

Hamilton, Leslie

From: billbaily@comcast.net
Sent: Friday, July 18, 2014 6:24 PM
To: Hamilton, Leslie
Subject: Wizer Reevaluation Block #137

Leslie Hamilton (DRC)

I am totaling in favor of approving the redevelopment of Block #137 since the plan has been revised. The developer has resolved the issues that people had concerns about in the past. At this point, I feel the negative comments are coming from people who will never be happy and probably will never agree to any redevelopment. Block #137 needs redevelopment and the City needs to move forward to enhance the 2 blocks which have already been developed. There were many negative comments before Block #138 was redeveloped and now everything thinks it is asset to our downtown area. It has brought people downtown and has stimulated business for the local merchants. We need to move forward and approve the redevelopment of Block #137.

William Baily, RPh
RiteAid Pharmacy
90 B Avenue
Lake Oswego, Oregon 97034

EXHIBIT G-1059
LU 13-0046

**Michael A. Kaplan
3711 Lake Grove Avenue
Lake Oswego, OR 97035**

Development Review Commission
City of Lake Oswego
PO Box 369
Lake Oswego, Oregon 97034

July 18, 2014

To: Lake Oswego Development Review Commission

Re: Redevelopment of Block 137

I am writing in favor of redevelopment of Block 137. Redevelopment is important to the health and future of both Lake Oswego's downtown district, and the city at large. While I have great respect for those expressing reasonable concerns that we not diminish the character and nature that has made our city attractive to so many, I would like to note that 'time-lapse' photography of towns and cities that manage to sustain their vibrancy and value usually reveal communities that have managed to grow and change with the times.

It would be wonderful if everyone agreed with the redevelopment plan. However, that would be quite unusual. Change, of almost any sort, is typically not wanted by all of those who are affected. Change usually entails trade-offs of one sort or another -- such as improvement but at a financial cost or taking new roads but bypassing old-favorites. While these trade-offs can be hard to choose there are often rewards in moving forward even with a less than perfect choice. It is important that the city thoughtfully and carefully direct and incentivize the scale and uses of redevelopment plans. However, the most important aspects of a new block 137 will be its quality and its connection to the community. On this point I expect there is strong consensus.

The building materials, design, and integration of the new block 137 are being promised to match and improve on those elements already in place. While there is understandable concern about the project's density and scale, it seems the city and the developer have now addressed these concerns. It is true this new project will add traffic and activity to the downtown area. But so have many of our now LO favorites -- from our beloved downtown library to the successful Lake View Village and the many activities at Millennium Park. Will there be trade-offs? Yes. But I'm optimistic there will ultimately be commensurate rewards.

I have greatly enjoyed living in LO for over twenty years (first as an apartment renter and now as a single-family home owner), and I'm confident the next twenty will be even better.

Sincerely,

Michael A. Kaplan

**EXHIBIT G-1060
LU 13-0046**

Hamilton, Leslie

From: ebertpt <ebertpt@gmail.com>
Sent: Saturday, July 19, 2014 7:50 AM
To: Hamilton, Leslie
Subject: Block 137 Development

We've known Mr. Wizer for over 30 years. During that relationship, we have found him to be a man of incredible wisdom, vision, and integrity.

He is in the process of proposing a Development for Block 137 which we have reviewed in detail and found that it complies with not only his vision but also with the vision of the City of Lake Oswego. We're sure the Commission will recognize that the new design meets code and parallels the code standards for the core of Lake Oswego.

There have been a number of people who oppose this Development, simply because it does not meet "their vision" regardless of whether it meets the City's. The Commission should realize this and move on with the Development post haste before Mr. Wizer decides to simply cease leaving the City with no vision.

It is in the best interest of the citizenry and the City of Lake Oswego to proceed.

Take care: Mr. and Mrs. Peter Ebert

EXHIBIT G-1061
LU 13-0046

Development Review Commission
City of Lake Oswego

Ladies and Gentlemen:

First, I would like to congratulate the Save Our Village supporters for raising the density issue for our downtown. Let's face it, many citizens would like to live in picturesque Carmel or Cannon Beach with one and two story buildings. Unfortunately, when you are within ten miles of a major city such as Portland, the escalation and economics of land prices often dictate what is feasible. Back in the 2003 when Barry Cain's Lake View Village development was being considered for development, folks predicted that Cain's development would overwhelm the Evergreen and First Addition neighborhoods. Yet, that prediction hasn't transpired and we have grown to love the Lake View Village shops and restaurants. Certainly, the "mass" of a full block development like Lake View Village or Block 137 is not Carmel or Cannon Beach our elected officials and city staff put in place some thirty years ago. However, their vision and Development Code currently allows such size and mass.

The current effort to control density in downtown Lake Oswego is well intentioned and has many supporters. However, we must face the reality of trying to halt a development application that has been filed, meets Code and takes into account the economics of land cost.

The *FACTS* put forth by many of the project's opponents in testimony and letters to the editor of our local paper are more specious than sound.

Examples are :

- *The majority of citizens are against the Wizer Block* .(Has a survey of all LO citizens been conducted that I don't know about?)
- *There will be too much traffic with so many residences.* (Most planners would cite that retail and commercial, which the opponents are championing, result in more traffic than residential condos and apartments.)
- *There is too little parking planned* (The spaces exceed the number that the Code requires and residents who have shopping, restaurants and other services nearby, drive less.)
- *There will be too many dogs owned by residents leaving their poop all over the neighborhood.* (Has someone surveyed existing condo and apartment owners in Lake Oswego to determine whether this unlivable circumstance can be substantiated?)
- *Apartment renters are less desirable citizens than condo owners.* The argument is that apartment owners don't care as much about their homes. (I am downsizing out of an attractive single family home in First Addition and would love to move into a Wizer apartment. Am I all of a sudden a less desirable citizen who will trash an apartment?)
- *The residential units should all be condos.* (Unfortunately for the developer, the market surveys are saying that many would be unsold,

empty units for a long time. In fact, the developer is building the designated apartment units to condo quality and will be structuring the project legally so they can be converted to condos if the market changes. Most developers would rather get their money out quicker via condo sales rather than going the apartment route where your realized return happens over a longer period of time.)

- *The Wizer Project will be three times bigger than Lake View Village and has only three buildings instead of six.* (Conveniently, in trying to make their case, the opponents leave out the above ground parking structure at LLV and the connections of four of the separate (?) buildings as part of the above ground mass. Actually, Wizer's will have more open space than LLV.)
- *The \$5.7 million of LORA money shouldn't be granted and especially not to greedy, wealthy developers.* (This is a broad generalization. Have they seen Kessi's balance sheet? I know many developers who are not wealthy. In fact, \$5 million of the \$5.7 million of LORA money will be paid to the City as system development fees and money for the schools. In addition, the City will be an owner of \$4+ million of new public parking spaces on the block. And the City hired its own financial consultant to examine the budgets and forecasted economic return for Wizer investors.)

With a willingness to listen to the Development Review Commission, Save Our Village activists and other citizens at a hundred meetings, Patrick Kessi, the developer, has shown patience (at a cost in the hundreds of thousands) and scuttled the original design effort of his architects. The development team, with advice from the City's architect, has re-designed the project to meet our stringent City Code Standards, embracing input and mirroring very closely the LVV architecture. In short, the design fits our Code and community character. In a short space of time, Mr. Kessi has gained a reputation for building high quality, well-designed buildings that fit the character of the surroundings in which he builds. He is currently building a low-rise, mixed use, HUD development in St Johns, which complements the historic St. Johns Bridge. He builds for each community and its vibe and has received accolades/awards for his excellence in construction.

The downtown developments of Lake View Village and Wizer Block 137 are both projects with considerable mass. Yet they both contribute to a vibrant downtown that will enable retailers and restaurants, who have been on the ropes since 2008, to flourish as the result of the walkability factor so desired by those of us who live close to downtown.

Citizens, who feel that the full block development mass of LVV and Wizer's is too much, should redirect their enthusiastic and laudable efforts to pressure City Council, the Planning Commission and the City's Planning Staff to change the Development Code. An excellent opportunity waits in the design of the North

Anchor, City-owned property on Third Street. In addition, there are three open Council seats to be filled in this November's election.

On Wizer's Block, we will have what Barry Cain predicted when he built his development. Lake Oswego will have another high quality; landmark building that will attract people and business back to downtown. Housing, retail and commercial feed on each other wonderfully, often without having people getting in an automobile.

Peter Sweet
796 First Street, Lake Oswego, 97034
tallsweet@gmail.com
503-675-8183

Wizer Block Re-Design: An Opportunity Not An Obstacle

Probably rather surprisingly to the reader I'm going to start my thoughts about the Wizer Block, with a quote from Marilyn Monroe. She once said, "Sometimes good things fall apart, so better things can fall together." And that is exactly what has happened with the Wizer Block. Like most of us who have lived here for a while, I have loved Wizer's, but times change, habits change and it was inevitable that something else would take its place. Change is hard for some, but the redesign of Block 137 is a great example of good things falling apart and better things falling together.

When developer Kessi presented to our community his first good design, there were things about it we did not care for. He went back, pulled it apart and re-built the design with significant input from our citizens. In short a much better design fell together.

For many, many years this town of ours has been predominantly a bunch of expensive, single family homes with an aging population. If we do nothing, that model is unsustainable. If we do something it must be with a view to the future. A future, which to their credit, the City envisioned when they, and a citizens task force set the code for our downtown core. The Wizer block was designated as a mixed use block and the new design fits everything asked of the City. It is to code; it has quality residences; it has retail and office space to attract local small businesses and it is architecturally in sync with our traditional village character.

Keeping village character does not mean we halt progress. Our unsustainable model of aging citizens, living in single family dwellings has to have an influx of housing options and of younger people who want and can afford to live here. Our core needs a high quality mixed use project on the Wizer Block to complement what is already across from it. This re-design is a long term sustainable model that will be a landmark.

