WIZER BLOCK 137

PROJECT INTRODUCTION
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W+K DEVELOPMENT

MISSION

SPECIALTY

3 GUIDING PRINCIPLES

MARKET RESEARCH

YOUR TEAM
WIZER BLOCK 137

PROJECT INTRODUCTION
Making Places that bring people together, and enliven commerce
Therefore......we are stewards of the environment
COMMUNITY

UNIQUE LIVING EXPERIENCE
COMMUNITY

CONTRIBUTING TO THE ECONOMY WITH JOBS AND TAXES
COMMUNITY

NEW PEDESTRIAN EXPERIENCE FOR DOWNTOWN
COMMUNITY

BIG IMPACT SMALL ENVIRONMENTAL FOOTPRINT
LOCAL DOWNSIZERS

MATURE INDIVIDUALS

YOUNG COUPLES

SINGLES

YOUNG COUPLES WITH SMALL CHILDREN
PROGRAM & STACKING

PROJECT INTRODUCTION
280 Stalls  Residential  Parking
0  Retail
0 SF  Retail
0 Apts  Residential
AXON
LEVEL 2

0 SF RETAIL
39 UNITS RESIDENTIAL
AXON
LEVEL 4

SITE ANALYSIS

1,606 SF AMENITY
62 APTS RESIDENTIAL

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62 APTS RESIDENTIAL
### Site Analysis

#### Tabulations Totals

<table>
<thead>
<tr>
<th>Parking Type</th>
<th>Quantity</th>
<th>Useful Area</th>
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</thead>
<tbody>
<tr>
<td>137 Stalls</td>
<td>RET PARKING</td>
<td>31,015 SF</td>
</tr>
<tr>
<td>378 Stalls</td>
<td>RESIDENTIAL</td>
<td>2,806 SF</td>
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<tr>
<td>515 Stalls</td>
<td>TOTAL PARKING</td>
<td>2,398 SF</td>
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<tr>
<td>31,015 SF</td>
<td>RETAIL</td>
<td></td>
</tr>
<tr>
<td>241 APTS</td>
<td>RESIDENTIAL</td>
<td></td>
</tr>
<tr>
<td>2,806 SF</td>
<td>AMENITY</td>
<td></td>
</tr>
<tr>
<td>2,398 SF</td>
<td>ROOF TERRACE</td>
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ARCHITECTURE
ENGLISH TUDOR
ARTS AND CRAFTS
OREGON RUSTIC

PROJECT INTRODUCTION
ENGLISH TUDOR STYLE 1910-1935

• Steeply pitched gable roof, often with double gable dormers, or lower roofs behind ornamental parapets.

• Prominent fluted chimneys.

• Rectangular shape with vertical projections.

• Bay, oriel, dormer, and many-paned windows, sometimes with leaded glass.

• Brick construction, with bricks sometimes set in intricate designs; wood-frame construction, with stucco finish; or a combination of brick and stucco construction.

• Tudor-arched or round-arched openings, especially in the entrance door; quatrefoil or medieval designs in decorative trim; imitation half-timbering. Brick buildings have contrasting stone moldings.
ARTS AND CRAFTS STYLE 1900-1920

- Steeply pitched gable roof, often with intersecting or double gable dormers, or with one slope occasionally sweeping close to the ground.
- Prominent chimneys.
- Asymmetrical composition, generally rectangular, with roof, window and porch projections.
- Casement and sash windows with many small panes, segmental and round arched openings used for accent.
- Stucco, shingle, brick, or horizontal siding sometimes used in combination.
- Simplified English vernacular elements such as simulated half-timbering and simulated thatched roofs.
HISTORICAL PRECEDENCE

OREGON RUSTIC STYLE 1915-1940

• Moderately pitched hipped and gable roofs, sometimes in combination.

• Large stone chimneys.

• Asymmetrical composition.

• Numerous small windows with many panes and simple undecorated frames, dormer windows.

• Log construction, unpeeled logs or half-round logs applied as siding; board-and-batten or shingled siding left unpainted; natural materials such as river boulders or rough stone used in foundations or as siding for first-floor levels.

• Handcrafted rustic decorative elements: carved newel-posts, handwoven textiles, and log or bent-twig furniture.
MATERIALS

HISTORICAL PRECEDENCE
HISTORICAL PRECEDENCE

ARCHITECTURAL SPIRIT
- Increased property tax revenue
- Retail parking
- Added public space
- New range of housing options
- Additional downtown retail
- Job creation
- Revitalization of a significant block
- CET tax revenue to LO school district
• Increased property tax revenue

• **Retail parking**

• Added public space

• New range of housing options

• Additional downtown retail

• Job creation

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WIZER
BLOCK
137
PROJECT INTRODUCTION
ZGF
Ankrom Moisan