

From: MARY BOSCH [<mailto:mary.bosch@msn.com>]
Sent: Sunday, January 05, 2014 5:23 PM
To: Council Distribution
Subject: Letters supporting Wizer's development

Dear City Council Members,

Here in one place for easy review of key themes and messages are all letters submitted to the LO Review and to each of you in support of the Block 137 development between October 31 and December 12. Looking forward to the public input session this week.

Regards,
Mary Bosch

G-100
LU 13-0046

'The Wizer proposal meets those guidelines'
Dec. 12, 2013

I've been reminded of the reaction to the redevelopment of Block 138, which we now know as Lake View Village, while reading the many letters to the Review and chatting with some of my friends about the Wizer proposal.

I think an overwhelming number of us now agree that Lake View Village has added immensely to our enjoyment of living in Lake Oswego ... the added shopping, the great restaurants (do any of us cook any more?) ... the wonderful farmers' market. Before the block and Millennium Plaza Park were redeveloped, lots of people worried about many of the same things they now bring up about the Wizer proposal.

Lake View Village turned out pretty well though, didn't it?

Now, the proposal on the table for redeveloping the Wizer block is generating the predictable reactions. Unfortunately, people who don't like the proposed change seem to be far more energized to speak out than the many who think it will make Lake Oswego lots better, just as Lake View Village has done.

What are some of the complaints? That the traffic generated will be bad (we've heard that one before and I'll return to it), the building is too tall (same again, but in both cases the proposals met the height limits of the development code), there will be too many dogs, acting as dogs do (this one is a new one), the design is not like the rest of our town (in fact, it adheres completely to the designs approved for our downtown area. ... I might have liked more architectural variety, but so be it), and the buildings sit too close to the sidewalk (this also completely adheres to our community development code for the zone and is a key part of making any downtown vibrant and safe for residents and customers). I believe the proposal is asking for just one waiver to the development code: a fifth floor that will not make the building taller than the limit.

A word about traffic concerns. I think the residents of the apartments are highly likely to generate far less traffic than the worriers predict. Younger and older people are more likely to want to live downtown. Those are the same groups who tend to drive less, and use public transport more. Right outside of their apartments will be TriMet Bus Line 35 and shopping and dining they can access without using their cars. They'll also find they can manage without a second car in many cases for the same reasons.

The bottom line is the Wizer proposal meets the requirements of the development code that was enacted after careful consideration by previous councils, acting not in the heat of the moment but guided by their understanding of what the community wants for Lake Oswego. To me, the code represents the desires of a majority of us, not the resistance to change by a few people. Not everyone is going to like how the buildings look. ... That is a matter of taste. But the code puts in place design guidelines the community has approved.

The Wizer proposal meets those guidelines. If we don't find the project perfect, let's not let the perfect be the enemy of the good. It is time to allow the Wizer family to improve their property, within the limits we've put into our code.

- Elynor McPeak, Lake Oswego, is a former Lake Oswego city councilor.



**Learn all the facts about the Wizer block
Dec. 12, 2013**

I am writing to express my support for the Block 137 project. I am a longtime visitor to all of Lake Oswego's wonderful amenities and hope to make the Block 137 project my home. For weeks now I have been reading letters in this publication highlighting a myriad of issues with the project design, from its height and density to the dramatic impacts on parking and traffic. Based on this information, I had many concerns with the impacts that the project would have on the community and was led to believe that the building was not a good fit for Lake Oswego.

However, I read a letter in a (Nov. 21) Lake Oswego Review titled "Get the facts, not hyperbole on downtown plans," which pointed out the website buildourvillage.com that was created by supporters of the development. After visiting the website and attending an educational meeting sponsored by the group, I realized how much I did not know about the facts of the Block 137 development.

First off, I had heard that the design is violating city code in terms of the height. In fact, although the development has requested an exception to include a fifth floor for portions of the structures, the building will be under the code's 60-foot maximum height. I also learned that these fifth floor areas are contained in the roof gable and elimination will not change the overall height of the building. The inclusion of living units within this gable space is an efficient design and creates more visual interest on the building exterior instead of a vast expanse of sloped roof. Removing the fifth floor won't achieve an overall height reduction.

I was pleasantly surprised to see the number of changes to the plans that the developers have already made to respond to community input. From splitting the design into three separate buildings and creating multiple pedestrian walkways through the project to capping the number of units, the developers have made modifications that may have affected their bottom line in trade for a project that better meets the community's desires.

I have also heard concerns over the increase of parking and congestion in downtown and was pleased to find out that the developers have planned for more than 100 extra spaces than required by code. The planned retail square footage will be about half of what is contained in Lake View Village, and with ample underground parking (the commercial and residential parking areas will be segregated with separate entrances), this should help reduce the issue of people driving around looking for a parking space, creating traffic congestion and taking up limited street parking. And, of course, the purpose of urban living is to allow residents to leave their cars parked and walk to amenities.

While I know that not everyone in the community shares my support of the project, I do encourage all of those impacted by the project to visit buildourvillage.com to learn about all of the facts for themselves.

- *Roberta Blau is a resident of Portland.*



'Wizer block changes will benefit all of LO'
Dec. 12, 2013

I am strongly in favor of the project.