I have lived here long enough and lived through much of the local furor that was fanned against past projects; projects which we Oswegans now cannot live without. I suspect the Wizer block redevelopment will be such a project. A collaborative effort caused good things to fall apart so better things could come together and we should embrace the re-design. We saw the first design as an opportunity not as an obstacle. Change is not bad – it is our future!

James E. Griffin

4141 Cobb Way

Lake Oswego

**EXHIBIT G-1063
LU 13-0046**

Hamilton, Leslie

From: Fontes <rfontes@q.com>
Sent: Friday, July 18, 2014 2:42 PM
To: Hamilton, Leslie
Subject: LU 13-0046

I support Mr. Wizer and the proposed Evergreen Group LLC block 136 development .

My wife and I have now lived over 12 years in one of the row houses on 2nd across from Mr. Wizer's property. We feel that our experiences here rebut claims and concerns expressed in opposition to the project. For example, because this location is so convenient for walking and transit, we've averaged less than 350 miles per month on our car since we bought it new in 2006. That wouldn't be true if we lived more than just a few blocks away. Why would anyone pay top dollar for a modest-sized apartment in downtown LO if they expect to get in their car every time they needed a quart of milk?

I support the four requested exceptions, especially the residential use of the ground floor in building B, which should enhance and reinforce the residential character of our neighborhood.

The city should support owners' rights to legally develop their properties and not be looking for excuses to thwart them. The appropriate way to address the primary concerns of this project's opponents is through modification of the city code. Mr. Wizer and the developer should not be penalized because of others' complacency.

R A Fontes
310 2nd (residence only - no mail)
Lake Oswego, OR 97034

EXHIBIT G-1064
LU 13-0046

Hamilton, Leslie

From: Jan Coulton <jcoulton@comcast.net>
Sent: Sunday, July 20, 2014 2:09 PM
To: Hamilton, Leslie
Cc: Dillinger, Barbara
Subject: Support Wizer development

I am writing in support of the development as proposed for the Wizer block. I believe the developer has met City requirements and that it will bring much-needed new residential and retail options for current and future residents. I can see myself wanting to live there when I'm ready to leave home and yard care behind. It's an exciting vision for our city and one I wholeheartedly endorse. As a Lake Oswego resident for more than 30 years, I want to see our city progress, not stagnate. Jan Coulton

EXHIBIT G-1065
LU 13-0046

To: Development Review Commission

Re: Wizer Block

I am a resident of Lake Oswego and desire to comment on the proposed development for the Wizer Block in downtown Lake Oswego. I compliment all the parties involved in this project, particularly Mr. Kessi who has shown great patience and flexibility. Certainly every citizen of Lake Oswego wants a good solution to the present Wizer Block. Keeping that in mind, there is no perfect solution, meaning that compromise is necessary from all participants.

I have seen the latest renditions for the proposed structure(s) and think that it complements the project on the east side of 1st Street. My concern is that if this project is rejected then the Wizer Block as we now know it will endure for another twenty years. It certainly doesn't look like a "village" structure to me and I think many would agree that something more attractive in its place would enhance the beauty of our downtown area.

I know Gene and Jan Wizer and can vouch that they are people of integrity who have always been and continue to be good and supportive citizens of Lake Oswego. I also know Mr. Kessi and can state with conviction that he is a sincere, honest individual who will do exactly what he promises. These parties have expended much time and effort and I hope that the City of Lake Oswego will agree that these efforts are worthy of the project being proposed. In short, I strongly urge approval of the project before this commission.

Sincerely,

Jerry A, Parsons

1600 Ridgecrest Dr.

Lake Oswego, OR 97034

EXHIBIT G-1066
LU 13-0046

July 18, 2014

To: Lake Oswego Development Review Board

From: Robert Fallow

Re: Wizer Redevelopment

I am writing this letter as a business and property owner in the East End of Lake Oswego. I have owned my property for an excess of 17 years. Prior to that I owned a residence and operated a business in Lake Oswego starting in the late 1970's.

I am very concerned with a number of things regarding both the process and the implications to the City as well as to property owners – whether commercial or residential in Lake Oswego.

First, a process to be fair has to be timely and focused. I have been involved in another process similar to the Wizer process and watched as the developers quickly lost interest with the drawn out timeframe and the inherent risk/costs associated with trying to do a development in this City. Knowing most of the larger developers in the Portland area, I can convey that virtually all of the larger quality developers would say that Lake Oswego is now considered a high-risk place to do business. It will be very difficult to change this perception or should I say fact. This risk equates to an added cost which is directly related to the owner's property value and indirectly to even the tax values that the City relies on in the future.

Second, can we develop here at the perceived land values in downtown Lake Oswego and the expected design and community desired amenities? Most likely yes, but only if the owners are allowed to build to code; but only if the owners and developers/tenants can expect that the permits to build will be handled in an expedient manner.

Third, those of us lucky enough to have called this City a home over the decades have watched it change to accommodate approximately double or more the population from when I first moved here. The changes to downtown have been major and I think to most of both sides of this issue, a positive to the livability of our City. It is now a fun – walkable environment with an array of shops and restaurants that previous to 2000, we all had to leave our area to find. We now have many seniors that do not want to leave our City but wish to downsize – many would prefer to be able to do so in an area they can live, shop and recreate and the Wizer project emphasizes this.

Fourth, the developer has responded in a positive manner to numbers of suggestions, the LORA architect has participated and helped develop some options. The exceptions are considerably less than the ones the Gramor buildings required across the street. I am convinced that in the decades to follow, this project will be looked back on as a keystone to the great City we want Lake Oswego to become.

Lastly, the process that this project has been forced to adhere to has become a circus, inappropriate to the client/citizen involved and to the average citizen.

- The Wizer family has been one of the main pillars of this community and helped make Lake Oswego what it is today. The process has been allowed to progress in a manner that has allowed this

EXHIBIT G-1067
LU 13-0046
2 pages

wonderful family to be insulted, demeaned and reviled in a manner totally unacceptable to a City that many of the detractors (many just moving here in the last decade) profess that desire or admire.

- Lake Oswego as a City has but its citizens now through two somewhat similar battles that have pitted neighbor against neighbor, destroyed civil courtesies that have taken generations to build, put some of our retail stores under pressure as one side or another threatens to boycott them if they have taken the wrong side in this process.

I strongly request that the Development Committee does not further delay, but move this application to the City Council with a POSITIVE recommendation.

We can do better. The Wizers' deserve better. Our City deserves better. We have to do better NOW.

Hamilton, Leslie

From: Elaine's Gmail <elainehowardconsulting@gmail.com>
Sent: Sunday, July 20, 2014 6:38 PM
To: Hamilton, Leslie
Subject: Wizer Block

I am writing to give my full support to the Wizer Block proposal. The developer has been immensely responsive to the prior input and it is time to get on with the development. I live in downtown LO and look forward to more residents and the spin off of more retail to support our community. I walk past this site every day and look forward to it belong more fully developed. Thank you,

Elaine Howard
5048 Foothills Rd - apt C.
Lake Oswego.

Sent from my iPad, please forgive brevity and any unforeseen "auto-correct "

EXHIBIT G-1068
LU 13-0046

Hamilton, Leslie

From: Bob Packwood <bpacky@gmail.com>
Sent: Sunday, July 20, 2014 7:01 PM
To: Dillinger, Barbara; Hamilton, Leslie
Subject: Wizer testimony

Attn: Lake Oswego Development Review Commission Members

Please accept this as my written testimony in support of the Wizer block re-development. I would have preferred to personally testify but I am on business in Washington DC.

The project currently under your review has an approved design criteria. This project meets this standard.

My family and I spend a lot of time in downtown Lake Oswego and we respect the time, effort and vision which the many city planners have spent in properly planning for future growth. My wife and I are in fact seriously considering downsizing and moving into the Wizer residences.

This project to be developed on private property and within all of the city code requirements will be an outstanding addition to the core of Lake Oswego. Private property advocates and businesses want certainty and protection in the use of their property. That is exactly what codes are designed to do. It will be a dangerous precedence if noisy opponents who might build something different on that piece of property are allowed to halt it even though it meets all of the city's code criteria.

I urge the members of the DRC to vote positively and send it on to the next phase of review.

Bob Packwood

11760 SW Riverwood Rd

Portland, OR 97219

**EXHIBIT G-1069
LU 13-0046**

Hamilton, Leslie

From: simon franklin <superiorrenovation@gmail.com>
Sent: Sunday, July 20, 2014 8:27 PM
To: Hamilton, Leslie
Subject: Wizer Development

Hello,

I am a young person with a family living, by choice, in Lake Oswego because of the school system. I also have my own small construction business, so working with codes is an integral part of my every day. My family and I would like to remain in this community, assuming the schools remain strong with a solid tax base to support them. Tax bases need people to feed them and people need a stimulating environment with good housing options to attract them.

The Wizer Block development with its mixed use of residences, retail, and commercial will offer all sorts of great options in downtown Lake Oswego. The development is now designed to code and is exactly what the City wanted for this block when it set code standards some years ago.

LO has an aging population and limited affordable housing options. Without some advances, its tax base will shrink, its schools will suffer and the population will start to migrate to communities with better choices.

I urge the Development Review Commission to approve the re-designed Wizer Block 137. It exceeds code requirements, fits well within the center of town and will offer exciting options to all demographics.

Thank you,

Simon Franklin

13885 Stampher Rd

Lake Oswego OR 97034

**EXHIBIT G-1070
LU 13-0046**

July 2014

**Development Review Commission
Planning & Building Services
380 "A" Avenue
Lake Oswego, OR 97034**

Dear DRC Board,

We are local homeowners in the Evergreen Neighborhood of downtown Lake Oswego. We are writing in support of the Wizer development on Block 137. The development is compatible with surrounding buildings, complies with City code, and completes the vision for the downtown village. This will be great for the community of Lake Oswego.

