

February 7, 2014

To the DRC:

I am rebutting certain statements in Roger Hennagin's letter of Feb. 5.

In his first paragraph, he refers to the residential units on the ground floor: "the developer's proposal under review is compliant with our current code regarding those issues with a few minor exceptions resulting from topography or suggestions of those who neighbor the project." Neither of these reasons, even if accurate, would justify an exception.

The code is clear that residential use is not allowed on the ground floor in EC Zone:

Section 50.03.003, 1, e. Residential Uses in Commercial Zone, ii. EC Zone reads:

*At R-0 density. With a maximum 3.0:1 FAR (four unit minimum) on parcels > 6,000 sq. ft. in size. For parcels ≤ 6,000 sq. ft. in size, there is no minimum unit requirement. Use not allowed on ground floor within the area depicted on Figure 50.03.003-A: Area of Residential Use Prohibition in EC District.*

Figure 50.03.003-A: Area of Residential Use Prohibition in EC



District

Another of Mr. Hennagin's claims: "Lake Oswego's design review ordinance, as currently written, allows developments that are either three stories in *height OR* no more than sixty feet in height. The ordinance can only be read as allowing either option to developers."

This is not correct. Code is quite clear. Section 50.05.004, 5. Building Siting and Massing lists seven (a. thru g.) requirements including the following:

*"d. Number of Stories*

*New buildings shall be at least two stories tall, and new and remodeled building shall be no greater than three stories tall, except...a fourth story may be permitted..." [subject to certain requirements].*

Regarding height, 50.05.004, 5 e. Height Limit states:

*"No building shall be taller than 60 ft. in height. No flat roofed building shall be taller than 41 ft. in height. Height shall be measured pursuant to this Code."*

Code is unambiguous. It does not say "or." Each of the requirements is separate and binding.

Sincerely,  
Diana Boom  
PO Box 328  
Lake Oswego 97034

# MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

February 7, 2014

City of Lake Oswego  
Attention: Leslie Hamilton, AICP  
380 A Avenue  
Lake Oswego, OR 97034

Re: **Wizer Block 137 Redevelopment**

*Response to Applicant Submitted Material, dated February 5, 2014*

City of Lake Oswego File No: LU 13-0046

Mackenzie Project Number 2140028.00

Dear Ms. Hamilton:

This letter addresses issues specific to the subject development proposal of Block 137 (the Wizer block) in Lake Oswego, Oregon. Items addressed in this letter are in response to the applicant-supplied graphic materials submitted into the public record on February 5, 2014.

The following items are more specifically addressed in this evaluation.

1. **Building Height and Massing as it relates to Village Character and Lake Oswego Style**
2. **Lake View Village-Is it really 6 separate buildings?**
3. **555 Building Comparison to Block 137**
4. **Response to Mackenzie's graphic on pedestrian circulation**

## 1. **BUILDING HEIGHT AND MASSING AS IT RELATES TO VILLAGE CHARACTER AND LAKE OSWEGO STYLE**

The applicant has submitted a series of survey measurements and graphic images of Lake View Village indicating the heights of various peaks and domes across the six buildings that encompass Lake View Village. It is assumed that these measurements are intended to show compatibility with the adjacent/surrounding building heights. While this is good information, and is valid data when looking specifically at whether a development meets a maximum allowable 'height requirement,' simply complying with the maximum height requirement does not meet the intent of village Character and Lake Oswego Style.

Interestingly enough, the applicant's graphic documentation does a good job of illustrating that, while each individual building at Lake View Village has a 'peak' that reaches between 41' and 63' (with each peak having an individual identity, and none of the peaks being identical in shape, mass, or height), the remaining rooflines of the building vary



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**G-399**  
**LU 13-0046**

dramatically in size and scale, such that they create an appearance of small scale buildings, as outlined in the definition of 'Village Character.' The height varies not only along each façade, but also with each street frontage such that it most appropriately addresses its surroundings. For example, the height of the buildings at Lake View Village along State Street reach peaks of 63'. These buildings (Buildings B/C) abut a state highway with a different road classification, significant grade change, less pedestrian activity, and a rail spur across the highway. Note that these buildings still remain at a maximum of three story structures, but with a height variation and scale that is in keeping with the adjacent development. As the development on Block 138 turns and is approached by either A Street or through the pedestrian link adjacent to the lake, the buildings step down in massing to be two-story structures that are more geared to a commercial/retail/pedestrian environment. Each of the six buildings has a 'peak' or other significant design element that helps anchor the building and establishes a variety of massing and scale. Noted in the diagram below is a 2D massing study that illustrates the rooflines/peaks for both Block 137 and 138 along 1st Street. It is clear that there is significantly more 'negative' space and variation in building form/massing on Block 138 than the development proposed on Block 137.



Not captured in the two dimensional study diagram above, but also very important to note, is the three-dimensional aspect of the building massing that must be taken into consideration when looking at massing. It appears that the applicant has taken great lengths to incorporate and identify specific elements of the 'Lake Oswego Style' in the development for each of the three buildings and has pointed these elements out individually in the most recently submitted exhibits. However, meeting those specific criteria and staying within the maximum height limitation does not appear to meet the full compliance of this code requirement. There is a significant three-dimensional character to the roof forms of the style options described in the code that doesn't appear to have been met. All of the images described in Appendix A under Lake Oswego Style incorporate steep roof forms that tie the buildings to the ground, and each building is broken up by significantly 'pushing and pulling' the building form to dramatically modify the form. The roof forms vary in height and scale and help create a hierarchy of building elements that give the structures more complex massing.

Is there a limit to the height upon which you could use the steep roof forms and still comply with the Lake Oswego Style? It would seem that the answer is yes. Based on the numerical criteria that must be met (with regards to three-, or possibly four-story buildings) being compatible in this district, it appears that the City of Lake Oswego Code was written

to have these styles and roof forms work with three-story buildings and, in some circumstances, with four-story buildings. Beyond that, the ability of the roof forms to significantly modify the scale and proportion of the structures, and for pedestrians to be able to see the roof, decreases to the point that it would be difficult to say it complied with code. As the building height increased, roof forms would need to even more dramatic and larger to have a similar effect.

## **2. LAKE VIEW VILLAGE: IS IT REALLY 6 SEPARATE BUILDINGS?**

The question has been raised by the commission, and the applicant has submitted data that would suggest that the development on Block 138 is not 6 separate buildings, but rather should be considered as one larger building (A-C and F) with two separate smaller buildings (D and E). This is simply not accurate. An above-grade public parking garage exists on the development and is wrapped by 4 distinct buildings. Each building has its own character and has an independent back wall separating it from the parking structure. While the buildings abut the garage and occasionally each other (as buildings often do in commercial districts), they are separate and distinct buildings that were processed by the City as separate buildings with individual building permits. Additionally, the parking garage sits on its own lot of record.