Since we moved here 31 years ago, we have seen downtown Lake Oswego blossom from a dark, unfriendly, unappealing backwater to a potentially vibrant, beautiful, historic district that all Oregonians could be proud of.

This is a result of street and sidewalk improvements, addition of artwork and carefully thought out real estate development, of which the Wizer block development is one.

I have two businesses in the vicinity: my medical business, which is Women's Imaging and Intervention in Lake Grove, and a service station, Bill's Old Fashion Service, with my son at State Street and B Avenue, around the corner from the Wizer block.

The proposed improvements to the Wizer block will help us maintain a neighborhood where people can live, stroll, shop, converse and have a sense of place in this tiny area, which includes three buildings designated as Lake Oswego historical landmarks.

It is vitally important in our lives to keep and maintain the things that are working, and to change those that are amenable to improvement; the Wizer block changes will benefit all of Lake Oswego in the long run.

- Amy Thurmond, Lake Oswego



Support the Block 137 plan
Dec. 12, 2013

After reading so many negative letters regarding Block 137, it was extremely refreshing to read the citizen's view by Heather Chrisman in the Dec. 5 Lake Oswego Review.

This is the first letter that really makes intelligent sense. She stated that the same issues regarding this proposed development were brought up when Lake View Village was in its planning stages. These were exactly the same issues also brought up when the Stafford retirement community, across from Lakeridge High School, was being proposed. People (mainly neighbors) were concerned about the size of the project and the traffic that would be generated. As we now know, there have been no traffic problems, and the Stafford is a beautiful addition to the neighborhood.

With the recent changes made to the plans by the developer, I would hope that more people would support the project and realize that this is exactly what this community needs.

- Jim Blume, Lake Oswego



Downtown plan would benefit the community

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Dec. 5, 2013

I have been following the conversations regarding the development of Block 137 and wanted to write in support of a developer who has presented a design that would benefit our community in so many ways.

I am so glad to see housing of this type being added to the downtown area. So many of us Oregonians want to live where we can walk to do our daily activities. Continuing to build large houses where two people live is not sustainable, practical or what is needed in the future.

I hope this development goes forward.

- Jan Holibaugh, Lake Oswego



Wizer block plans present 'a great opportunity'

Dec. 5, 2013

We have been residents of Lake Oswego for more than 40 years and have seen many terrific enhancements to our city.

The Wizer Block 137 has been reviewed for development for many years and ran into problems with the economy, economics of a large project and feasibility for a development compatible with downtown Lake Oswego.

It seems to us that we now have a great opportunity to provide needed upscale residential housing and a limited amount of new retail (28,000 square feet — which is less than the 70,000 square feet currently in Block 137) that will greatly enhance the village, provide new retail and restaurants and with 457 underground parking spaces. The proposed project seems to conform to city codes on height and parking requirements. The new residential housing will only add great value to the retailers and restaurants in the neighborhood.

We feel that we have an opportunity to build our downtown area and any effort to severely downsize the development could hamper the developer in moving forward. Do we really want a remodeled Wizer property with limited tax revenues and a building not compatible with the structures in Block 138 and 136? We don't think so.

Let's move forward and get the project underway!

- John Eskildsen, Lake Oswego



If Wizer plans fail, 'we could be looking at a big box store'

Dec. 5, 2013

A longtime resident of Lake Oswego, I have been active over the years in efforts to revitalize our downtown. However, downtown has lagged behind the needs of the community and its residents.

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We have grown from a small town of almost 15,000 when I moved here in 1970 to a city of 37,000 now. Lake Place Shopping Center (across from Lakewood Center for the Arts) replaced the Dee Thomason car lot in 1985 and the Village Shopping Center was remodeled in 1986, but it didn't add much in the way of new businesses. As our community has grown, our existing businesses have not grown at the same rate. They have struggled with the critical mass that attracts shoppers away from the community: Washington Square, Costco, Bridgeport Village and now Walmart.

From 1991 to 1998, when I was on city council, the development proposal for Block 138, next to the Wizer Block, was being hotly debated. Many of those opposed said that its density was too much. The buildings were too tall. The traffic impact would snarl our downtown streets. The development would destroy our village character. That development became our very popular Lake View Village.

I believe maintaining our current status quo is what will destroy our village character. Many of our downtown businesses that a lot of us patronize still struggle and some can't make it. Empty storefronts and the way it is are not what we need for our downtown to thrive. Our downtown today doesn't provide enough diversity and critical mass to attract much of the community.

The Wizer block development with public parking, as well as parking for the residences, pedestrian walkways between the buildings, architectural interest, public art and more shops, will enhance the liveliness of downtown Lake Oswego. The people living in the residences will help our local businesses by shopping in the downtown. This proposed development provides 30 percent more parking than the city requires. Once parked, users can travel by foot instead of car. Residents of the development need not use their cars at all.