We are concerned with the number of vacancies in downtown Lake Oswego, particular in the Millennium Park Complex. Additional businesses and residents in the Wizer development will bring more people to downtown Lake Oswego to benefit all local businesses. It is clear that Pat Kessi and PBK Development are investing a tremendous amount of resources to make the Wizer Block a valuable addition to all people who live in Lake Oswego. Please approve this development. It offers so many long term benefits and should be supported for all the right reasons.

Sincerely,

Steve and Katie Mygrant

**EXHIBIT G-1071
LU 13-0046**

Hamilton, Leslie

From: Dirk Otis <dirkotis@comcast.net>
Sent: Monday, July 21, 2014 8:21 AM
To: Hamilton, Leslie
Subject: Wizer Block 137

Dear Members of the Lake Oswego Design Review Commission,

Although not currently a resident of Lake Oswego, I can say I was born and raised in Lake Oswego where my father owned a business. Over the past 50 years we have shopped at Wizers, JC Penny and the other stores that have been in that block. I think everyone agrees a revitalization is in order.

After witnessing the presentation of materials on the new development along with the testimony for and against earlier this year, it is clear that not all, particularly those opposed to the development understand how such projects are developed. It is this lack of understanding of the overall project both architecturally and operationally that seems to have brewed irrational and overly emotional behavior.

Yes, there are pros and cons to any such undertaking. As a commercial real estate developer myself, I have reviewed in detail the project as well as listened to the public over the past 6 months or more. My personal opinion is that the project is good for Lake Oswego and equally important the developer is credible, capable and caring of the outcome.

I urge you all to see through the noise and distractions being launched by a small group of individuals who have lost their objectivity in viewing the project. Please continue to stay focused on the big picture with your evaluation of the development. A significant amount of time, effort and money has already been invested by city staff, objective consultants and of course the developer. It is impossible for all details to be addressed at this point in the project cycle. City planning, engineering and building departments will continue to ensure appropriate details are addressed prior to actual construction. At this stage the City needs your strategic or big picture perspective.

In Summary, I am in favor of the project in its current configuration and believe Lake Oswego as a whole would benefit for years to come. Please avoid getting caught up in petty items presented by emotional folks and continue to use your vision for the future.

Regards,

Dirk R. Otis
21735 SW Everest Ct.
Sherwood, OR

**EXHIBIT G-1072
LU 13-0046**

Hamilton, Leslie

From: Reynolds, Janice
Sent: Monday, July 21, 2014 9:14 AM
To: Hamilton, Leslie
Subject: FW: Wizer Block approval

From: Bridget Smith [mailto:bridgetinoregon@gmail.com]
Sent: Friday, July 18, 2014 10:54 PM
To: Reynolds, Janice
Subject: Wizer Block approval

I support the Wizer Block project based on the recent changes from the developer.

Thank you,
Bridget Smith
220 6th Street
Lake Oswego, OR 97034

EXHIBIT G-1073
LU 13-0046

Hamilton, Leslie

From: Stephen Dudley <sbdudley@comcast.net>
Sent: Monday, July 21, 2014 9:21 AM
To: Hamilton, Leslie
Cc: Dillinger, Barbara
Subject: re: Wizer Block (LU 13-0046)

Dear Ms. Hamilton:

My wife and I own property in the Evergreen Neighborhood and ask that you advise the DRC that we support the development plans as amended for the Wizer block. It is time to move ahead on this issue.

Thank you,

Stephen Dudley

**EXHIBIT G-1074
LU 13-0046**

Hamilton, Leslie

From: Reynolds, Janice
Sent: Monday, July 21, 2014 9:34 AM
To: Hamilton, Leslie
Subject: FW: Block 137 Wizer Development

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

From: Mardell [mailto:mlanfranco5@gmail.com]
Sent: Sunday, July 20, 2014 10:51 PM
To: Reynolds, Janice
Subject: Block 137 Wizer Development

I am a longtime resident of Lake Oswego. Would like to downsize from my home to a vibrant walkable area near shops, restaurants and concerts and therefore I support the development of Block 137. This project will enrich Lake Oswego to provide more choices of condos and rentals for seniors and young professionals. Please support this beautiful option for our community.

Lake Oswego and our citizens will not need to move to Portland or other communities to find a livable, walkable community with easy access to housing options.

Thank you.

Mardell Lanfranco
30 Westridge Dr.
Lake Oswego, OR
503 638 2926

Sent from my iPad

EXHIBIT G-1075
LU 13-0046

Duane Hoffinger
15781 Twin Fir Road
Lake Oswego, OR 97035

July 21, 2014

Dear DRC Board:

I have been a long-time resident of Lake Oswego, and I've been following the Wizer redevelopment and the proposed plans for new retail and housing. These proposed plans will be beneficial for the Lake Oswego community.

As a city we need to continue to grow and improve in order to maintain a healthy community. We need to respond to changing demographics, which show that the number of households made up of young professionals, empty-nesters, and single parents are increasing. Too often I've seen acquaintances move away from Lake Oswego because of a lack of housing options. Housing is balanced when there is a vibrant rental market in addition to home ownership opportunities. The high-end residences proposed on Block 137 will provided a much-needed option for Lake Oswego residents who wish to live near restaurants, shopping, and services and want the convenience of spending less time on home maintenance and yard work.

Redevelopment within the code-established guidelines will help our city continue to be a wonderful place to live. The Wizer development will help accomplish this goal.

I am in support of the Wizer development on Block 137, and respectfully request that you approve this beneficial development.

Sincere regards,



Duane Hoffinger

RECEIVED

JUL 21 2014

City of Lake Oswego
Community Development Dept.

EXHIBIT G-1076
LU 13-0046

Hamilton, Leslie

From: Todd Austin <todd.d.austin@gmail.com>
Sent: Monday, July 21, 2014 9:57 AM
To: Hamilton, Leslie
Cc: Kristi Jo Lewis
Subject: Wizer Block Development Support

Hi,

I'm a resident of 1st Addition and am in support of the development. It will be great to have new restaurants and shops in the area and think it will be good for the community economically. I've spoken to multiple shop owners in the current Lake View Village and they often complain of how there isn't enough traffic to support their shops. The increased residents along with the additional retail space will hopefully make it more sustainable for all business and keep the downtown area vibrant. I also think it will allow for a younger generation to move into the community which will be energizing.

I support the development and hope it passes.

Thanks,
Todd Austin

691 G Ave., Lake Oswego

EXHIBIT G-1077
LU 13-0046

July 21, 2014

Development Review Commission, City of Lake Oswego
380 A Avenue
Lake Oswego, OR 97034

Re: Support for Wizer Block development

To whom it concerns:

The Development Review Commission should approve and move the Block 137 project forward for the following reasons:

The Wizer Family has the right to develop its property in compliance with state and local laws.

The project's design originally met, and, as redesigned, continues to meet, Lake Oswego development code. Variances are normal and expected.

The project is compatible with the Block 138 development which is a cornerstone of the downtown redevelopment plan.

The project will provide housing for young professionals, and, as such, will attract South Waterfront workers to our community. When young residents of Block 137 marry and start a family, they will be able to move into single family residences in Lake Oswego vacated by downsizers. Older residents downsizing will be able to stay in Lake Oswego in a vibrant development close to services, now as renters, later as condominium owners.

I look forward to this addition to our community, including its enhanced tax base.

Very truly yours,

Karen S. Jacobson

Karen S. Jacobson, business owner and resident at 15721 Boones Way

Hamilton, Leslie

From: Welch <kevin@welchy.com>
Sent: Monday, July 21, 2014 10:07 AM
To: Hamilton, Leslie
Subject: Wizer Block development

The current citizen complaints about the proposed Wizer Block development are a mirror of the proposed Lake View Village back in 1998. Back then, the LO Review editorials included comments about “the development will bring too much business to downtown; it’s too tall/too big; nobody will pay those rents; there will be too much congestion, etc.” *I must admit, I was one of those development skeptics and I was wrong.* Thankfully, Barry Cain’s development was given the green light by city visionaries to move forward..... and all of us today enjoy the fruits of that progress.

After my recent trip to Italy, downtown LO and surrounding New Addition/Evergreen neighborhoods reminds me of the beginnings of a small European town that emphasizes dense housing to create an environment to work, live and shop in our own community. The village feel that promotes the use of mass transit, ride sharing... or walking a few blocks to shop (ie the farmers market).

Even though the original Wizer block plans were approved by the city, I find it refreshing to see that the Wizer block team listened to the community’s concerns and now proposes a revised plan. I am hopeful that the Wizer block will be approved promptly and complete the original vision for downtown.

Kevin Welch

C 503.830.6066
H 503.699.7718

“Have courage.Go forward. Make Noise” - Pope Francis

**EXHIBIT G-1079
LU 13-0046**

Hamilton, Leslie

From: donandiris@comcast.net
Sent: Monday, July 21, 2014 10:20 AM
To: Hamilton, Leslie
Subject: 7/21/2004 mtg

To whom it may concern:

Please accept this email as a statement of SUPPORT of the proposed development on the Wizer block. It appears to me that the proposal has been reviewed and that all diligence was taken to make the development fit Lake Oswego.

I first moved to LO in 1958 and have lived here all of the time. I accept that others may have a different opinion and I respect that. However, it is time to get on with the project and I am sure it will be just great when completed.

Don Wilson
193 Furnace St
Lake Oswego, Or 97034

EXHIBIT G-1080
LU 13-0046

Hamilton, Leslie

From: martin1ota@aol.com
Sent: Monday, July 21, 2014 10:30 AM
To: Hamilton, Leslie
Subject: Wizer Development

City of Lake Oswego:

My wife and I strongly support approval of the resubmitted Wizer block development!

Gene Wizer has proven repeatedly that he is a solid contributing member of our community.

He has taken previous suggestions seriously - made the proper changes to the plans - Lets approve his application!

Roger and Maggie Martin
1405 Cherry Crest Ave.
Lake Oswego, 97034

**EXHIBIT G-1081
LU 13-0046**

July 21, 2014

Development Review Commission
380 A Avenue
Lake Oswego, OR 97034

Dear DRC Board:

I'm writing to express my support of the Wizer development on Block 137. I always enjoy shopping and dining in downtown Lake Oswego, and I'm looking forward to the new retail and restaurants that will be at Block 137.