The applicant has provided evidence suggesting that the FAR and building square footages for Block 138 should include the parking garage when comparing to the density of development on Block 137, and that the length of the 'building' on block 138 should include buildings A-C and F as one building length that is more compatible with the building lengths proposed on block 137. What has been provided on the record by Gramor Development, and remains accurate, is the comparison of usable, occupied space as identified in the building codes. The occupied, usable square footage of Block 138 is approximately 90,000 square feet total. None of the building facades along commercial/pedestrian streets run longer than 150', and each has its own specific and unique identity and massing, creating a 'Village Character'.

## **3. BUILDING 555 COMPARISON TO BLOCK 137**

The applicant has provided evidence that would suggest that Block 137 should be compared to the 555 Building as a basis of comparison that meets the intent of Village Character and the Lake Oswego Code. The 555 Building is a residential building that is quite a bit smaller in size than the proposed development on block 137, containing less than 30 condominiums (from accessible, available public records). There is not a retail element or any mixed use element, and although it is nearby, it is not located in the downtown commercial core of Lake Oswego, and therefore would not seem to be truly applicable when comparing a mixed-use development in the commercial core district of the City. The question remains as to whether this proposed development, being 90% residential, and seemingly much more compatible with existing residential developments in the area, has the appropriate mix of uses for a downtown commercial core district with such a limited commercial element.

## **4. RESPONSE TO MACKENZIE'S GRAPHIC ON PEDESTRIAN CIRCULATION**

The applicant has provided evidence with corrections made to Mackenzie's graphic that was used in the January 25th testimony suggesting that the diagram is not valid. The applicant has pointed out that the scale of the pedestrian walkway is inaccurate and that the roof forms are massed incorrectly. This document was used as testimony only to identify pedestrian circulation paths around the public streets and those proposed to be internal to the proposed development. The massing model itself was generated, out of house, from two-dimensional development plans and elevations available through public records for both block 137 and 138 and available City GIS files. It was used, in this instance, to illustrate public gathering spaces – commercial/pedestrian corridors, as well as the significant breaks in the

massing (between different buildings) at Lake View Village, as the applicant did not appear to generate a pedestrian circulation diagram that extended beyond their site highlighting the compatibility with adjacent and surrounding developments. The 'circle' that the applicant scaled off the drawing is not to scale and is a graphic representation, not intended to illustrate any specific dimension, but rather to identify areas on commercial frontages where pedestrians have been provided gathering spaces or dramatic breaks in building massing. It is important to note that this information was based solely on what was available through public records and, as noted in previous written testimony, it is unclear how the applicant is treating the corner elements at 2nd and Evergreen and 2nd and A Avenue and whether additional pedestrian areas are provided.

Sincerely,



Christine McKelvey, LEED AP  
Architect/Land Use Planner

c: Greg Hathaway - Hathaway Koback Conners LLP  
Matt Grady, Barry Cain - Gramor Development

# MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

February 7, 2014

Development Review Commission  
c/o Planning and Building Services Department  
City of Lake Oswego  
380 A Avenue  
Lake Oswego, OR 97034

Re: **Wizer Block 137 Redevelopment**  
*Transportation Evaluation*  
City of Lake Oswego File No: LU 13-0046  
Mackenzie Project Number 2140028.00

Dear Commission Members:

This letter responds to the Applicant's Evidence dated February 5, 2015; specifically, Tab 2 – Parking Garage Entrance Ramps and Tab 3 – Transportation. This letter is intended to supplement the January 29 and February 5, 2014, Mackenzie-prepared transportation materials submitted into the record.

The following items are more specifically addressed in this evaluation.

- A. 1st Street Garage Access Location
- B. 1st Street Access Ramp Landing Area
- C. Existing Development Trip Generation
- D. Summary

## A. 1ST STREET GARAGE ACCESS LOCATION

The Applicant's February 4, 2014, response states the proposed 1st Street access is aligned with the Lakeview Village access *"as closely as possible recognizing 1) the Lake View Village Driveway is wider than the proposed site driveway (the proposed site driveway seeks to minimize the distance pedestrians must walk to cross the driveway) and 2) the driveway location has implications to the parking garage ramp design due to elevation changes along 1st Avenue."*

**Mackenzie Response:** As identified in the attached graphics, the centerline of the proposed 1st Street access is offset from the centerline of the Lakeview Village parking garage access by approximately 16.5 feet. This is not as close as possible. As also depicted in the graphics, this offset creates left-turn movement conflicts, does not provide clear way-finding for pedestrians crossing 1st Street, and creates unsafe and unnecessary pedestrian conflicts.

Noting the elevation of 1st Street **decreases** from north to south, the further south the proposed access is located (and the more closely aligned it is with the Lakeview Village access), the fewer issues the Applicant will have with garage ramp design regarding grade.

Overall, the centerline of the proposed 1st Street access should be aligned with Lakeview Village access. This alignment minimizes conflicts and ramp grade issues. Further, the proposed offset may result in turn restrictions – resulting in only



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having right-in/right-out movements, and causing vehicles to travel out-of-direction and potentially onto Evergreen Road.

## **B. 1ST STREET ACCESS RAMP LANDING AREA**

The Applicant has submitted a Tab 2 graphic (Drawing C1.1) showing the proposed vertical curves to address DRC comments.

**Mackenzie Response:** In addition to the proposed vertical curves, the Applicant is requesting a LOC variance to the 1st Street access ramp design, which requires the landing area be a minimum of 25 feet long with a maximum grade of 5% and that the landing area be *outside right-of-way* (i.e., inside the proposed building). The Applicant's recently submitted Tab 2 graphic (Drawing C1.1) **incorrectly** identifies the location of the landing and transition areas, which should be measured inside the building as identified in the attached graphic.

Notwithstanding the exhibit error, the Applicant is proposing an approximately 13.5-foot-long landing area, which is significantly less than the LOC-required 25 feet. This landing does not provide a sufficient vehicle queuing area behind the sidewalk, and pedestrian safety is compromised – this is illustrated in the attached graphic. And as previously identified, 1st Street is a *primary pedestrian way* and safety is paramount; therefore, the variance should not be granted.

Referring to Item A above, if the access is aligned with the Lakeview Village access, there are fewer ramp design issues. And overall, a variance to the 1st Street access ramp design is not necessary, nor should it be granted. All proposed ramps accessing/crossing a *primary pedestrian way* need to meet LOC design standards.

## **C. EXISTING DEVELOPMENT TRIP GENERATION**

The Applicant states that the number of entering and exiting trips (for the existing development) is based on data collected on May 30, 2013, and is summarized by individual driveways. The Applicant further provides the traffic count worksheets.

**Mackenzie Response:** The number of vehicle trips entering and exiting the driveways has not been questioned, and the counts are believed to be accurate. This does not address the issue of vehicles parking on the Wizer property (out of convenience) and patronizing other developments such as Lakeview Village. As such, these should not be considered existing Wizer development vehicle trips.