People who are critical of the Wizer block development for its height, traffic and density bring up some of the same issues that were brought up about Lake View Village. However, the Wizer block developer and their architectural team are honoring Lake Oswego's building and development codes in their plans to develop the Wizer block. They are building within the height and density requirements of the city. The proposed height of the buildings meets the code requirements. It is only the number of stories within the allowed height that requires an exception. This development is suited to the block and the buildings that surround it. The development also incorporates Lake Oswego's recommended architectural styles. Lake Oswego is fortunate to have an outstanding architectural firm with not only quality design but quality materials planned for this development.

I know several people who would love to become residents of this development with choices of one, two and three bedroom apartments ranging from 650 to 1,500 square feet. If this development does not happen, we could be looking at a big box store.

As an involved resident of Lake Oswego for more than 40 years, I look forward to this exciting development of the Wizer block and all the good it will do for our community.

- Heather Chrisman is a resident of Lake Oswego and a former Lake Oswego city councilor



'Every generation should support this proposal'

Nov. 28, 2013

As a 20-something city councilor, I was often the lone “youth” voice weighing-in on issues facing the city. Now that I have moved back to LO after law school, I have noticed that this perspective is still missing from the debate, so here I go again. I support the proposed development on the Wizers' property (Block 137) for the following reasons:

1. It adheres to the height and density requirements of the code. While the proposal requests an exception for a fifth story, this does not push it over the 60-foot height limit. The three proposed buildings range from 47 to 58 feet. This project is congruent with the height limits contemplated by this community when the code was drafted.
2. As a general rule, we should be OK with proposals that fit within the code. We set rules in anticipation of development, so landowners and neighbors know what to expect. If we want more stringent requirements, then we amend the code. Challenging projects on a case-by-case basis creates a bad precedent and discourages developers from wanting to invest in our community. Let's be careful about rejecting projects that fit within the code and are the result of a collaborative and transparent design process with many documented public meetings.
3. Better utilizing Block 137 diffuses congestion by creating more points-of-interest and creating more connectivity between adjacent blocks. Any congestion experienced at Lake View Village can be directly traced to the fact that a large portion of downtown activity is concentrated in a single block with one parking lot with one entrance. By developing the adjacent lot, we diffuse some of that concentration by providing more public parking (135 parking spots reserved for retail and public use). Additionally, the proposal creates more pedestrian pathways and storefronts that will keep shoppers interested and moving up A Avenue and down Second Street toward B Avenue, where we have businesses that are currently isolated from the bustle of Lake View Village.
4. It's good for business, and that's good for the community. LO businesses provide an incredible amount of voluntary support to this community. Bringing more economic vitality downtown is good for existing businesses, and it provides opportunities for new businesses to set roots and invest here.
5. Increased tax revenue.
6. It provides jobs and activities for young people. Having attractive public spaces adjacent to retail and food provides opportunities for different generations to voluntarily occupy the same space, both as visitors and employees.
7. We should want to create opportunities for young professionals to move to LO. Many young professionals like a little density when it means they can walk to a grocery store, a coffee shop and a bar. New residents fall in love with LO. Let's encourage young people to come, get attached and stay so that we encourage generational diversity. Then, when they are ready to buy a house for their growing children, they purchase here too.

8. Downtown residents are great economic drivers. Residents who chose to live on a higher-density block because they want to live in a walkable area consistently frequent the businesses within walking distance.

Young people want an interesting place to live, community support and a future with potential for improvement. Every generation should support this proposal.

Kristin Johnson, Lake Oswego, is a former city councilor in Lake Oswego.



'I choose redevelopment'
Nov. 28, 2013

The Wizer Block 137 has been in the Wizer family since the mid-1950s. In the 1980s, the city of Lake Oswego approved a tax increment financing district for commercial infrastructure improvements, i.e. streets, sidewalks, street lighting, etc.

This paved the way for private development to take place on Block 138 or Lake View Village. The private investment of these commercial buildings, coupled with public investment for a parking garage that serves both the Millennium Plaza Park and area businesses, has helped to make Lake View Village a successful addition to our downtown.

The Wizer block, or Block 137, has been designated by the city for redevelopment since the 1990s because of its location between two already redeveloped blocks, Block 138 (commercial) and Block 136 (commercial and residential). This led to the designation of Block 137 as a mixed-use zone by the city.

In 2003 LORA (the Lake Oswego Redevelopment Agency) and I were searching for an experienced mixed-use developer for Block 137. An adviser and I chose Gerding/Edlen (G.E.D.), a large local developer with a lot of mixed-use experience.

But after two and a half years using several architect firms, G.E.D. stepped aside because the economics were not feasible due to an increase in construction costs. In early 2008, the city introduced another developer, Trammel-Crow (T.C.R.), a national developer, to revitalize the Wizer block. However, almost a year later, the economy came to a halt and Trammel-Crow could no longer move forward with the proposed project.

When the economy improved, remodeling became more relevant for the existing building. An architect firm developed a plan using the current structure, working within the city's limited remodeling codes. At the time, this was the only plausible plan for the building. Remodeling would mean keeping the existing exterior the same with new tenants and leases of 15 or more years. But long-term leases meant no redevelopment.

In addition, the present building is not retail friendly and to change its configuration is cost prohibitive. Plus, remodeling codes would further limit parking.