The new design will be a wonderful fit for our downtown village. This development will be great for the community, and I feel it meets our City criteria nicely. Please approve this beautiful development.

Sincerely,



Jennifer Bardell
4 Touchstone Terrace #133
Lake Oswego, OR 97035

RECEIVED
JUL 21 2014
City of Lake Oswego
Community Development Dept.

EXHIBIT G-1082
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Members of the Lake Oswego Redevelopment Commission

I own a business in Lake Oswego and I support projects that add to the vitality of the heart of our community, so I am writing in support of the project to redevelop Block 137, known as the Wizer Block. This project meets all of the city code requirements and what's more, it is designed to increase the "people-activity" in our village center. It will mean more shoppers for local merchants and a more vibrant feel on village streets. It's disturbing that opponents criticize a great project that meets all of the code requirements, after all, the city rules are supposed to provide a certainty and a protection for how people use their private property. Opponents might design and build a different project if they owned the land – but they don't. It would be a dangerous precedent to say that if you follow the rules, and build something that is what the city says you should build on your property – you will be stopped by noisy opponents.

I strongly request that the Development Review Commission no longer delays the application for development of the Wizer Block. I urge a positive recommendation from each of its members.

Thank you.

Karen Wheeler
470 6th St. Ste. A
Lake Oswego, OR 97034

EXHIBIT G-1083
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Members of the Lake Oswego Redevelopment Commission

I run a business in Lake Oswego and I support projects that add to the vitality of the heart of our community, so I am writing in support of the project to redevelop Block 137, known as the Wizer Block. This project meets all of the city code requirements and what's more, it is designed to increase the "people-activity" in our village center. It will mean more shoppers for local merchants and a more vibrant feel on village streets. It's disturbing that opponents criticize a great project that meets all of the code requirements, after all, the city rules are supposed to provide a certainty and a protection for how people use their private property Opponents might design and build a different project if they owned the land – but they don't. It would be a dangerous precedent to say that if you follow the rules, and build something that is what the city says you should build on your property – you will be stopped by noisy opponents.

I strongly request that the Development Review Commission no longer delays the application for development of the Wizer Block. I urge a positive recommendation from each of its members.

Thank you.

Kevin Pagano

Manager

New to You Simply Posh

Lake Oswego, OR

97034

503-343-3444

EXHIBIT G-1084
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Members of the Lake Oswego Redevelopment Commission

I run a business in Lake Oswego and I support projects that add to the vitality of the heart of our community, so I am writing in support of the project to redevelop Block 137, known as the Wizer Block. This project meets all of the city code requirements and what's more, it is designed to increase the "people-activity" in our village center. It will mean more shoppers for local merchants and a more vibrant feel on village streets. It's disturbing that opponents criticize a great project that meets all of the code requirements, after all, the city rules are supposed to provide a certainty and a protection for how people use their private property Opponents might design and build a different project if they owned the land – but they don't. It would be a dangerous precedent to say that if you follow the rules, and build something that is what the city says you should build on your property – you will be stopped by noisy opponents.

I strongly request that the Development Review Commission no longer delays the application for development of the Wizer Block. I urge a positive recommendation from each of its members.

Thank you.

Cindy Pianna (Grapevine)
310 N. State St.
Lake Oswego, OR 97034

EXHIBIT G-1085
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Members of the Lake Oswego Redevelopment Commission

I run a business in Lake Oswego and I support projects that add to the vitality of the heart of our community, so I am writing in support of the project to redevelop Block 137, known as the Wizer Block. This project meets all of the city code requirements and what's more, it is designed to increase the "people-activity" in our village center. It will mean more shoppers for local merchants and a more vibrant feel on village streets. It's disturbing that opponents criticize a great project that meets all of the code requirements, after all, the city rules are supposed to provide a certainty and a protection for how people use their private property. Opponents might design and build a different project if they owned the land – but they don't. It would be a dangerous precedent to say that if you follow the rules, and build something that is what the city says you should build on your property – you will be stopped by noisy opponents.

I strongly request that the Development Review Commission no longer delays the application for development of the Wizer Block. I urge a positive recommendation from each of its members.

Thank you.

Kathy Krecht

KATHY KRECHT

MANAGER / STICKMEN BREWERY

EXHIBIT G-1086
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Members of the Lake Oswego Redevelopment Commission

I run a business in Lake Oswego and I support projects that add to the vitality of the heart of our community, so I am writing in support of the project to redevelop Block 137, known as the Wizer Block. This project meets all of the city code requirements and what's more, it is designed to increase the "people-activity" in our village center. It will mean more shoppers for local merchants and a more vibrant feel on village streets. It's disturbing that opponents criticize a great project that meets all of the code requirements, after all, the city rules are supposed to provide a certainty and a protection for how people use their private property Opponents might design and build a different project if they owned the land – but they don't. It would be a dangerous precedent to say that if you follow the rules, and build something that is what the city says you should build on your property – you will be stopped by noisy opponents.

I strongly request that the Development Review Commission no longer delays the application for development of the Wizer Block. I urge a positive recommendation from each of its members.

Thank you.

EG PAGE
333 S. STATE ST STE. F
LAKE OSWEGO, OR 97034



EXHIBIT G-1087
LU 13-0046

To Members of the Lake Oswego Redevelopment Commission

I work in a small business in Lake Oswego and I support projects that add to the vitality of the heart of our community. I am writing in support of the project to redevelop Block 137, known as the Wizer Block. This project meets all of the city code requirements and what's more, it is designed to increase the "people-activity" in our village center. It will mean more shoppers for local merchants and a more vibrant feel on village streets. It's disturbing that opponents criticize a great project that meets all of the code requirements, after all, the city rules are supposed to provide a certainty and a protection for how people use their private property. Opponents might design and build a different project if they owned the land – but they don't. It would be a dangerous precedent to say that if you follow the rules, and build something that is what the city says you should build on your property – you will be stopped by noisy opponents.

I strongly request that the Development Review Commission no longer delays the application for development of the Wizer Block. I urge a positive recommendation from each of its members.

Thank you.



SCRATCH FOODS
143 A AVENUE, LAKE OSWEGO

RECEIVED
JUL 21 2014
CITY OF LAKE OSWEGO
Community Development Dept.

To Members of the Lake Oswego Redevelopment Commission

I work in a small business in Lake Oswego and I support projects that add to the vitality of the heart of our community. I am writing in support of the project to redevelop Block 137, known as the Wizer Block. This project meets all of the city code requirements and what's more, it is designed to increase the "people-activity" in our village center. It will mean more shoppers for local merchants and a more vibrant feel on village streets. It's disturbing that opponents criticize a great project that meets all of the code requirements, after all, the city rules are supposed to provide a certainty and a protection for how people use their private property. Opponents might design and build a different project if they owned the land – but they don't. It would be a dangerous precedent to say that if you follow the rules, and build something that is what the city says you should build on your property – you will be stopped by noisy opponents.

I strongly request that the Development Review Commission no longer delays the application for development of the Wizer Block. I urge a positive recommendation from each of its members.

Thank you.

Allyse L. Nickles

Allyse L. Nickles

*333 S. State St. M
Lake Oswego, OR
97034*

Nicoletta's Table and Marketplace

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Members of the Lake Oswego Redevelopment Commission

I work in a small business in Lake Oswego and I support projects that add to the vitality of the heart of our community. I am writing in support of the project to redevelop Block 137, known as the Wizer Block. This project meets all of the city code requirements and what's more, it is designed to increase the "people-activity" in our village center. It will mean more shoppers for local merchants and a more vibrant feel on village streets. It's disturbing that opponents criticize a great project that meets all of the code requirements, after all, the city rules are supposed to provide a certainty and a protection for how people use their private property. Opponents might design and build a different project if they owned the land – but they don't. It would be a dangerous precedent to say that if you follow the rules, and build something that is what the city says you should build on your property – you will be stopped by noisy opponents.

I strongly request that the Development Review Commission no longer delays the application for development of the Wizer Block. I urge a positive recommendation from each of its members.

Thank you.

Lauren Boden - Scratch foods

199 E Ave #312

Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

EXHIBIT G-1090

LU 13-0046

To Members of the Lake Oswego Redevelopment Commission

I work in a small business in Lake Oswego and I support projects that add to the vitality of the heart of our community. I am writing in support of the project to redevelop Block 137, known as the Wizer Block. This project meets all of the city code requirements and what's more, it is designed to increase the "people-activity" in our village center. It will mean more shoppers for local merchants and a more vibrant feel on village streets. It's disturbing that opponents criticize a great project that meets all of the code requirements, after all, the city rules are supposed to provide a certainty and a protection for how people use their private property. Opponents might design and build a different project if they owned the land – but they don't. It would be a dangerous precedent to say that if you follow the rules, and build something that is what the city says you should build on your property – you will be stopped by noisy opponents.

I strongly request that the Development Review Commission no longer delays the application for development of the Wizer Block. I urge a positive recommendation from each of its members.

Thank you.

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

Richelle Olson
€ 333 S. State Street Ste. F
Lake Oswego OR 97034

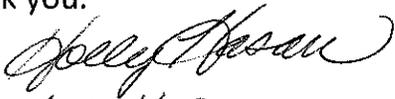
EXHIBIT G-1091
LU 13-0046

To Members of the Lake Oswego Redevelopment Commission

I work in a small business in Lake Oswego and I support projects that add to the vitality of the heart of our community. I am writing in support of the project to redevelop Block 137, known as the Wizer Block. This project meets all of the city code requirements and what's more, it is designed to increase the "people-activity" in our village center. It will mean more shoppers for local merchants and a more vibrant feel on village streets. It's disturbing that opponents criticize a great project that meets all of the code requirements, after all, the city rules are supposed to provide a certainty and a protection for how people use their private property. Opponents might design and build a different project if they owned the land – but they don't. It would be a dangerous precedent to say that if you follow the rules, and build something that is what the city says you should build on your property – you will be stopped by noisy opponents.