In reviewing the traffic count worksheets, it should be noted there are a significant number of pedestrians crossing 1st Street at the Wizer driveways – indicating that drivers are parking on the Wizer site and patronizing off-site businesses in Lakeview Village. Again, reductions should be made to the Applicant's estimated existing Wizer development trip generation to account for these trips.

## **D. SUMMARY**

The following summarizes materials contained in the letter specific to be proposed development application:



- The proposed garage access on 1st Street needs to be directly aligned (no offset) with the Lakeview Village parking garage access to minimize motor vehicle and pedestrian conflicts.
- The proposed access ramp landing needs to be inside the building (i.e., outside of the right-of-way) and a minimum of 25 feet long with a maximum grade of 5%.
- No exceptions or variances should be granted to the 1st Street vehicle ramp and/or access design, including grades or landing areas that could in any way compromise pedestrian safety.
- The Applicant needs to accurately determine existing development trip generation and specifically identify vehicles parking on site whose passengers patronize the Wizer development, and those who walk off-site and only patronize others.

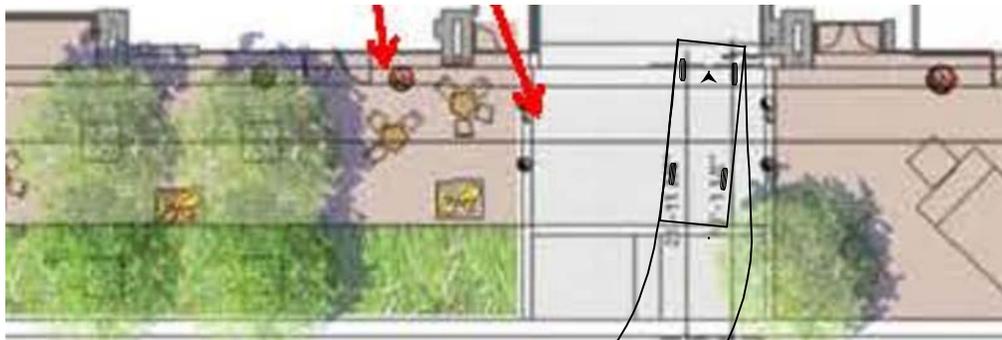
Sincerely,



Christopher M. Clemow, PE, PTOE  
Transportation Engineer

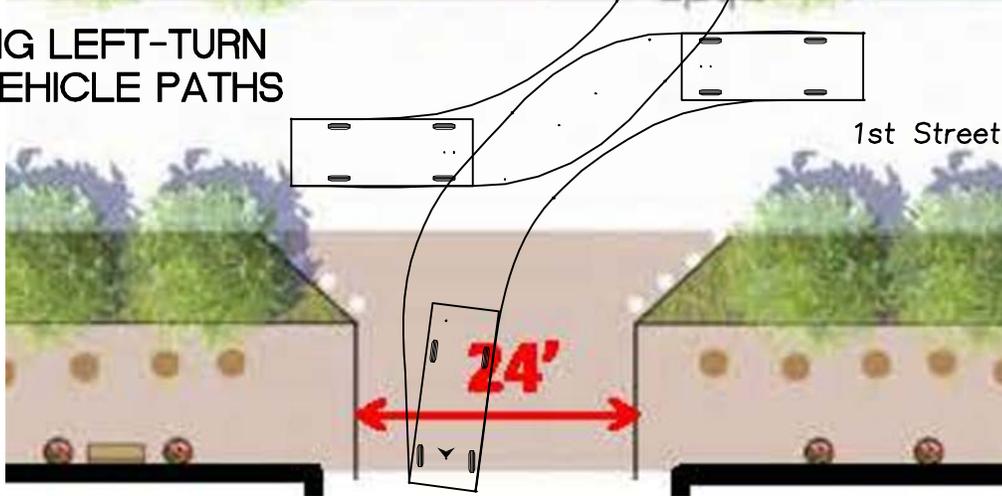
Enclosures: (2) Access Alignment Graphics  
(2) Garage Ramp Designs

c: Greg Hathaway - Hathaway Koback Conners LLP  
Matt Grady, Barry Cain - Gramor Development



WIZER  
BLOCK

CONFLICTING LEFT-TURN  
ENTERING VEHICLE PATHS

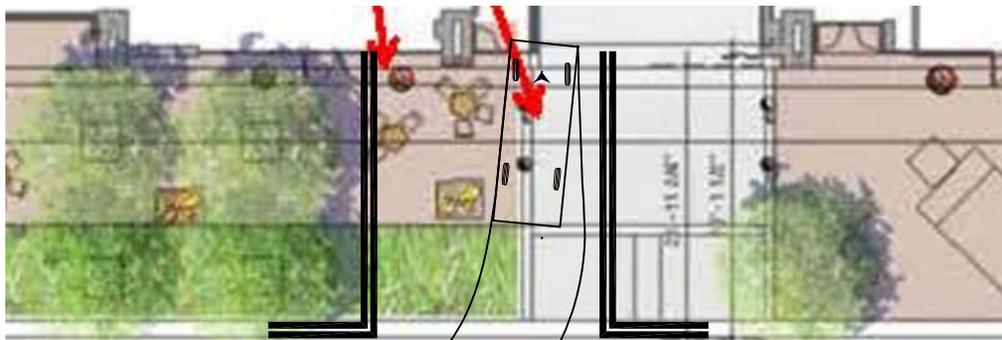


1st Street

24'

