting myself an increased tax bill to support the local schools. I make a great new citizen in my new home town. I am the kind of resident you want and supposedly the demographic that would be interested in the apartments proposed, a retired senior citizen with sufficient income to live well and spend well in town. However, I would never consider living in the huge buildings that are currently being put forth for this downtown area.

In 1998 my husband was on track to take early retirement and we were sitting in an overly large almost empty home where we had raised our family. We knew we were going to retire to warmer climes and chose to sell our home and move into an apartment for 3 years until the actual retirement date arrived. We picked a lovely 2 bedroom/2 bath 1500 sq/ft apartment home that came with a private 2 car garage. The buildings were 8 stories high but when you stepped off the elevator it was to a vestibule shared only with one other family. Each column of the buildings was offset so that no window looked into the living space of a neighbor. The buildings were arranged so the garages were approached through a green space with enormous trees in 15 foot diameter brick planter areas with seating benches at the top of the low brick wall. There was a designated dog park area on the opposite end of the children's play area so they were well separated. It was truly luxurious apartment living and were very happy to have the privilege of living there. In fact we questioned why we hadn't made the move sooner. In comparison, we would never have chosen a complex like the one proposed for Block 137. There are too many units crammed into too small of a space, there is little open space and it looks more like it belongs in a big city concrete jungle area.

One of the men sitting on the planning commission noted that you are going to lose 60% of the retail space that currently resides on the block. What a terrible thing to consider in a village trying to keep its center vital!

The three story buildings along Boones Ferry Road, Sunset and Renaissance, are more to scale for a village feel. They have 2 stories of bricks with windows and the third floor is wholly contained in the shingled roof areas. I admired these buildings long before I even became aware of the issues surrounding Block 137. Why would you plant these lovely structures along Boones Ferry Road where there is much more open space and is removed from the center of town and then accept such an overbuilding of downtown. If anything the buildings should be swapped out with each other. There are green areas in town that are much more suitable for this massive development. If we really need an apartment complex of this size please let it be built anywhere else rather than this valuable downtown block. Look at the green space around the West End Building, shouldn't we demand the same for our

downtown area?

Traffic is already difficult downtown, in fact I try to be out of the area by 3-ish to avoid the worst of it. Please don't add to the congestion with such an overdevelopment of the block. If you allow this gigantic cluster of apartments to be built, and it really is an apartment complex without much of a mixed use development feel, you are setting up a precedent of ignoring the intention of our city plan for a small town feel.

Listen to the citizenry and do not let the developers push this blight of a plan on us. Keep our village character.

Thank you,
Katherine Chartraw
23 Mountain Circle
Lake Oswego, OR 97035
503-908-7390 Taco Seasoning:
1/2 cup chili powder
1/4 cup onion powder
1/8 cup ground cumin
1 tablespoon garlic powder
1 tablespoon paprika
1 tablespoon sea salt
Put ingredients into a jar and shake.

Dry Onion Soup Mix:
2/3 cup dried, minced onion
3 teaspoons parsley flakes
2 teaspoons onion powder
2 teaspoons turmeric
1 teaspoon celery salt
1 teaspoon sea salt
1 teaspoon sugar
1/2 teaspoon ground pepper

Mix all ingredients in a jar, then give the jar a good shake. I'd recommend shaking the jar to mix the ingredients well before each use.
Use 4 tablespoons in a recipe in place of 1 packet of onion soup mix. Store this in a dry, cool place.

Ranch:
5 tablespoons dried minced onions
7 teaspoons parsley flakes
4 teaspoons salt
1 teaspoon garlic powder
Mix together and store in an air tight container.
For dressing: Mix 2 tablespoons dry mix with 1 cup mayonnaise and 1 cup buttermilk or sour cream.
For dip: Mix 2 tablespoons dry mix with 2 cups sour cream or Greek Yogurt.
Mix up a few hours before serving, so the flavors all blend.

Taco Seasoning:
1/2 cup chili powder
1/4 cup onion powder
1/8 cup ground cumin
1 tablespoon garlic powder
1 tablespoon paprika
1 tablespoon sea salt
Put ingredients into a jar and shake.