I strongly request that the Development Review Commission no longer delays the application for development of the Wizer Block. I urge a positive recommendation from each of its members.

Thank you.


Holly Hasan
Lucky Me
385 First St. Suite 115
L.O. Or 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Members of the Lake Oswego Redevelopment Commission

I work in a small business in Lake Oswego and I support projects that add to the vitality of the heart of our community. I am writing in support of the project to redevelop Block 137, known as the Wizer Block. This project meets all of the city code requirements and what's more, it is designed to increase the "people-activity" in our village center. It will mean more shoppers for local merchants and a more vibrant feel on village streets. It's disturbing that opponents criticize a great project that meets all of the code requirements, after all, the city rules are supposed to provide a certainty and a protection for how people use their private property. Opponents might design and build a different project if they owned the land – but they don't. It would be a dangerous precedent to say that if you follow the rules, and build something that is what the city says you should build on your property – you will be stopped by noisy opponents.

I strongly request that the Development Review Commission no longer delays the application for development of the Wizer Block. I urge a positive recommendation from each of its members.

Thank you.

Emily Greaney
Emily Greaney
345 1st Street #109
W Yogurt

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

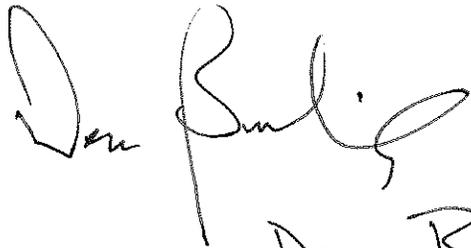
EXHIBIT G-1093
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

Dear DRC Board, I am writing in support of the Wizer development on Block 137. The development is compatible with surrounding buildings, complies with City code, and completes the vision for the downtown village. This will be great for the community of Lake Oswego. Please approve this development. It offers so many long term benefits and it should be supported for all the right reasons

 7/18/14

Don Burdick
434 Ridgeway Road
Lake Oswego, OR 97034

EXHIBIT G-1094
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

Dear DRC Board, I am writing in support of the Wizer development on Block 137. The development is compatible with surrounding buildings, complies with City code, and completes the vision for the downtown village. This will be great for the community of Lake Oswego. Please approve this development. It offers so many long term benefits and it should be supported for all the right reasons


HADRONIC ZLOTAU
950 S TATEST, L.O. 97034

EXHIBIT G-1095
LU 13-0046

July 2014

Development Review Commission
c/o Planning & Building Services
380 "A" Avenue
Lake Oswego, OR 97034

RECEIVED

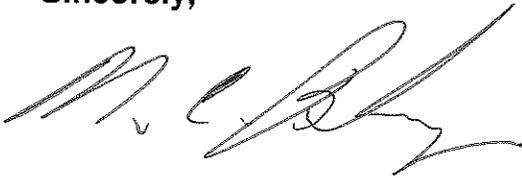
JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

Dear DRC Board,

I am in support of the Wizer development on Block 137. This will be great addition both to the look and feel of Lake Oswego and also to the economics of the community. I feel it meets all of the City criteria and will energize the center nicely. Please approve this beautiful development.

Sincerely,



3958 Carmen Dr.

Lake Oswego OR - 97030

EXHIBIT G-1096
LU 13-0046

June 14, 2014

Planning & Building Services Dept.

City of Lake Oswego

380 "A" Avenue

Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Whom It May Concern,

I am writing in support of the Wizer development on Block 137. I look forward to increased vitality, an increased tax base and a value added project in our downtown area.

The design review ordinance as currently written, allows the re-designed Block 137 proposal. It fits code and is exactly what the City had in mind when it set those code standards for this block.

I ask that you support this quality project and all that it will bring for the residents of Lake Oswego

Sincerely,

Valerie T. Beckius

3958 Carman Dr.

LO 97035

EXHIBIT G-1097
LU 13-0046

June 14, 2014

Planning & Building Services Dept.

City of Lake Oswego

380 "A" Avenue

Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Whom It May Concern,

Please accept this as written testimony for my support of the Wizer block redevelopment. The design and re-design process has been inclusive and transparent. The project currently under your review incorporates all of the Lake Oswego architectural styles specified in the city's design guidelines. Everything currently proposed for this block also meets code.

Please embrace this opportunity to move forward with a project that offers so many long term benefits for our community.

Regards,

Lucia Rutz

*Ringstrasse 14b
91074 Herzogenaurach
Germany*

I am a former Lake Oswego resident and return every summer to visit. It is exciting to see the progress + development of the city of LO each year we return.

**EXHIBIT G-1098
LU 13-0046**

July 2014

Development Review Commission
c/o Planning & Building Services
380 "A" Avenue
Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

Dear DRC Board,

I am in support of the Wizer development on Block 137. This will be great addition both to the look and feel of Lake Oswego and also to the economics of the community. I feel it meets all of the City criteria and will energize the center nicely. Please approve this beautiful development.

Sincerely,

Russ & LORIE HOPCUS
14053 AMBERWOOD CIR
LAKE OSWEGO, OR
97035

EXHIBIT G-1099
LU 13-0046

June 14, 2014

Planning & Building Services Dept.

City of Lake Oswego

380 "A" Avenue

Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Whom It May Concern,

Please accept this as written testimony for my support of the Wizer block redevelopment. The design and re-design process has been inclusive and transparent. The project currently under your review incorporates all of the Lake Oswego architectural styles specified in the city's design guidelines. Everything currently proposed for this block also meets code.

Please embrace this opportunity to move forward with a project that offers so many long term benefits for our community.

Regards,

Patti Denman
PATTI DENMAN
17210 CEDAR ROAD L.O.

EXHIBIT G-1100
LU 13-0046

July 2014

Development Review Commission
c/o Planning & Building Services
380 "A" Avenue
Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

Dear DRC Board,

I am in support of the Wizer development on Block 137. This will be great addition both to the look and feel of Lake Oswego and also to the economics of the community. I feel it meets all of the City criteria and will energize the center nicely. Please approve this beautiful development.

Sincerely,

Steven Holmes
13709 Provincial Hill Dr
Lake Oswego, OR 97035

EXHIBIT G-1101
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To DRC Members

I am writing in support of the proposal to redevelop the Wizer Block. What I like about this project is that the owner of the property and the developer have made improvements to their earlier ideas. They took to heart the suggestions of citizens and city staff. I have looked at the fact sheets they have provided and am impressed that they have followed the code requirements for height, parking and size of buildings. I also like the changes in design that make the project feel like it belongs in the center of our village. I urge you to approve this project and I look forward to how much it will add to the character of our Lake Oswego village.



RICHARD EATON
5431 BONITA RD
LAKE OSWEGO, OR
97035

July 2014

Development Review Commission
c/o Planning & Building Services
380 "A" Avenue
Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

Dear DRC Board,

I am in support of the Wizer development on Block 137. This will be great addition both to the look and feel of Lake Oswego and also to the economics of the community. I feel it meets all of the City criteria and will energize the center nicely. Please approve this beautiful development.

Sincerely,

Jody M. Hill
Can't wait
555 2nd Ave
Jody M. Hill

EXHIBIT G-1103
LU 13-0046

Attn: Lake Oswego Development Review Commission Members

I am a big supporter of private property rights and projects which add to the vitality of the heart of a community. That is why I write in support of the project to redevelop Block 137, known as the Wizer Block. This project potentially to be developed on private property meets all of the city code requirements. What's more, it is designed to increase the "people-activity" in our village center - that will mean more shoppers for local merchants and a more vibrant feel on village streets. It's disturbing that opponents criticize a project that meets all of the code requirements, after all, the city rules are supposed to provide a certainty and a protection for how people use their property...opponents might design and build a different project if they owned the land - but they don't and it would be a dangerous precedent to say that if you follow the rules, and build something that is what the city says you should build on your property - you will be stopped by noisy opponents.

I ask the DRC members to wholeheartedly endorse this project.

J. Schiffhauer
/ *Jane Schiffhauer*
11726 SW Sumnerville Ave
Portland

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

EXHIBIT G-1104
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To DRC Board Members

I am in support of the Wizer development on Block 137. This will be great addition both to the look and feel of Lake Oswego's core and also to the economics of the community. I feel it meets all of the City criteria and will energize the center. Please approve this quality development and bring an important project to this town. [Signature, Printed Name + Address]

Rose Ann B. Eves
Rose Ann B. Eves
237 North Shore Rd.
Lake Oswego, OR 97034

EXHIBIT G-1105
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To DRC Members

I am writing in support of the proposal to redevelop the Wizer Block. What I like about this project is that the owner of the property and the developer have made improvements to their earlier ideas. They took to heart the suggestions of citizens and city staff. I have looked at the fact sheets they have provided and am impressed that they have followed the code requirements for height, parking and size of buildings. I also like the changes in design that make the project feel like it belongs in the center of our village. I urge you to approve this project and I look forward to how much it will add to the character of our Lake Oswego village.

Mark W. Cramer
237 N. Shore Rd.
L.O 97034

EXHIBIT G-1106
LU 13-0046

June 14, 2014

Planning & Building Services Dept.

City of Lake Oswego

380 "A" Avenue

Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

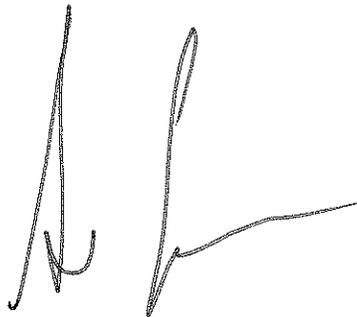
To Whom It May Concern,

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The design review ordinance as currently written, allows the re-designed Block 137 proposal. It fits code and is exactly what the City had in mind when it set those code standards for this block.

I ask that you support this quality project and all that it will bring for the residents of Lake Oswego

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'AL' followed by a horizontal line.