Therefore, the city and LORA continue to support redevelopment of Block 137, and I believe the opportunity and time is now to move redevelopment forward. On Aug. 13, 2013, LORA voted to

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pursue current plans for the property put forth by developer Evergreen Group LLC because they meet the criteria of economic development that provides upscale housing and quality retail in downtown Lake Oswego. The proposed project moves on to the city's development review commission in December 2013 to determine if this project meets city development code requirements.

For more than one year, the developer and architects have worked with city staff and the community to bring forth all facts and details of the project. The height of the buildings does not exceed the city code of 60 feet. Another fact to consider is that retail traffic generates more traffic than housing. The current retail space on Block 137 is 70,000 square feet. The new retail space is only 28,000 square feet (60 percent less), which means less traffic for this part of the project.

Currently, the city is faced with two choices for Block 137: 1) Redevelop the property with a tax base 12.5 times greater; or 2) Remodel the present shopping center, essentially keeping the building the same. I choose redevelopment.

For more on the project, visit buildourvillage.com.

- Gene Wizer, Lake Oswego, closed the downtown Wizer's Oswego Market in September after 65 years of operation by his family. Plans for the block containing the store, Block 137, will be reviewed by the Lake Oswego Development Review Commission in December.



**'Project clearly seems like the best use of the space'
Nov. 21, 2013**

As a resident of Lake Oswego, I would like to express my support for the Block 137 development proposed by the Evergreen Group (LLC). The design is attractive, but even more important is the potential economic impact, which would be considerable. In addition to the significantly increased property taxes, the city would benefit from a one-time construction excise tax that would provide a huge boost to the local school district. More jobs would be created, and the retail and dining destinations would also generate increased economic activity and attract spending to the area.

Some have complained that the proposed buildings are too big or just don't "fit," but the designs respect the height and density requirements of the Lake Oswego building and development codes and incorporate the city's recommended architectural styles. The plans call for designs by world-class architects and construction using high-quality and sustainable materials and methods, meaning that the development should age well and contribute to the long-term revitalization of downtown Lake Oswego.

To me, this project clearly seems like the best use of the space.

- Nick Tahrn, Lake Grove



'Block 137 project is necessary for our community'
Nov. 21, 2013

I would like to voice my opinion and explain why I believe the Block 137 project is necessary for our community.

The development has the potential to provide downtown Lake Oswego with an economic boost, and will likely benefit many of the city's other businesses and residents. I'm all for maintaining the current downtown aesthetics, which is why I am excited about the development's potential to bring new stores, restaurants and businesses. All of which ultimately means new jobs, revenue and taxes that will only enhance our village, not detract from it.

From the information I've gathered, the proposed height of the Block 137 project is below Lake Oswego's city code and meets all planning requirements. We need to think about the future growth and expansion of our community.

- Missy Gerber, Portland



'Project's plans include many desirable amenities'
Nov. 21, 2013

Lake Oswego's downtown core is a hub for the community, but it's sorely lacking one important element: high-end housing. The proposed Wizer block redevelopment is a chance to bring in new housing that will appeal to many residents who have grown up in the city, love it and want to return as they embark on their careers.

For many of Lake Oswego's busy young professionals, buying a house in the community in which they were raised is not feasible or desired. However, upscale apartments and condominiums are within reach as they establish their footing. The Wizer block is an ideal location with its proximity to the lake, retail shops, restaurants, grocery stores and other services. The project's plans include many desirable amenities that will attract residents who are committed to maintaining the quality of life for which Lake Oswego is known.

Rather than lose our young people to Portland or the outer suburbs, let's build our village to include the professionals who helped shape our community as children and who will serve as dedicated stewards of Lake Oswego well into the future.

- Nora Apter, Lake Oswego



'Change is hard ... but this project has been coming for 30 years'
Nov. 21, 2013

I am hearing the same negative voices that we heard during the debate over development of Lake View Village and has it not been a fabulous addition to our downtown?

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Those who are lucky enough to live or work in the new development will greatly benefit our downtown retail and restaurant community. They will add more vitality and excitement to our core. They will rarely need to drive because everything will be in walking distance.

Change is hard for some, but this project has been coming for 30 years. It is time to make it happen.

- Lynne Wintermute, Lake Oswego



Support offered for downtown proposal
Nov. 21, 2013

Regarding the Wizer block development: I've been amazed at how the Lake Oswego community has developed over the 30 years that I've lived here. I have traveled much of this country and come to realize that few locations equal the beauty and comfort of our LO community.

It's my hope that we continue our careful development and improvements.

The evolving development plans of Mr. Wizer and the city (redevelopment agency) appear to carry forward the look and feel of our downtown area. One of the common threads of successful, vital communities is the balance between local businesses and residences.

The Wizer block plans, which I enthusiastically support, certainly address this issue.

- Mike Hewlett, Lake Oswego



'I hope the city will approve the development'
Nov. 21, 2013

As a longtime resident of Lake Oswego, I endorse the proposed Wizer Block 137 development in downtown Lake Oswego. It is a plan that reflects a great deal of public participation, it provides for mixed retail and residential use and the design reflects the surrounding uses.