Dry Onion Soup Mix:
2/3 cup dried, minced onion
3 teaspoons parsley flakes
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From: Dillinger, Barbara
To: Hamilton, Leslie; Reynolds, Janice
Subject: FW: Comments on Wizer's Block 137
Date: Wednesday, February 12, 2014 4:10:33 PM

From: Laurel.Olson@harlandclarke.com [mailto:Laurel.Olson@harlandclarke.com]
Sent: Monday, February 03, 2014 11:35 AM
To: Dillinger, Barbara
Cc: Patrick Olson
Subject: Comments on Wizer's Block 137

To the Lake Oswego DRC-

Please include our concerns prior to your decision in the approval of the current Wizer Block 137 development proposal by W & K.

- The size and scalability of the W & K proposal is oversized for the location in downtown LO. We live 4 blocks from this location and enjoy today walking and biking to downtown, the lake walk and the Farmers Market. A project of this size will add to the already congested Farmers Market and create cut through traffic through our already "race track" neighborhood streets. Wizer has the right to build on his property- please size this down to where it complements the neighborhood and esthetics of downtown LO. If we wanted to live in the noisy and congested Pearl District, we would move there.

- Before you make a decision of a project this size, please check out the traffic in our neighborhood streets as it stands today by conducting a neighborhood traffic study.

- Where is the green space in W & K's plan? Our City has demonstrated such care in planning a City that is beautiful, spacious and green. Why would the City distract from this with approval of a development plan that would over crowd with cement, people and pets? Please size this proposal down to where retains the feel of our parks, room for planned events and Lake View Village.

Thank you very much for your consideration.

Pat and Laurel Olson
140 Berwick Road
Lake Oswego

Laurel Olson
Senior Account Executive
Harland Clarke
Community Market Division
503-675-0585 (office)

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deleting all copies, including attachments, from your system.

From: [Dillinger, Barbara](#)
To: [Hamilton, Leslie](#); [Reynolds, Janice](#)
Subject: FW: W&K proposal
Date: Wednesday, February 12, 2014 11:50:03 AM

Found this one.

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

From: Dan Ehrenfreund [<mailto:CATHDAN@COMCAST.NET>]
Sent: Tuesday, February 04, 2014 10:57 PM
To: Dillinger, Barbara; Council Distribution
Cc: saveRvillage@aol.com
Subject: W&K proposal

Dear Development Review Commission,

Do not violate our City Codes or our trust in the long-term planning process for this community. Please vote yes for a sane density for our city center, for viable traffic and pedestrian conditions, for maintaining the value of the homes in the surrounding neighborhoods, and for keeping the "village atmosphere" and quality of life that we chose when we moved here.

VOTE NO for the W&K development proposal as it now stands.

Sincerely,

Dan Ehrenfreund

From: [Dillinger, Barbara](#)
To: [Hamilton, Leslie](#); [Reynolds, Janice](#)
Subject: FW: Block 137 Development
Date: Wednesday, February 12, 2014 11:51:57 AM

Found it buried.

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

From: Darryl Boom [<mailto:d45@comcast.net>]
Sent: Tuesday, February 04, 2014 6:25 PM
To: Dillinger, Barbara
Subject: Block 137 Development

I strongly oppose this development as proposed.

1) 300 thousand square feet of residential and 28,000 square feet commercial is not a combined use. It is residential use with a token commercial use.

2) There are currently less than 400 residential units in the Evergreen Neighborhood. Adding 228 units will instantly increase the housing density by 60% in the neighborhood. To make matters worse, this 60% would be concentrated in one single block right in the middle of our commercial downtown area. This is not good planning!

3) How will this proposed 60 % increase in population affect traffic on local streets like Evergreen? No one has addressed this problem.

3) When the residents in the Evergreen Neighborhood became aware of the magnitude of this plan, they overwhelmingly rejected the proposed development and expressed their disapproval in an informal survey and at two general meetings attended by over 100 residents. Why is public opinion being ignored? The citizens of Lake Oswego are not in favor of this massive, out of character, proposal.

I urge you to deny this application. If it proceeds, it will negatively affect the character of Lake Oswego and we will never be able to fix the mistake.

Regards,

Darryl Boom
557 Evergreen Road
Lake Oswego