528 2ND STREET

LAKE OSWEGO

EXHIBIT G-1107
LU 13-0046

RECEIVED

Attn: Lake Oswego Development Review Commission Members

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

I am a big supporter of private property rights and projects which add to the vitality of the heart of a community. That is why I write in support of the project to redevelop Block 137, known as the Wizer Block. This project potentially to be developed on private property meets all of the city code requirements. What's more, it is designed to increase the "people-activity" in our village center - that will mean more shoppers for local merchants and a more vibrant feel on village streets. It's disturbing that opponents criticize a project that meets all of the code requirements, after all, the city rules are supposed to provide a certainty and a protection for how people use their property...opponents might design and build a different project if they owned the land - but they don't and it would be a dangerous precedent to say that if you follow the rules, and build something that is what the city says you should build on your property - you will be stopped by noisy opponents.

I ask the DRC members to wholeheartedly endorse this project.


474 7th St
LO. 97034

EXHIBIT G-1108
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To DRC Members

I am writing in support of the proposal to redevelop the Wizer Block. What I like about this project is that the owner of the property and the developer have made improvements to their earlier ideas. They took to heart the suggestions of citizens and city staff. I have looked at the fact sheets they have provided and am impressed that they have followed the code requirements for height, parking and size of buildings. I also like the changes in design that make the project feel like it belongs in the center of our village. I urge you to approve this project and I look forward to how much it will add to the character of our Lake Oswego village.

Beth & Frank Harlow
5023 Foothills Rd. H
Lake Oswego, OR 97034



Beth Harlow

EXHIBIT G-1109
LU 13-0046

RECEIVED

JUL 21 2014

Attn: Lake Oswego Development Review Commission Members

CITY OF LAKE OSWEGO
Community Development Dept.

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I ask the DRC members to wholeheartedly endorse this project.

Suzanne M Fox

Suzanne Fox 5037-B Foothills Rd
Lake Oswego OR 97034

EXHIBIT G-1110

LU 13-0046

0

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To DRC Members

I am writing in support of the proposal to redevelop the Wizer Block. What I like about this project is that the owner of the property and the developer have made improvements to their earlier ideas. They took to heart the suggestions of citizens and city staff. I have looked at the fact sheets they have provided and am impressed that they have followed the code requirements for height, parking and size of buildings. I also like the changes in design that make the project feel like it belongs in the center of our village. I urge you to approve this project and I look forward to how much it will add to the character of our Lake Oswego village.

Marcia Fischer

Marcia Fischer, 2269 Parkview Ct., West Linn, OR 97068

EXHIBIT G-1111
LU 13-0046

June 14, 2014

Planning & Building Services Dept.

City of Lake Oswego

380 "A" Avenue

Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Whom It May Concern,

Please accept this as written testimony for my support of the Wizer block redevelopment. The design and re-design process has been inclusive and transparent. The project currently under your review incorporates all of the Lake Oswego architectural styles specified in the city's design guidelines. Everything currently proposed for this block also meets code.

Please embrace this opportunity to move forward with a project that offers so many long term benefits for our community.

Regards,

Lourdes Mac SHARLAINE
5001 - A FOOTHILLS RD, LO

EXHIBIT G-1112
LU 13-0046

12

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To DRC Board Members

I am in support of the Wizer development on Block 137. This will be great addition both to the look and feel of Lake Oswego's core and also to the economics of the community. I feel it meets all of the City criteria and will energize the center. Please approve this quality development and bring an important project to this town. [Signature, Printed Name + Address]

Bruce Barr
Bruce Barr
18803 Riverdale Ct.
LO 97034

EXHIBIT G-1113
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

Dear DRC Board, I am writing in support of the Wizer development on Block 137. The development is compatible with surrounding buildings, complies with City code, and completes the vision for the downtown village. This will be great for the community of Lake Oswego. Please approve this development. It offers so many long term benefits and it should be supported for all the right reasons

Debra Barr
18803 Rivendell Ct.
Lake Oswego, OR 97034

EXHIBIT G-1114
LU 13-0046 4

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

Dear DRC Board, I am writing in support of the Wizer development on Block 137. The development is compatible with surrounding buildings, complies with City code, and completes the vision for the downtown village. This will be great for the community of Lake Oswego. Please approve this development. It offers so many long term benefits and it should be supported for all the right reasons

Margaret Moser

margaret Moser 8 Morningview Pl. L.O.

EXHIBIT G-1115
LU 13-0046

5

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

Attn: Lake Oswego Development Review Commission Members

I am a big supporter of private property rights and projects which add to the vitality of the heart of a community. That is why I write in support of the project to redevelop Block 137, known as the Wizer Block. This project potentially to be developed on private property meets all of the city code requirements. What's more, it is designed to increase the "people-activity" in our village center - that will mean more shoppers for local merchants and a more vibrant feel on village streets. It's disturbing that opponents criticize a project that meets all of the code requirements, after all, the city rules are supposed to provide a certainty and a protection for how people use their property...opponents might design and build a different project if they owned the land - but they don't and it would be a dangerous precedent to say that if you follow the rules, and build something that is what the city says you should build on your property - you will be stopped by noisy opponents.

I ask the DRC members to wholeheartedly endorse this project.

Elizabeth Succo 1159 Lakefront Rd. L.O. OR

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

EXHIBIT G-1116
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To DRC Members

I am writing in support of the proposal to redevelop the Wizer Block. What I like about this project is that the owner of the property and the developer have made improvements to their earlier ideas. They took to heart the suggestions of citizens and city staff. I have looked at the fact sheets they have provided and am impressed that they have followed the code requirements for height, parking and size of buildings. I also like the changes in design that make the project feel like it belongs in the center of our village. I urge you to approve this project and I look forward to how much it will add to the character of our Lake Oswego village.

Carol Wroldstad 1444 Boca Raton Dr.
Carol Wroldstad L.O. 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To DRC Board Members

I am in support of the Wizer development on Block 137. This will be great addition both to the look and feel of Lake Oswego's core and also to the economics of the community. I feel it meets all of the City criteria and will energize the center. Please approve this quality development and bring an important project to this town. [Signature, Printed Name + Address]



FRED COOK

35 GREENRIDGE CT.
LAKE OSWEGO

EXHIBIT G-1118
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

Dear DRC Board, I am writing in support of the Wizer development on Block 137. The development is compatible with surrounding buildings, complies with City code, and completes the vision for the downtown village. This will be great for the community of Lake Oswego. Please approve this development. It offers so many long term benefits and it should be supported for all the right reasons

David Moser

DAVID MOSER

8 MORNINGVIEW PL

L.O.

EXHIBIT G-1119
LU 13-0046

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To DRC Board Members

I am in support of the Wizer development on Block 137. This will be great addition both to the look and feel of Lake Oswego's core and also to the economics of the community. I feel it meets all of the City criteria and will energize the center. Please approve this quality development and bring an important project to this town. [Signature, Printed Name + Address]

Barbara a Cook -
Barbara a. Cook - 35 Greenridge Ct 97035

EXHIBIT G-1120
LU 13-0046

June 14, 2014

Planning & Building Services Dept.

City of Lake Oswego

380 "A" Avenue

Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Whom It May Concern,

I am writing in support of the Wizer development on Block 137. I look forward to increased vitality, an increased tax base and a value added project in our downtown area.

The design review ordinance as currently written, allows the re-designed Block 137 proposal. It fits code and is exactly what the City had in mind when it set those code standards for this block.

I ask that you support this quality project and all that it will bring for the residents of Lake Oswego

Sincerely,



ANN PURFEE

EXHIBIT G-1121
LU 13-0046

July 2014

Development Review Commission
c/o Planning & Building Services
380 "A" Avenue
Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

Dear DRC Board,

I am in support of the Wizer development on Block 137. This will be great addition both to the look and feel of Lake Oswego and also to the economics of the community. I feel it meets all of the City criteria and will energize the center nicely. Please approve this beautiful development.

Sincerely,


Ted Hyde

EXHIBIT G-1122
LU 13-0046

June 14, 2014

Planning & Building Services Dept.

City of Lake Oswego

380 "A" Avenue

Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Whom It May Concern,

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The design review ordinance as currently written, allows the re-designed Block 137 proposal. It fits code and is exactly what the City had in mind when it set those code standards for this block.

I ask that you support this quality project and all that it will bring for the residents of Lake Oswego

Sincerely,



1711 Highland DR
Lake Oswego, OR
97034

June 14, 2014

Planning & Building Services Dept.

City of Lake Oswego

380 "A" Avenue

Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Whom It May Concern,

Please accept this as written testimony for my support of the Wizer block redevelopment. The design and re-design process has been inclusive and transparent. The project currently under your review incorporates all of the Lake Oswego architectural styles specified in the city's design guidelines. Everything currently proposed for this block also meets code.

Please embrace this opportunity to move forward with a project that offers so many long term benefits for our community.

Regards,

Linda Jususson-Koeman
13709 Provincial Hill Dr.
Lake Oswego, OR 97035.

EXHIBIT G-1124
LU 13-0046

June 14, 2014

Planning & Building Services Dept.

City of Lake Oswego

380 "A" Avenue

Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

To Whom It May Concern,

I am writing in support of the Wizer development on Block 137. I look forward to increased vitality, an increased tax base and a value added project in our downtown area.

The design review ordinance as currently written, allows the re-designed Block 137 proposal. It fits code and is exactly what the City had in mind when it set those code standards for this block.

I ask that you support this quality project and all that it will bring for the residents of Lake Oswego

Sincerely,

Kristine Gates
4255 Upper Drive
L.O.

EXHIBIT G-1125
LU 13-0046

July 2014

Development Review Commission
Planning & Building Services
380 "A" Avenue
Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

Dear DRC Board,

I am writing in support of the Wizer development on Block 137. The development is compatible with surrounding buildings, complies with City code, and completes the vision for the downtown village. This will be great for the community of Lake Oswego. Please approve this development. It offers so many long term benefits and should be supported for all the right reasons.