The project will provide additional (and needed) parking in downtown Lake Oswego. The developer's design will further enliven the downtown core and is the logical extension of the wonderful development directly across Second Street that has added so much to Lake Oswego's appeal. The height of the three structures will be well within the height limitations contained in the city code and therefore fit nicely into their surroundings.

I love Wizer's and wish that it could remain as it always has. But something will take its place.

The design advanced by Evergreen Group LLC is tasteful, fits in with its surroundings and will provide a viable economic use for the venerable Wizer store site. It will add to the excitement of downtown Lake Oswego and benefit the many other venerable businesses in the vicinity that we hope can remain in Lake Oswego.

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The added residences, foot traffic and magnet appeal of the retail on site will make it more likely that other businesses in the vicinity will survive. Importantly, it will also add tax revenue to support the city and the great Lake Oswego schools.

I hope the city will approve the development much in its present form in order to demonstrate that the city is friendly to tasteful development, is in favor of economic development and is mindful of the chance to generate more tax revenue from business in the area.

- *Michael Dotten, Lake Oswego*



**Get the facts, not hyperbole on downtown plans
Nov. 21, 2013**

We strongly believe consideration of the proposed Wizer block plans should focus on pure design issues only, not hyperbole.

The Lake Oswego Chamber of Commerce board believes this is a significant step forward for Lake Oswego. Development of Lake View Village and the townhouse/Tucci block highlight the need for real improvement of this block.

The addition of high-quality residential choices along with revitalized retail space constitutes real needed beneficial economic development and jobs. City findings show that all three buildings in the development as proposed are under height limits, more on-site parking is provided than city rules mandate and property tax boosts and building permit fees will offer real financial boosts to the LO schools and the city. But that only occurs if built with the significant private investment required.

The architectural team engaged by W&K Development is critically acclaimed. Any true design positions can be solved.

This project is the only one of several that attempted to remake this block — defeating it will ensure a foundering center for our downtown core — no one in our city will benefit from that.

We encourage everyone to get the facts on this great project by visiting buildourvillage.com.

- *Chuck O'Leary, CEO, Lake Oswego Chamber of Commerce*
- *Doug Cushing, President, Lake Oswego Chamber of Commerce*



**Arguments against Block 137 work 'don't hold water'
Nov. 14, 2013**

We have waited many years for a “centerpiece development” for the prominent Block 137. We had a good start with Lake View Village and have continued improvement with the 555 Condominiums and the Umpqua Bank building that have improved the architectural character and added much needed vitality to our village community.

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We now have a stellar design and development team that has proposed a development for Block 137 that raises the quality and architectural bar substantially.

As a 35-year resident, architect and local business owner, I am losing patience with efforts to stall new development in the downtown core. Opponents of the Block 137 project claim the design doesn't meet the city's codes. I have substantial experience with these codes and helped create some of them and know that their argument doesn't hold water.

At 228 units, the Block 137 redevelopment is within density parameters for the zone. Parking is being provided with about 30 percent more than code requires, available to residents and the public. Traffic studies have shown that intersections will continue to operate at acceptable levels. The buildings are all under maximum 60-foot height requirements and feature the city's preferred architectural styles. The project is very cleverly sculpted with careful attention to the surrounding streetscapes.

The developer is asking for a "code exception" for the fifth story, which fits within the gabled roof and does not add to the height of the building or exceed the density limit. From my experience, it is remarkable that this is the only exception requested on a project of this complexity.

The request adds to the design quality and adds "life" to the roof form. The architects and developer have painstakingly created a project that honors Lake Oswego's unique character. Let's not change the rules mid-game.

- Ralph G. Tahran, architect, Lake Oswego



'Change is inevitable' for Wizer proposal
Nov. 14, 2013

Once again there is an outcry from a minority of well-intended individuals dedicated to sidetrack the development of the Wizer block. When will this group stop pleading their case on "I think" or "remember when?" and start dealing with reality and concrete facts surrounding this well-planned change? I am alarmed at the dialog of "I want change and a better reason to stay within our city boundaries to shop and live but not if you change what I am comfortable with or remember how it once was."

Change is inevitable, and while it might not suit a few, Mr Wizer has every right to maximize the opportunity of his property moving forward without the unjustified and uninformed raising road blocks at every opportunity.

- Jim Price, Lake Oswego



Downtown plan represents a 'golden opportunity'
Nov. 14, 2013

The Block 137 project represents a unique opportunity for our town of Lake Oswego to take a step into the future with an upscale feel that will hold housing, dining and retail space.

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This is a golden opportunity to infuse additional life into our downtown community, without having to sacrifice the village feel that so many of us have come to treasure.

I know that many fellow community members have taken issue with the design and voiced fears about potential issues with parking, traffic and the general feel of the property, which the developers have gone to great lengths to address.

Ample parking will be available for residents and retail patrons and will be kept underground. There will be no unsightly, concrete parking structure that will interfere with the tranquility of the area.

In regard to traffic, studies have been done to ensure that the current infrastructure will be able to handle the additional patrons who will be visiting the new restaurant and retail shops. Having seen some of the renderings myself, I feel that the building's aesthetics will make a great addition to our downtown core.