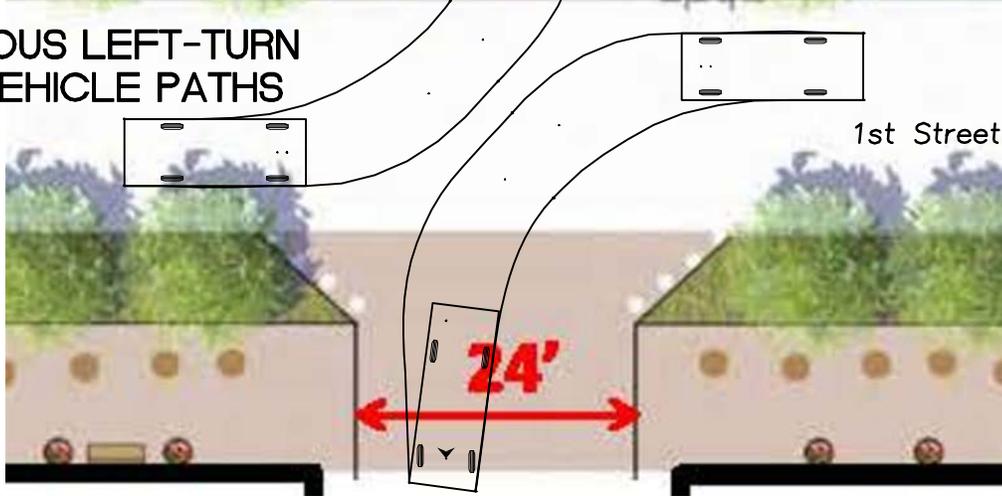
LAKEVIEW  
VILLAGE

PROPOSED CONDITION: OFFSET DRIVEWAY



WIZER  
BLOCK

SIMULTANEOUS LEFT-TURN  
ENTERING VEHICLE PATHS

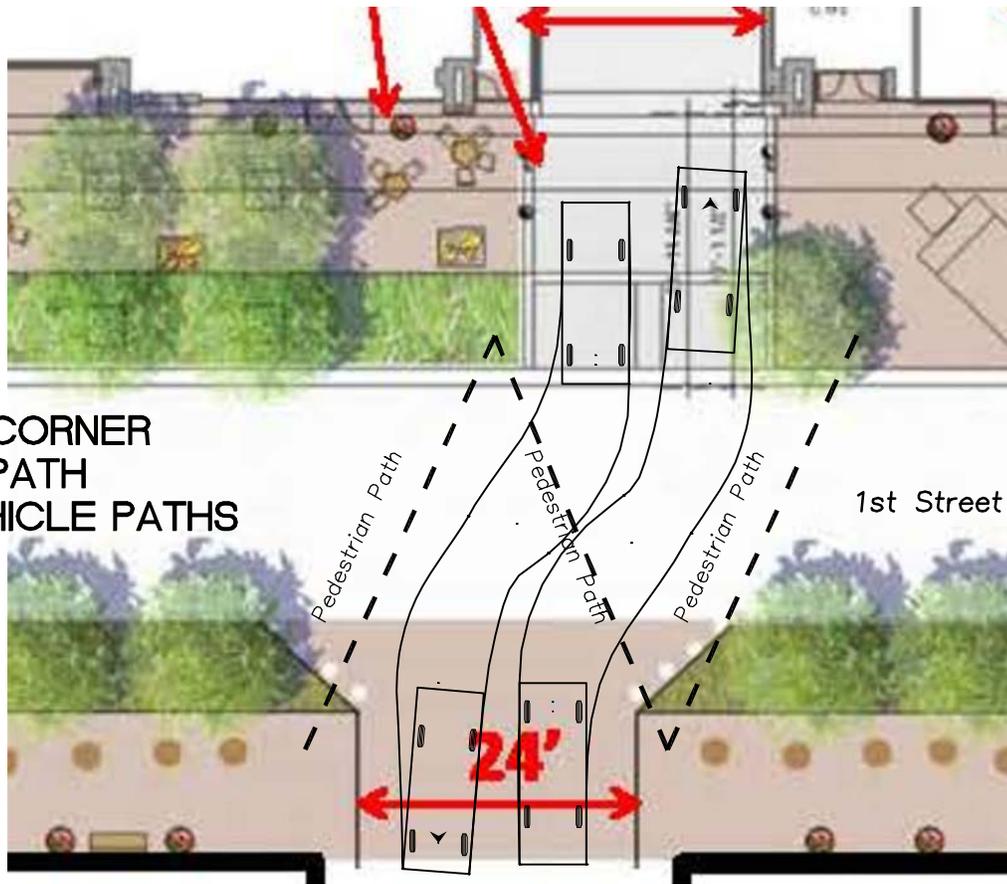


1st Street

24'