Sincerely,

Mary and Gene Saylor
Mary and Gene Saylor
01444 S.W. Corbett Hill Circle
Portland, OR 97219

July 2014

Development Review Commission
c/o Planning & Building Services
380 "A" Avenue
Lake Oswego, OR 97034

RECEIVED

JUL 21 2014

CITY OF LAKE OSWEGO
Community Development Dept.

Dear DRC Board,

I am in support of the Wizer development on Block 137. This will be great addition both to the look and feel of Lake Oswego and also to the economics of the community. I feel it meets all of the City criteria and will energize the center nicely. Please approve this beautiful development.

Sincerely,



RICHARD B. CORDER
28 HILLSHIRE DR
LAKE OSWEGO OR 97034

EXHIBIT G-1127
LU 13-0046

RECEIVED

July 2014

JUL 21 2014

Development Review Commission
Planning & Building Services
380 "A" Avenue
Lake Oswego, OR 97034

CITY OF LAKE OSWEGO
Community Development Dept.

Dear DRC Board,

I am writing in support of the Wizer development on Block 137. The development is compatible with surrounding buildings, complies with City code, and completes the vision for the downtown village. This will be great for the community of Lake Oswego. Please approve this development. It offers so many long term benefits and should be supported for all the right reasons.

Sincerely,



MARIA SABATINO
1311 PINE Street
LAKE OSWEGO
OR 97034

EXHIBIT G-1128
LU 13-0046

Hamilton, Leslie

From: PADEN and NORMA PRICHARD <nandpprichard@msn.com>
Sent: Monday, July 21, 2014 12:30 PM
To: Hamilton, Leslie; Reynolds, Janice
Subject: Support for Block 137

July 20, 2014

Chairman Needham and Members of the Lake Oswego Development Review Commission,
Re: LU 13-0046

Please accept my strong support for the revised Wizer Block 137 proposal.

You may recall, that for the original submittal for the development of the Wizer Block, I sent the DRC a 12 page letter and an 8 page summary indicating my support for the project, but with a number of suggestions that I thought important in order for the project to be in compliance with the CDC for the East End Commercial District, and to better complement existing adjacent development.

In short, the main suggestions were:

1. Remove the 5th floor..... they have done that.
2. Replace ground floor residential with commercial..... they have done that.
3. Redesign and articulate the 2nd St. facade to better reflect the 'Arts and Crafts' style, break up the building mass and be "respectful" of the adjacent residential zone..... they have done that very well.
4. Place the 4th floor roof eave at the bottom of that floor so that the 4th floor is 'contained' in the roof structure thereby visually reducing the height they have done that.
5. Redesign the 1st St. facade to reflect the "Tudor" style and be more compatible with Lake View Village..... this too they have done very well.

I have always been a strong and outspoken supporter of the concept of this project, but was not in favor of permitting some of the exceptions to the CDC previously asked for.

In my opinion, Pat Kessi and the architectural team have been very diligent in listening to, understanding and addressing all of the comments and concerns received from all parties, and with these revisions, have provided the City with a very well designed group of buildings that will stand the test of time. With these revisions, the project now complies with the spirit and vision of the Community Development Code, the East End Redevelopment Plan (1986 & 2004) and the Lake Oswego Urban Design Plan (1988), all of which have been in place for a number of years.

This plan provides needed small-scale commercial spaces allowing for neighborhood type commercial uses, more public and residential parking than required, and the housing density necessary to help support our existing retail community and schools. The three separate buildings appear as a number of small-scale structures which fit our designated architectural styles and strongly complement surrounding existing development. They have created significant and exciting public outdoor spaces and landscaping. And, last but not least, building B now significantly reflects and respects the relationship to the block 138 Lake Oswego Town-homes and the low density residential of the Evergreen Neighborhood.

With these proposed revisions, I now fully support this project and strongly encourage the Development Review Commission to approve this proposal as submitted and as noted in the staff report.

Thank-you for your consideration and for the considerable time you give to the City of Lake Oswego.

Finally, I would like to commend the City Staff, and particularly Leslie Hamilton, for a complex job, very well done.

Regards, Paden Prichard
Evergreen Neighborhood resident and past ENA chair
204 6th St.

Hamilton, Leslie

From: mybooks@jwelliverbooks.com
Sent: Monday, July 21, 2014 12:31 PM
To: Hamilton, Leslie
Subject: wizer block

I support the re-designed Wizer block

Jennifer Welliver
1 Jefferson Pkwy
Lake Oswegom OR 970935

EXHIBIT G-1130
LU 13-0046

RECEIVED

JUL 21 2014

City of Lake Oswego
Community Development Dept.

16 Touchstone
Lake Oswego, OR 97035
July 21, 2014

City of Lake Oswego
Development Review Commission
380 A Avenue
Lake Oswego, OR 97034

RE: Support for LU 13-0046
Mixed Use Residential and Commercial Project at 140 A Avenue

Good Evening Commissioners:

I want to start by thanking you for donating your time and talent to serve on this Commission. I served eight-years as the non-resident business member of the City of Wilsonville's Planning Commission. I am familiar with the importance of volunteer community service and the sacrifices you make when you provide this type of service. Again, thank you.

My wife Jane and I proudly and gratefully have lived in our City's Mountain Park neighborhood for 37-years where we raised our six children. Our family benefited significantly by having a well-managed City that provided the civil, recreational and social opportunities that made for a livable community.

I have reviewed the Revised Staff Report, dated July 11, 2014 wherein the staff recommends "Approval of LU 13-0046, as revised, with conditions." I am here this evening to support this recommendation.

My wife and I have known Gene and Jan Wizer for many years. As a result, we are impressed, but not surprised, with the latest Project design addressing the legitimate concerns of the Commission as well as the community. Those of us who know Gene and Jan would not expect anything less. Accordingly, it is pretty clear to me from the information I have reviewed, this Project meets the City's established Code requirements for height, parking and size of buildings.

As we know, your task is not easy. The City's property owners, such as me, rely on the process you have volunteered to oversee ensures the guidelines established by our City Council are followed regarding what can be done on an owner's property. In short, the re-design recommended by staff for approval, as far as I can determine, not only meets our City's code standards but it celebrates our traditional village architecture.

In my opinion, this Project will be a substantial plus for the economic vitality and livability of our City, completing the re-vitalization started with the City's bold Lake View Village project. Today, my family frequently visits the shops and restaurants in the Lake View Village complex as well as attends events held in Millennium Park. Prior to the development of Lake View Village, we rarely visited downtown Lake Oswego.

In support of the City's established development code and Project LU- 13-0046,

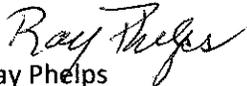

Ray Phelps

EXHIBIT G-1131
LU 13-0046

Everyone everywhere has opinions on a variety of subjects. I am here tonight to let you know my opinion about the Wizer Project. I support it. Others will give you their opinions. But...how do we go from opinions to outcomes that create great countries and great towns and cities? In America we believe in a government of laws, not men. That means we apply laws in the same way to everyone. Laws should be predictable.

I was a member of the Arts Commission, a citizen member of the Budget Committee, and served for 9 years on the City Council. I watched and participated in the public process we use to create ordinances and plans that are our laws to guide the kind of town we want. Tonight you are listening to after-the-fact opinions about how those rules should apply to the Wizer Project. The time for *ad hoc* interpretations and opinions is during the creation of the rules, when the public is encouraged to attend meetings to look at staff and Council proposals. Ordinances are created or changed. The public either re-elects, or doesn't, members of the City Council. Then things can be changed again.

If it was that straight-forward, of course, we wouldn't have lawyers! But I strongly believe we should minimize after-the-fact interpretations of our rules. People who own property deserve to know what they can do with their property. Our codes and plans are the rules they ought to know in advance. The DRC and the City Council should listen to our testimony, but they should minimize deviations from the established rules.

I would like to share with you tonight 2 of my opinions:

First, we live in a town called Lake Oswego. Opponents make much of retaining our village character. What is that?

Our Downtown Redevelopment District Design Standards say:

“Village Character” means a community of small scale structures that appears and operates like a traditional small town.”

and goes on to say:

“Adherence to village character is not intended to require an historical reproduction of a turn of the century small town, but rather to encourage the development of a sophisticated small city that is pedestrian friendly, creates a sense of community and attracts people to the downtown in the same manner and using similar design concepts as historic small towns and neighborhood centers”

We use “village” and “town” and even “city” in our rules. So...call in the lawyers? Well, call in the DRC. I believe the explicit goal of our rules is to create a town center where people can access services and retail easily for their daily needs. The services and retail can prosper if enough people use them. “Mixed use” has been the method we’ve incorporated into our rules to achieve that...it allows both residential and commercial uses in our downtown, so there are enough people to support the local businesses we enjoy. Our plans and ordinances aim at that kind of downtown. Our vision has not been a downtown with cows grazing, everyone living in separate houses with yards, and driving to shop and dine elsewhere.

The Wizer Project fits properly into our established vision.

Second, I object when the opponents of the Wizer Project say they represent the citizens of Lake Oswego.

They represent themselves and others who agree with them. They do not represent me, or those who agree with me. How many are on each side? We don't know. What we do know is we elected past and present City Councils. They listened to everyone when they decided on new or changed rules. In a government of laws and not men, shouting the loudest, or writing the most letters to the editor, or distributing misleading or false information like this (SHOW) is not how we should decide things. If we don't like the current vision of what Lake Oswego ought to be, we ought to change the elected officials and work with them to change the rules we're guided by. In the meantime, let's use our carefully enacted rules to keep Lake Oswego improving. It's gone pretty well so far.

At least that is my opinion.

Hamilton, Leslie

From: David Elton <davidhowardelton@gmail.com>
Sent: Monday, July 21, 2014 1:46 PM
To: Hamilton, Leslie; Kevin Harden; ssorenson@lakeoswegoreview.com
Subject: Regarding WIZERS and block 137, development etc.