In short, Lake Oswego can only benefit from the construction of Block 137. This is a vital addition to our town, which will poise us for continued growth well into the future.

- Mike and Laurie Sterkowicz, Lake Oswego



Proposed development offers much that is good
Nov. 14, 2013

I have reviewed the proposed development on the Wizer block in downtown Lake Oswego. The developer has done an exceptional job of integrating our village character into the development, splitting it into three separate buildings and adding a public walkway between buildings. If you review the proposal, it is clear the height issue is dealt with while ensuring that the feel of the development from the ground floor is not hampered.

There has been talk about the number of stories in the development, but the real issue here is height, and the maximum height is not exceeded. The additional stories are created by adding much needed housing in the roof line.

I visit downtown Lake Oswego often to support our local businesses. As a consultant who works with small cities all over Oregon, I know that a healthy downtown reflects the health of the community. Our business owners desire a stronger residential presence in the downtown to support their businesses.

While we have a great core of businesses, our business district could be much stronger, and a stronger, more vibrant business district is beneficial to all of us. The proposed development on the Wizer block will bring additional taxes to our community and additional revenues in both construction excise taxes and local option taxes to our school district.

These additional tax revenues help share the property tax burden for all of us property taxpayers. With increasing costs of services, we have to either face cuts in those services or have new revenue to help pay for those services. I urge Lake Oswego citizens to look at the

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proposal at buildourvillage.com. You will find an exciting, thoughtful proposal that will help keep LO a great community.

- Elaine Howard, Lake Oswego



'Community needs to take a collective deep breath'

Nov. 14, 2013

I would like to add my support to the Wizer block proposal. The 60-foot height limit of the project is permitted by the city code in a commercial zone.

Gene Wizer (and the developer) are building to the existing code and he should be allowed to do so and exercise his property rights. There are only three residential floors above the commercial tenants (on A Avenue and First Street) due to the 14-foot height of the commercial spaces. A waiver from the code has been requested for the fifth floor of residences (in the dormers) on the residential side which has 10-foot heights.

Removing this floor would eliminate the 14 penthouse units but would not reduce the height of the dormers. These units are likely to be very popular in LO because of the views and would not reduce the number of residents or traffic count very much.

Also, the parking spaces cost \$44,000 apiece. The density is needed to pay for the two floors of underground parking which is a benefit to the community (unlike the city of Portland, which has not provided for parking for some apartments and pushed the tenants out to the street).

The community needs to take a collective deep breath and really look at the benefits of this project compared to what currently exists on the site. It will create a vibrant downtown living space that will benefit the downtown businesses and provide needed housing for the entire community.

- Rob Le Chevallie, Lake Oswego



Development adds to a 'vibrant village life'

Nov. 14, 2013

The following is an open letter to Lake Oswego's mayor and city council:
Although many in our community have come down hard on the Wizer block project, I'd like to voice my support for it. As a longtime resident, I believe that there aren't enough housing options for those of us who would like to remain in Lake Oswego with a downsized lifestyle.

The Lake Oswego downtown core is a beautiful, walkable area.

Adding more housing to the village opens up the possibility of staying in the town we love without sacrificing the lifestyle we enjoy. Grocery stores, restaurants and other services are all within easy distance on foot. We can be part of a vibrant village life, rather than living on the

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fringes and being dependent on a car any time we want to meet friends for coffee or pick up dinner.

With many seniors living longer and on fixed incomes, the burden of caring for a large home is often too much. The Wizer block represents the opportunity for many to continue to reside in the community that they have called home for so long, but in smaller apartments that are much more manageable, both in terms of size and monthly expenses like rent.

Lake Oswego, like the rest of the country, has an aging population. Developments like the Wizer block can provide a wonderful opportunity for older generations to live and be active in a beloved community.

- Edward Hostmann, Lake Oswego



Development would 'help our city thrive'
Nov. 14, 2013

The Wizer block development makes sense for Lake Oswego. This is a key downtown property. Right now it is underused and is on the verge of being an eyesore. We are fortunate that Mr. Wizer has proposed a first-class, attractive development that will help our city thrive for years to come.

Lake Oswego is a town with an aging population. There are many citizens who have been here for many years who want to leave their big houses and move to a convenient and classy place that will allow them to walk to shopping, movies and restaurants. There is already a long list of people interested in moving in.

It also offers a new option for young people and many others who may not want a larger and separate home. The apartment and condo lifestyle is increasingly popular throughout the country, and it makes sense to offer this choice here in Lake Oswego.

The plan will benefit more than those who choose to move into the development. I am impressed with the design and the commitment to quality from the developers. The plan offers public space and walkways, and hides parking underground.

This will improve the ambience for the whole downtown area. In addition, adding people who live downtown will add customers for our many unique and interesting small-town businesses. All of this will also add to the city's revenues, which will help all of our taxpayers. New city revenues will also help us afford investments into our community and our schools.

- Lisa Adatto, Lake Oswego



Benefits will accrue to the city
Nov. 14, 2013

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Many of the letters recently published in the Review on (Block 137 development proposal) decry any increase in residential density and resulting increase in population. The writers ask for retaining Lake Oswego's village character essentially by restricting population to current levels or less than called for in the current plan. Others in favor talk about how the current proposal does not violate the code.