LAKEVIEW  
VILLAGE

DESIRED CONDITION: ALIGNED DRIVEWAY

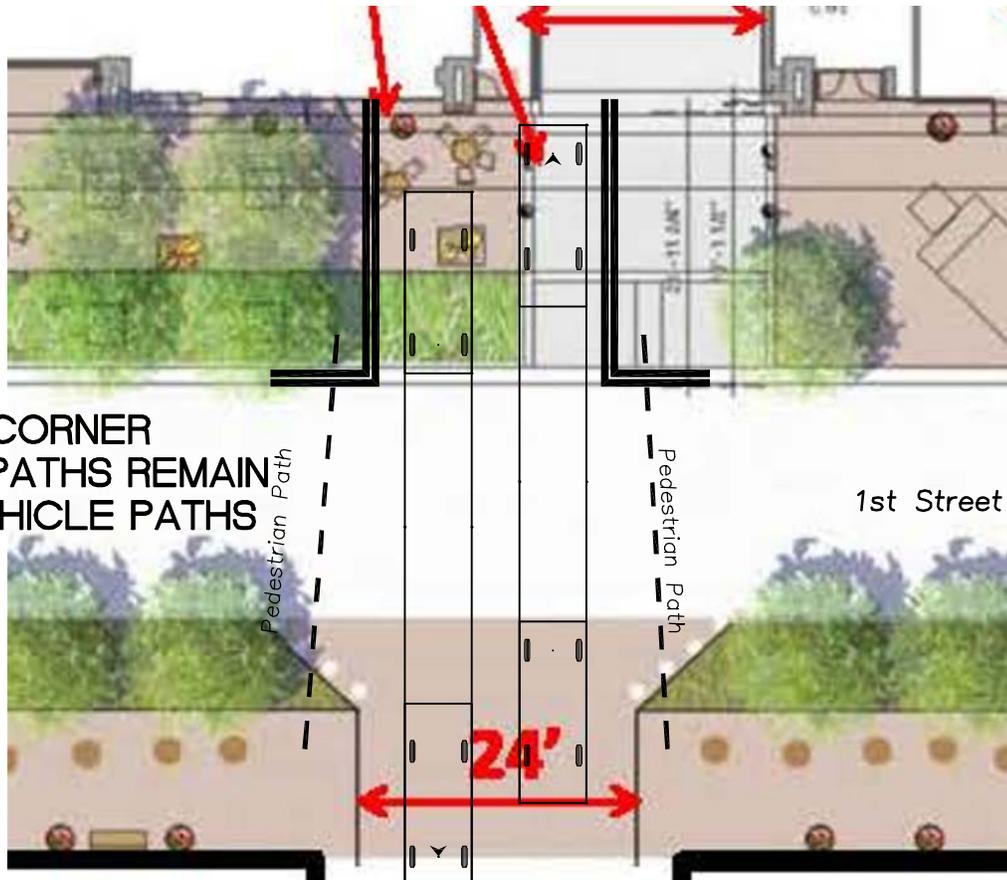


WIZER  
BLOCK

CORNER-TO-CORNER  
PEDESTRIAN PATH  
CROSSES VEHICLE PATHS

LAKEVIEW  
VILLAGE

PROPOSED CONDITION: OFFSET DRIVEWAY



WIZER  
BLOCK

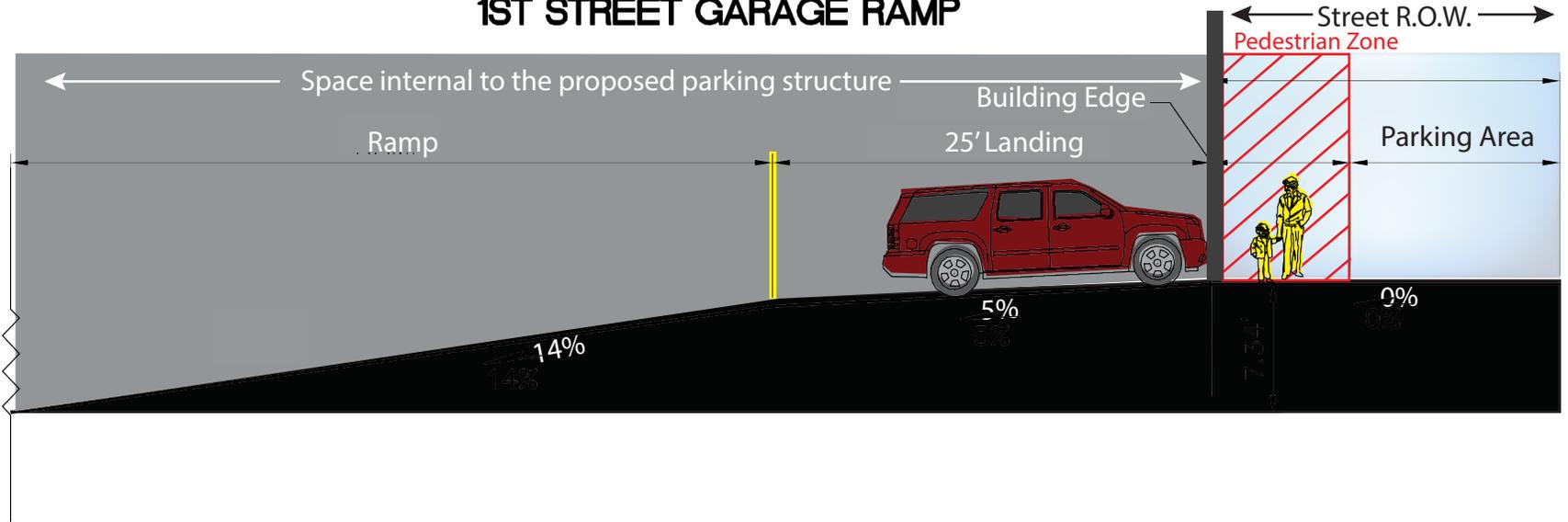
CORNER-TO-CORNER  
PEDESTRIAN PATHS REMAIN  
CLEAR OF VEHICLE PATHS

LAKEVIEW  
VILLAGE

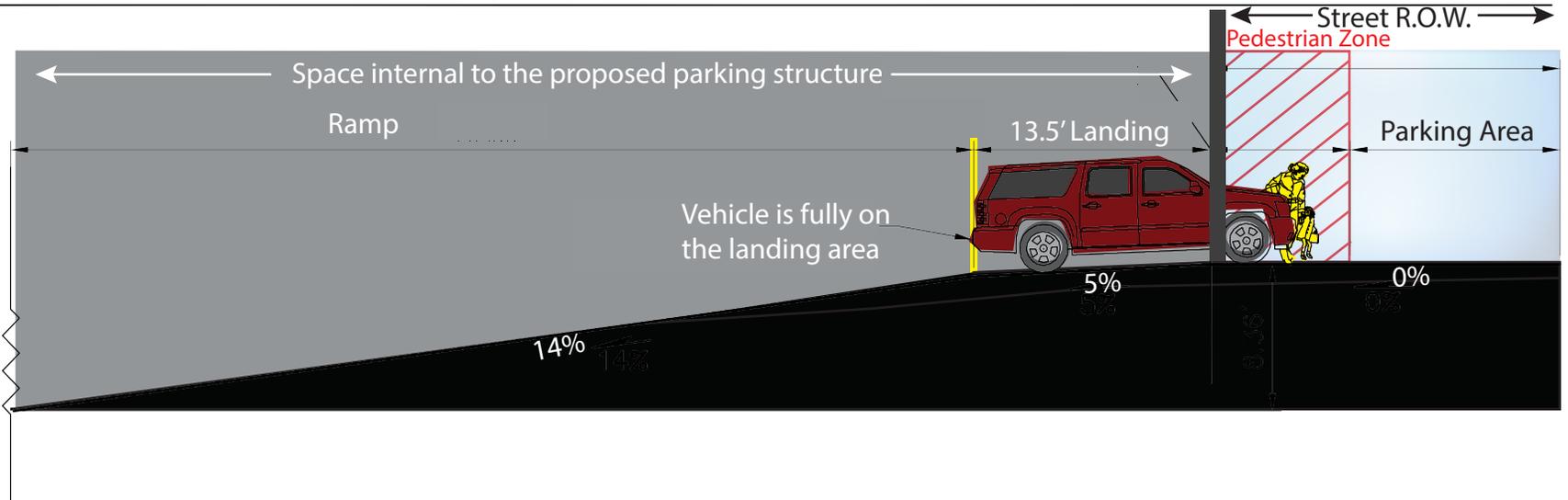
DESIRED CONDITION: ALIGNED DRIVEWAY

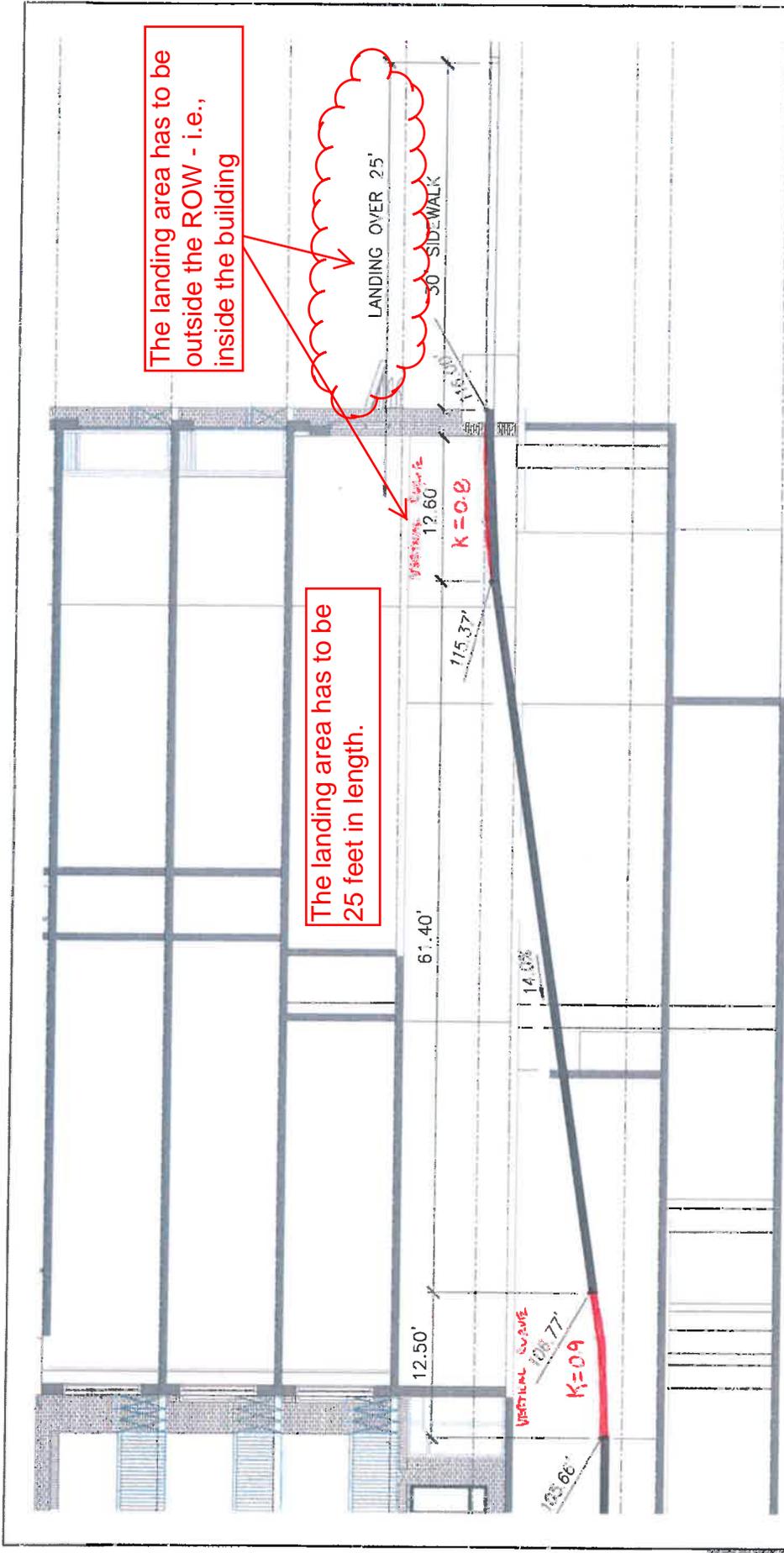
# 1ST STREET GARAGE RAMP

REQUIRED SECTION



PROPOSED SECTION





SECTION - 1st STREET GARAGE RAMP  
SCALE: 1" = 50'

| DATE | BY | DESCRIPTION | SCALE |
|------|----|-------------|-------|
|      |    |             |       |
|      |    |             |       |
|      |    |             |       |

**Harper Houff Peterson Righellis Inc.**  
 300 E. 9th St., Suite 200, Portland, OR 97214  
 Phone: 503.224.1111, Fax: 503.224.1111

SECTION  
 BLOCK 137  
 LAKE OSWEGO, OR

DATE: 7/20/10  
 SHEET: C1.1  
 AN-C-127

Response to Applicants Evidence annotated pdf 1-2 Village Character

February 5th, the Applicant submitted a response (annotated pdf 1-2) to show how their version of English Tudor and Arts & Crafts fit our village character in the “Lake Oswego Style.” W&K Development point out in bold red arrows how they claim to have complied. But many design elements from Appendix-50.65-A Building Design Elements are missing from W&K’s proposal, which contributes to a lack of village character making the Wizer project uncomplimentary. The W&K proposal lacks many design elements of Lake View Village and Oswego Village Townhomes, First Addition and Evergreen. W&K Development have cherry picked the design elements they like (see attachment). W&K Development have not met our “Lake Oswego Style” standard for village character because they have skirted many of the Appendix-A Building Design Elements.

- **Dormers:** In an **English Tudor**, per LO Style, the elements of style are steeply pitched roof, often with *peaked gables or double gable dormers or lower roofs behind ornamental parapets*. The W&K proposal has repetitive punched out shed dormers. Repetitious flat roof dormers are not consistent with the Appendix-A pictures. Peaked, double gable dormers or lower roofs with parapets indicated in Appendix-A don’t seem featured on the W&K proposal.
- **Windows:** Per Appendix-A, *Bay, oriel and many-paned windows are Tudor features as well as leaded glass*; but there appear to be no bay or oriel windows and no diamond windows and certainly no leaded glass on the W&K contemporary glass windows. While W&K does feature some small paned windows, they are placed vertically down one side leaving large panes of glass. This is a contemporary window feature not indicative of Tudor design or surrounding buildings. I quote ZGF “they are still a little unnerved about the **large panes of glass** and glass guardrails-the elements ***we like and keep it in a modern direction are the very elements they (staff) gravitate to as being not indicative of the ‘Lake Oswego Style’***” (June 2013). (See attachment.)