To whom it may concern @ Lake Oswego Review (or) Citizens of NIMBY, LO

I first moved to Lake Oswego in 1972 when I was 6 and my parents, Mike Elton and Kay Elton, were looking for the best place to raise a family. We found a home at 1801 Colverleaf road, behind Lakeridge High School.

In the past 42 years, I have lived much of my life in Lake Oswego and Spokane. Lake Oswego is a great place because of many reasons. Bill Baars and the award winning library. The city growing in a controlled and conservative way. Some people think dense housing is just too much for Lake Oswego in the downtown core. That is, in itself, a way to keep out the "renters". Those people who cannot buy a house but simply want a nice apartment or condo, "WE" are left out of the argument...similar to how the Lake Corporation keeps out the middle income families by only allowing the wealthy lake house owners to swim in what is, essentially, the only large private swimming pool for the wealthy on the west coast.

Dear Lake Oswego citizens...Please allow those of us with limited means to have a nice place near Manzana and 5 Spice...Walkable to all amenities necessary.

The architect and the city have bent over backwards to appease a bunch of selfish people. "Too Tall", they say....I am non-plussed by this disingenuous argument.

Block 137 is a great combo of great architecture...but also compromise for locals.

EXHIBIT G-1133
LU 13-0046

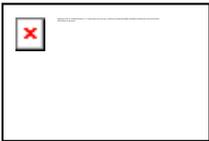
Do the right thing, city council, reward the law abiding development team....reward the people on the waiting list...5 years from now the same who argued against the redux in 1998 will also say...it turned out okay.

To say no to progress is to say yes to the past.

I hope to be renting or owning a small place looking over the lake...Why not ?

David Howard Elton
Lakeridge High School, 1984
(DavidHowardElton@Gmail.com)

Voter from Lincoln City, hoping to vote from Lake Oswego.



David Elton
& Bill Colson, 2001

<https://www.facebook.com/david.elton.37>

David Elton (Carpe Diem)

503.784.2368
CEO & Co-Founder
CASAforSENIORS, LLP

Lincoln City ^ Lake Oswego
GO BLAZERS

www.CASAforSENIORS.com
"Court Appointed SENIOR Advocate(s)"
Co-Founder Kathy Bingham
Info@CasaForSeniors.com

*
Elton Family Charitable Trust* (1999)
~MICRO-PHILANTHROPY~

ToTo JD "We JUDGE the JUDGES"
~ "We Police the Police"

Wizer Block: dead space or a new beginning?

July 10, 2014

I write this both from the perspective of being a long-time resident of Lake Oswego and an urban planner experienced in real estate development.

This community is at a crossroads. The practical choice is to come together to support an attractive, mixed-use development plan that will be a major asset to our downtown and to our tax base, or we can choose to dig in with our differences and watch as the black hole known as the Wizer Block sits as lifeless dead space. I think the choice is clear: In the big picture, we can either choose to expand our downtown with an exciting new addition to the existing Lake Oswego Village. Or we can say “No” and allow a sad dead space to continue being dead space for years to come.

Real estate development is a difficult process and often a risky financial undertaking. A developer has to move a project through many layers and many hurdles. For more than a year (and 100 meetings; imagine that!), Patrick Kessi has gone the extra mile to listen to the community and what we want. Now developer Kessi, the City and community of Lake Oswego have jointly come up with a development plan that is visionary, fits our future demographics and will be a major asset to our tax base.

If this newly redesigned Wizer Block project is not approved, it is unlikely that future developers will see the Wizer Block as an attractive business proposition. The message to the development community will be: “Forget it; Lake Oswego is too difficult. There are better options.” The Wizer Block will be dead space for years to come. No life, no energy, nothing to offer Lake Oswego residents.

Imagine the Wizer Block coming back to life. Imagine the restaurants, the shops, the walkways and the art. Imagine the new energy and the new residences — the young professionals & the empty nesters strolling our downtown, day and night. Who would go back to 2004 and downtown without Lake Oswego Village? In five years, LO residents will wonder how we survived so long without this new addition. What the heck was going on?

Now is the time to be bold and not afraid of change. Some change is good. This development will be a major net gain for Lake Oswego. Yes, there will be some additional traffic. Such is the case in the Pearl District. But who would argue the Pearl is not a great addition to Portland’s urban life?

We have a choice: the sad status quo, or move forward. LO: Seize The Day!

Will Denecke
2180 SW Crest Drive
Lake Oswego, Oregon 97034
503997-3811

EXHIBIT G-1134
LU 13-0046

RECEIVED

JUL 21 2014

City of Lake Oswego
Community Development Dept.

TO WHOM IT MAY CONCERN:

IN 1960, MY FATHER PURCHASED A TEXACO SERVICE STATION ON THE CORNER OF STATE AND B AVE. AT THAT TIME THE BLOCK AT STATE AND A AVE. DID NOT LOOK VERY GOOD, FOR THE CENTER OF TOWN TO LOOK LIKE THIS WAS NOT GOOD, ESPECIALLY WHEN PEOPLE WERE TRYING TO COMPARE IT TO CARMEL. IT TOOK MORE THAN 40 YEARS FOR THE BLOCK TO CHANGE FROM UGLY TO BEAUTIFUL.

NOW THERE IS A CHANCE FOR THE WIZER BLOCK TO BE UPDATED. HOW MANY TIMES MUST THE DEVELOPER CHANGE THE PLANS FOR SOME PEOPLE TO BE HAPPY?

TRAFFIC, DOGS, PARKING, RESIDENTIAL, RETAIL SHOPS, DELIVERY TRUCKS, NOT EATING IN THE SUN BETWEEN BUILDINGS ARE SOME OF THE QUESTIONOUS PEOPLE HAVE.

RETAIL SHOPS ON ALL STREET SIDEWALKS AND SOME IN THE MIDDLE OF THE BLOCK IS TOO MUCH. LAKE OSWEGO CANNOT SUPPORT THIS. AS OF RIGHT NOW, THERE ARE AT LEAST TWO VUCANT SHOPS IN THE STATE AND A BLOCK.

LET THE DEVELOPER DO HIS JOB AS TO THE CITY CODES.

Mark Jacobson

REDFERN HOIE

SINCE 1965

EXHIBIT G-1135
LU 13-0046

Hamilton, Leslie

From: ROBERT SACK <campbellsack@me.com>
Sent: Monday, July 21, 2014 2:30 PM
To: Hamilton, Leslie
Subject: Wizer Block

July 21, 2014

Dear members of the Lake Oswego DRC.

We are writing in support of the current proposal for the Wizer Block. It seems to us that the developer has taken seriously the criticisms leveled against the project at the last DRC hearing and has presented a plan that is much improved and will be an excellent addition to downtown Lake Oswego. It would seem that the opposition has taken the position that any dense development in downtown would be unacceptable. This is an argument that should have been made a long time ago as the city was drawing up its master plan for redevelopment of blocks 135, 136 and 137. It is unfair to have a developer spend substantial amounts of money complying with the pre-set standards, and then be told that these standards do not apply. In any case, in our opinion, a mixed-use, residential-commercial element in downtown will add vitality to the area, and provide a unique kind of housing option that will be popular with many people.

Sincerely,

Robert L. Sack, and Corinna Campbell-Sack

208 Durham Street

Lake Oswego, OR 97034

**EXHIBIT G-1136
LU 13-0046**

Hamilton, Leslie

From: William Futrell <bfutrell@windermere.com>
Sent: Monday, July 21, 2014 2:33 PM
To: Hamilton, Leslie
Subject: DRC MEETING TONIGHT

Linda- I am out of town today but want to go in record supporting the Wizer Block development. I believe the project will become an important focal point in our downtown core. We are in need of high end quality rental/condominium properties, as well as more first class commercial space.

I hope you will allow the development to proceed to the next phase.

Thank you,

Bill Futrell
Principal Broker
Windermere Stellar
Cell (503)750-8662
EFax(971)230-7800
Sent from my iPhone

EXHIBIT G-1137
LU 13-0046

June 21, 2014

Planning & Building Services Dept.

City of Lake Oswego

380 "A" Avenue

Lake Oswego, OR 97034

To Whom It May Concern,

Please accept this as written testimony for my support of the Wizer block redevelopment. The design and re-design process has been inclusive and transparent. The project currently under your review incorporates all of the Lake Oswego architectural styles specified in the city's design guidelines. Everything currently proposed for this block also meets code. I think this will be a nice addition to the First Addition and Evergreen neighborhoods as well as downtown Lake Oswego.

Please embrace this opportunity to move forward with a project that offers so many long term benefits for our community.

Regards,

Sara Lewis
618 2nd St
Lake Oswego, OR 97034

EXHIBIT G-1138
LU 13-0046

Hamilton, Leslie

From: Lisa Adatto <ladatto3@gmail.com>
Sent: Monday, July 21, 2014 2:56 PM
To: Hamilton, Leslie
Subject: Comments on the Development Review Permit -- the Wizer Block

Attn: Leslie Hamilton, Senior Planner

Members of the Development Review Commission:

I am writing to support the redevelopment project proposed for the Wizer Block. I believe that the proposal will greatly enhance our downtown. I see the following benefits for our community if the project goes forward:

- An attractive new set of buildings that will provide space for all in our community to shop, meet each other, sit and walk
- New residents that can become customers for our important and unique shops and other businesses
- Living spaces that will accomodate people who are young or older people who want to downsize
- Living spaces that will accomodate people who enjoy walking to shops, restaurants and the movies
- Living spaces that are energy efficient and will reduce our city's per person carbon footprint and pollution
- New residents that will provide tax revenues that will help our city pay for schools and services

It is important that Lake Oswego provide choices to residents who want to make this city their home. This proposal meets and exceeds the requirments of the city development code. Please approve the permit.

I appreciate the opportunity to comment,

Lisa Adatto
1960 Egan Way
Lake Oswego, Oregon 97034
c: (503) 914-9678
ladatto3@gmail.com

EXHIBIT G-1139
LU 13-0046