Few, if any, mention benefits that will accrue to the city as a result of this proposal.

The amount of on-site, underground parking provided exceeds what is required by the current code. This aspect should avoid unreasonable spill-over into the neighborhood. The Lake Oswego School District will receive a quarter of a million dollars upon granting of a permit. Many more local shopping opportunities will be provided for our citizens with the new street-level businesses enabling residents to walk or drive shorter distances to our downtown rather than traveling to locations outside our beautiful village.

In addition, the city's tax base will eventually increase and residents will benefit as a result of the tax burden being shared by more residents.

- *Roger Hennagin, Former Lake Oswego City Councilor*



'Thoughtfully crafted' comp plan helped bring LO to where it is today
Nov. 14, 2013

In response to the letter from Stephen and Noelle Pusztai, who indicate they are escaping from 40-plus years in California to this special place in Lake Oswego (and oh, by the way, please note that we are here, please keep it just the way it is), I would like to offer the following:

A. From the Lake Oswego Population Baseline Analysis produced by FCS Group for the city of Lake Oswego:

Of the 15,667 households in Lake Oswego at the time of the study, 83 percent moved their place of residence since 1990.

Of the 83 percent, 40 percent came from a different county in Oregon and more than 21 percent came from a different state or country, based on U.S. Census surveys of 2006-08, with a median age of 28.5 years.

I would respectfully conclude from the above that this continued influx of new residents (just like the 1950s-60s) continues to put pressure on the services and infrastructure of the city.

B. If you would go to our very special Oswego Heritage House at the west end of A Avenue and take a look at the pictures of our city and take a special look at the changes to the city core over the decades, say from the 1950s to now, you would be astounded at the change — or maybe not, as Lake Oswego's face has changed along with the surrounding Portland areas and as I am sure it did in your home area in California.

C. Lake Oswego has never turned away people wanting to move their homes or businesses to our fair city. Gosh, we did in the '60s-early '70s and again in the '80s and continue to have our business in Lake Oswego. The Wizers opened up their first store in Lake Oswego more than 69

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years ago and grew with the city over the years. Not only growing, but reinvesting the fruits of their labors throughout the city and helping make it where you wanted to move to just recently.

D. The city has zoning and a comprehensive plan that was thoughtfully crafted by decades of work by many citizens from across the spectrum of the city.

Those that knew and lived the history of the city, respected the livability requirements of the citizens and planned for their children and grandchildren drafted those plans and zoning.

Zoning is a double-edge protection: a protection for areas around that zone that future changes will occur within its limitations and a protection for those property owners that have invested in the property and city that they have the right to develop within those zone limitations in the future.

This plan meets virtually all the requirements and visions of those many citizen volunteers and the many thousands of hours that went into their work.

To close, I am pleased that new residents like the Pusztais have chosen to come to our city. I am excited when I see our children and the children and grandchildren of our friends wanting to make Lake Oswego their home and a place to raise their children. If you ask them, they will tell you that Lake View Village, the new restaurants, the upgrades to the schools, new parks, vibrant summer programs (all new in the last 15 years) are important to the fabric of their city.

- Rob Fallow is a West Linn resident who owns a business in Lake Oswego.



Wizer plan shows thoughtful vision
Nov. 7, 2013

Each Thursday I read with increasing amazement the emotion-charged letters that fill the pages of the Review against the planned development of the Wizer property.

As is generally the case where emotion overrides debating the issue honestly, these letters are filled with bad information and convey the sense that absolutely no benefits arise from the proposed project.

Rather than a barrage of false alarms about dog excrement or unsavory characters invading our city, why can't there be a meaningful conversation about the pros and cons of the project? I do support the development plan because it represents a thoughtful vision of how to sustain the economic viability and beauty of our community in the future.

I trust those involved to listen to reasonable conditions that must be met in order to make the project succeed.

- Andrew Apter, Lake Oswego



Looking forward to the downtown development

Nov. 7, 2013

We are looking forward to the Wizer development to provide housing in our senior years.

The Wizer site is within walking distance to medical and dental offices and approximately 10 appetite-appeasing restaurants.

Current senior housing exists in out-of-way places that require a car or public transport. Walking to these places at any time without dealing with a schedule will be a delight. We hope the completion date will soon arrive.

- *Bob and Barbara Balen, Lake Oswego*



Wizer block redevelopment could be our opportunity

Nov. 7, 2013

To a local business owner like me, the proposed Wizer Block 137 development is a welcome addition to Lake Oswego. We have been anticipating this development for more than 20 years through Gene Wizer's discussions with multiple developers.

Timing and economics have kept the vision from fruition. In the meantime, we can see and are enjoying the amenities of the high-quality development around Block 137: Lake View Village, Millennium Plaza Park, A Street Station and the Third Street condominiums — all of which were controversial projects prior to their completion. They have helped add some of the character and diversity to our downtown that were missing.

Our town is surrounded by an ever-increasing number of places to go for shopping, services and a village feel. The only way our downtown can continue its success is for us to continually grow the relevance of our community center.