- **Arches:** *Tudor-arched or round-arched openings*, especially in the entrance door are charming characteristics. There are numerous arches in the LO Appendix-A photos. Arches are prevalent at LVV and I believe the OVTs. However, there are no arches in the W&K proposal and no arch entrances. All of the entrances on the W&K proposal are repetitive and institutional aluminum, not indicative of village character, or Block 138 or 136.
- **Design elements:** In the photos W&K provides from their January 29th block 137 rebuttal booklet, Tudor photos (B&W Images from LO Code) outline truncated gables in red. But their proposals do not show a *mixture of peak roof lines in addition to truncated gables* as in Appendix-A photos and which would be typical of English Tudors. Both roof forms are not indicated in the repetitive W&K proposal. (cherry picking). The B&W images (from LO Code) they use to highlight the truncated gables also show prominent half-timbering or *full stucco facades* which differs from the W&K Tudor which is a slab of stucco with full glass window panes, without many paned windows in a true Tudor style.
- **Arts and Crafts:** W&K supplied 7 pictures of Arts and Crafts style in their August, 27 Project Update. Only 1 appears to be the same in Appendix-A.

The other 6 photos were picked strictly to emulate their repetitious Building B designs. (cherry picking)

- **Roofs** According to Appendix-A Arts & Crafts elements “steeply pitched gable roof, *often with intersecting or double gable dormers, or one slope occasionally sweeping close to the ground.*” Photos in Appendix-A show *multiple* roof lines of varying heights and peaked gable dormers. W&K proposes one unbroken, long roof line filled with repetitive shed dormers. The W&K proposal has no “sweeping slope.”
- **Windows** Appendix-A, “*Casement and sash windows with many small panes, segmented round arched openings used for accent.*” Again the W&K proposal does not appear to have casement or sash windows with many small panes. Their windows once again are large panes of glass with vertical panes on one side of the window giving the building a contemporary look and feel which is not Arts and Crafts. Nearly every window in the Arts and Crafts section of Appendix-A features small panes. There is no round arched openings used for accent which would have complemented Oswego Village Townhomes and Lake View Village.

From my conversation with Patrick Kessi on July 19, 2013, he does not like Lake View Village or traditional design. The design intent has *always* been modern (per attachment) and to avoid the L.O. Style until Mr. Kessi was forced to transition with a slightly less radical but still contemporary look which does not complement the traditional look of surrounding downtown buildings.

Respectfully Submitted,  
Leslie Pirrotta  
February 7, 2014

The following generally summarizes comments stated in Public Meeting #1 held June 25, 2013 along with the action taken.

| COMMENT         |   | OBSERVATION AND RESPONSE   |   |
|-----------------|---|--|---|
| Lack of detail: | * | they are still a little unnerved about the <u>large panes of glass and glass guardrails – the elements we like and keep it in a modern direction</u> are the very elements they gravitate to as being <u>not indicative of the "Lake Oswego style"</u> | Add metal handrails to detail elevations/renderings |
|                 |   |  |   |
|                 |   |  |   |

February 7, 2014  
Development Review Commission  
c/o Planning and Building Services Department  
City of Lake Oswego

Re: Wizer Block 137 Redevelopment

Dear Commission Members:

This letter responds to the Applicant's Evidence dated February 5, 2014. There are two items specifically related to the Evergreen Neighborhood Association and are addressed below.

**RESPONSE TO TAB 5 (NEIGHBORHOOD ASSOCIATION) OF APPLICANT'S EVIDENCE SUBMITTAL DATED FEBRUARY 5, 2014.**

**I. RESPONSE TO ZGF MEMO**

The first document in Tab 5 is a summary of ZGF responses to some specific design issues, possibly meant to represent the applicant's cooperation with the Evergreen Neighborhood Association. However, as will be shown in their own minutes and memos, the developers have never offered to make any changes or offer any mitigations related to our most critical issues.

Attached here are ZGF's minutes from their July 31 neighborhood meeting and their memo summarizing earlier comments from a June 25 public meeting.. Page 1 of their minutes lists a summary of the five most common neighborhood concerns; these include both traffic concerns (at number 1) and the scale of the proposed buildings. Following the summary are comments recorded at each 'station'. In those station comments, there are multiple comments, again, concerning cut-through traffic and the scale of the buildings.

Most important is the ZGF memo which lists comments from the June 25 meeting and the ZGF responses. There are three comments and responses in that list that are particularly telling. They represent our neighborhood's continuing concerns with the proposed development and the lack of adequate response, I list here, from the ZGF memo, our three most important issues and the applicant's responses.

| <b>Comment</b>  | <b>ZGF Observation and Response</b>   |
|---|---|
| Too little parking  | Parking provided is validated. Parking exceeds code requirements.                   |
| Too much traffic  | Traffic study was successfully performed with the city's project specific criteria. |
| Massive project. Big block, big buildings. Too tall, too many stories | No change. Design adheres to zoning code and is lower than the allowed height.      |

Though the developer has made some design changes regarding window and deck types, balcony railings, garbage pick-up sites, etc. these in no way mitigate our neighborhood's major issues. The impact to our neighborhood is not deck design or access to an internal courtyard; the impact, from the beginning, has been traffic, parking, and the scale and density of the development. The applicant's claim to community involvement is disingenuous; they have repeatedly heard our issues, but their answer has always been - it meets code.

## II. RESPONSE TO LETTER FROM NORMA PRICHARD

It is unfortunate that the applicant included this letter in rebuttal. The letter contains a statement that is unfounded and the obvious intent is to discredit ENA testimony and minimize neighborhood opposition to the project.

To be clear, there has **never** been a vote of the ENA board in support of or opposition to the Wizer project. The chair, husband of Mrs. Prichard, called a board meeting for August 12, just prior to the first LORA hearing, asking the board to cast a vote regarding the Wizer project. With his email to the board, Mr. Prichard included a draft letter to the DRC supporting the development and listing its benefits. At the board meeting, however, a vote was **not** taken. ENA by-laws specifically state (Section 10, h) that the board (formally titled 'the Coordinating Committee') cannot adopt positions for the Association before seeking views of the people affected by proposed policies or actions..

Following that board meeting, ENA scheduled a general meeting for Sept.30 to discuss the Wizer Block, sent mailers to all addresses within the neighborhood boundaries, and followed up with an email reminder and a questionnaire. The questionnaire listed five possible responses regarding the development and provided space for comments; the form was available at the general meeting and, for those who could not attend, emailed responses were accepted. The results of the 153 questionnaires, including comments, were submitted into evidence to the DRC on January 22 (ref. no. G-283). Only 10 of the 153 who responded supported the project as it is currently proposed.

Because attendees at the Sept.30 meeting expressed a desire for additional neighborhood dialogue, a second general meeting was held on Oct.23. At that meeting, the motion was made and passed by a large majority vote, that ENA go on record to the DRC opposing the Wizer Block development as currently proposed. Minutes of both ENA general meetings and all board meetings can be found on the city website.

In conclusion, it should be noted that because there has been no vote or polling of the board; the numbers 7 and 8 specified in the letter can only be regarded as hearsay, and, in any case, cannot be considered representative of the neighborhood, which, through both its responses on the questionnaire and in an up and down vote, expressed overwhelming opposition to the Wizer Block project..

Carol Radich  
for Evergreen Neighborhood Association



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**MEETING NOTES**

Date July 31, 2013  
Project No. P22062  
Project Name Block 137 Mixed Use  
Page No. 1 of 3

Meeting Time & Location July 31, 2013 Neighborhood Meeting #2  
Our Lady of the Lake Church, Parish Hall

Attendees Please refer to the Sign-In Sheet

**Purpose:** This voluntary meeting was held to bring the neighbors up to date with the design and how it has addressed their prior comments. Prior comments were summarized and distributed per the attached memo. After a general overview, we divided into 4 'stations' focused on specific topics. Meeting guests circulated as they wished. The following are the primary comments received at each station. Repeated comments or complements were deleted under the assumption the same person may have made the comment at multiple stations.

**SUMMARY of Five most common Comments:**

1. Concerned that traffic will impact my neighborhood which already has traffic issues.
2. Concerned that trash pickup will impact my neighborhood
3. Design is more pleasing but the buildings are still much larger than those that exist around it.
4. The dormer shape is not as pleasing as other portions of the design.
5. The Tudor style building is not as pleasing in design as the Arts and Crafts or Oregon Rustic styles.