We need to add high- quality retail, unique food and needed service businesses to what we have. We especially need to add housing to downtown to encourage walking and shopping here. This could be our opportunity.

The proposed development may not be perfect at this point. We need to continue to voice our concerns but also listen to how those concerns have been addressed by the developer.

It's also imperative to understand the facts and the changes that have already been made as a response to citizen input. This week a new website is available to provide answers to questions and information about the project: buildourvillage.com. There is also a section on which you can ask questions, comment and get answers.

Our opportunity is to collaborate to make this work, rather than shoot it down and bemoan what is left in its place.

- *Paul Graham, Owner, Graham's Book and Stationery, Lake Oswego*



Design promotes village atmosphere
Oct. 31, 2013

Lake Oswego village is the heart of our town, but it's also a work in progress.

As our community grows and as aging residents consider downsizing, housing in Lake Oswego's walkable core is becoming increasingly important. Evergreen Group has a plan for much-needed development on the Wizer block, and its collaborative approach will result in an addition that moves our village forward without compromising the essence of Lake Oswego.

The proposed design, the result of several months of community discussions and modification, continues the village atmosphere Lake Oswego has worked hard to cultivate.

The three buildings for the block feature distinct and compatible architectural styles as well as walkways and gathering spaces to promote community. Parking is ample and hidden from view in underground lots. High-quality materials and green design will ensure a timeless quality that will last for future generations.

This new development also has the potential to make a significant impact on our local economy. A one-time construction excise tax means nearly a quarter of a million dollars for our schools, and estimated annual property taxes of more than \$600,000.

We can expect new jobs, new retail destinations and greater patronage of local businesses, further adding to the vitality of our community.

Evergreen Group and its team have taken community concerns to heart, designing within city codes and creating a viable solution for Lake Oswego's future. It's time to embrace progress and build our village. The existing structure is totally out of sync with the newer surroundings and needs to be replaced.

- Jerry Parsons, Lake Oswego



Support building Lake Oswego village
Oct. 31, 2013

The Wizer block has long been in need of redevelopment. The Lake Oswego community has found a partner in Evergreen Group LLC and its world-class architectural teams from ZGF and Ankrom Moisan. For the past several months, the development team has shared designs, listened to community concerns and responded with modifications to move toward a project that can enhance this important block in the heart of Lake Oswego.

Quality housing in the city's core is in demand. The Evergreen Group is working within Lake Oswego's building codes to bring new residential options to the community and introduce additional retail and dining destinations. The project team is incorporating recommended architectural styles and details, keeping buildings under the 60-foot height limit and providing parking that not only exceeds city guidelines, but also is out of view.

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Rebuilding the Wizer block will generate more economic activity for the area, numerous temporary and permanent jobs, and tax revenue for services and schools. This quality development will help ensure the continued vitality of Lake Oswego's East End.

In short, the team behind the new Wizer block development is committed to making this project work and to working with the community. The opportunity is here and the time is now, so make your voice heard and support building our Lake Oswego village.

- *Mary Bosch*



From: [Reynolds, Janice](#)
To: [Hamilton, Leslie](#)
Subject: FW: Wizer-YES!
Date: Friday, January 03, 2014 4:22:59 PM

From: Dillinger, Barbara
Sent: Friday, January 03, 2014 4:18 PM
To: Reynolds, Janice
Subject: FW: Wizer-YES!

From: HAROLD MOTTET[SMTP:HAROLDMOTTET@MSN.COM]
Sent: Friday, January 03, 2014 4:17:54 PM
To: Dillinger, Barbara
Subject: Wizer-YES!
Auto forwarded by a Rule

Dear Sir or Madam:

We are in favor of the Wizer Block re-development. The "nuts" from Save Our Village sent us scale drawings of the buildings next to the surrounding existing buildings. The "nuts" claim that the buildings don't match and are out of proportion---DID THEY FAIL TO LOOK AT THE DRAWINGS THEY SENT?!? The new buildings look great and fit right in with the surroundings! Talk about 1984 style double-speak. Holy Toledo!

We want more people in downtown, more opportunities for our kids to stay in LO, and more places where our librarians, teachers, and mail carriers can actually live in the city where they work!

Thanks, Harold and Sami Mottet
811 N Shore Rd, Lake Oswego, OR 97034
503=635=2204

G-101
LU 13-0046

From: [Reynolds, Janice](#)
To: [Hamilton, Leslie](#)
Subject: FW: Wizer Block
Date: Saturday, January 04, 2014 12:28:55 PM

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

From: Dillinger, Barbara
Sent: Friday, January 03, 2014 7:06 PM
To: Reynolds, Janice
Subject: FW: Wizer Block

From: Jerry Parsons[SMTP:JP49236@AOL.COM]
Sent: Friday, January 03, 2014 7:06:13 PM
To: Dillinger, Barbara
Subject: Wizer Block
Auto forwarded by a Rule

I hope that this notion of "village" will be set aside in this important process. LO at 40K population is hardly a village. To insist that it is a village is nonsense. This project should be judged on its merits and not the mischaracterization by a group of emotional citizens.
Jerry Parsons

Sent from my iPhone

G-102
LU 13-0046