**Traffic Station Comments**

6. What transit changes will occur as a result of the new development (location and frequency of stops)
7. Delivery truck traffic is already an issue; how will new development address this?
8. Historically there is a conflict between what ODOT and the City thinks should happen at intersection of State st. (Hwy 43) and A ave as it pertains to traffic flow and signal length. Can this project influence the situation?
9. Trash pick up on 2nd st. will always be a problem. Could trash pick up at north end be moved to late night or early pick up on A ave?
10. What influence will the project have on traffic north of B ave between 1st and 4th streets?
11. How will the construction worker parking be addressed during construction?

z:\pdx\projects\22062.wtz\pm\meetings\2013.07.31 neighborhood mtg notes.docx



1223 SW Washington Street  
Suite 200  
Portland, OR 97205  
T 503 224 3860  
F 503 224 2482

**MEETING NOTES**

Date July 31, 2013  
Project No. P22062  
Project Name Block 137 Mixed Use  
Page No. 2 of 3

- 12. There is concern that cars exiting the residential garage driveway will see congestion at 2nd and A ave and choose to circumvent by driving up Evergreen and through neighborhoods.
- 13. Does traffic study assume peak times or averages?
- 14. How well will the 1st Avenue driveway operate if it is right across from the Lakeview Village driveway? Will it be congested?
- 15. Traffic cuts through the Evergreen Neighborhood already. Will it get worse when Block 137 redevelops?
- 16. Existing sidewalk networks are incomplete in Evergreen and First Addition.

**2<sup>nd</sup> Street Neighbors Station Comments**

- 17. Move Trash to 1<sup>st</sup> Street near loading zone rather than Evergreen as you've relocated now.
- 18. Which street trees along 2<sup>nd</sup> Street will be new, existing? Please make the new trees as tall as possible
- 19. Desire more variation in planes and materials; Mass of building on Evergreen and 2<sup>nd</sup>
- 20. Would like to see a 45 degree corner @ retail corners that front the east pedestrian street entry
- 21. Provide plenty of lighting at pedestrian street
- 22. Remove parking on 1<sup>st</sup> Street.
- 23. Positive: Decks are good; like the variety of types.

**Landscape/Site Station Comments**

- 24. Is the amenity space too small? Should it be Public vs. private?
- 25. Size of development is large
- 26. Positive: Like the garden and meandering path of the accessway
- 27. Positive: Like extra accessway from Evergreen



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## MEETING NOTES

Date July 31, 2013  
Project No. P22062  
Project Name Block 137 Mixed Use  
Page No. 3 of 3

### Architecture Station Comments

28. Make sure styles "talk to each other." Maybe change all buildings to Oregon Rustic or Arts/Crafts style?
29. Tudor – stucco too white, too Bahauss-ian. Don't care for the cut off peak roofs. Churchy? Plaster needs a frame.
30. Desire more condos rather than apartments
31. Buildings A&C – Dormers not meshing with historic style; look too much like motel
32. 2nd Street – variety and break up of façade is good
33. Scale and scope still too large
34. The dormers with decks set inside seem dark and boxy.
35. Desire 2nd Street planting strip
36. Positive: Building "B" seems too dark red, feels massive in the renderings. But seeing the brick samples it is better color than the renderings. The sample materials are beautiful especially the slate.
37. Positive: Rustic Style is nice; even better if you add more stone chimneys
38. Positive: Good improvement in design with added depth/character
39. Positive: Building overlay of adjacent housing scale comparison to new is helpful. New isn't really that much taller.
40. Positive: Real materials samples shown are desirable. Brick and slate are beautiful durable materials.



ZIMMER GUNSUL FRASCA ARCHITECTS LLP

1223 SW Washington Street  
Suite 200  
Portland, OR 97205  
T 503 224 3860  
F 503 224 2482

**NOTES**

Date July 29, 2013

Project No. P22062

Project Name Block 137 Mixed Use

Page No. 1 of 1

Meeting Time & Location July 31, 2013 6:00pm Public Neighborhood Meeting #2

The following generally summarizes comments stated in Public Meeting #1 held June 25, 2013 along with the action taken.

| COMMENT  | OBSERVATION AND RESPONSE   |
|--|--|
| 1 <b>The Courtyard is private. Why not public</b>                              | Courtyard has been opened to public access from Evergreen as well as 1 <sup>st</sup> and 2 <sup>nd</sup> .   |
| 2 <b>Garbage needs to be invisible or moved</b>                                | We are working with the City and the Hauler to move the primary pick-up point to Evergreen. The design screens the trash room from public view.  |
| 3 <b>Less right angles</b>   | The design incorporates varying proportions and shapes to add to the variety of appearance. The building corners on each block corner step, stagger, and inset to provide variety.   |
| 4 <b>Buildings have no sense of entrance</b>                                   | Each of the three buildings has a 'street address lobby' and building form identifies the primary entrance.  |
| 5 <b>Too little parking</b>  | Parking provided is validated. Parking exceeds code requirements.  |
| 6 <b>Too much traffic</b>  | Traffic study was successfully performed with the city's project specific criteria.  |
| 7 <b>Massive Project. Big block, big buildings, Too tall, too many stories</b> | Original design was connected buildings; now three separate buildings with varying design details. Balcony railings have been changed from glass to metal. The buildings step, stagger, and inset to provide variety. No change. Design adheres to zoning code and is lower than the allowed height.               |
| 8 <b>Seems institutional</b>   | Original drawings were conceptual. Renderings now show more detail, material, and retail character, residential character differentiation, variety of window and deck types.   |
| 9 <b>Need to better connect buildings and people to the sidewalks</b>          | All street level units are set back with landscaping and external access. Open courtyard allows easy access (public and resident) between buildings and adjacent blocks. Building 'base' is better defined segregating retail from residential. Canopies are mounted at a more intimate height above the sidewalk. |
| 10 <b>Need to express decks</b>  | Some decks have been extended beyond the face of the building to add variety of character. Glass railings have been changed to metal.  |
| 11 <b>No delineation of retail / residential</b>                               | New ideas accentuate and emphasize the retail base per village requirements.   |
| 12 <b>Not village like</b>   | Buildings are now 3 separate styles with 3 different material families. Renderings now show more detail, material, and retail character, residential character differentiation, variety of window and deck types.  |

End.

Attachment: none

JB:bg

\\zgf.local\data\pdx\projects\22062.wiz\pm\meetings\2013.07.31 neighborhood mtg #2 handout.docx

## **Rebuttal Refuting Applicants' "Inaccurate Statement" that Public Opinion is Split 50/50**

Dear Commissioners and City Council:

**Below is all the documentation to demonstrate public opinion letters sent to the DRC is 73% against and 27% in favor for the Wizer project.  
The evidence supports overwhelming opposition to the project .**

In summary:

There are 374 letters in opposition and 141 letters of support to the DRC on file. Great effort went into organizing and verifying this documentation from city staff. Less than 10 letters are neither for or against and not included here.

Calculations of final letters to the DRC:

The city kept letters organized into two areas: before the DRC and after. I combined them all below in a table with explanation.

Note: each letter submitted is given exhibit number, e.g. G200 from Mr. Smith, G201 from Mrs. Jones.

After DRC: The current Lake Oswego City website for the DRC Wizer 137 plan references Updates (<http://www.ci.oswego.or.us/planning/lu-13-0046-request-development-review-permit-construct-mixed-use-project>)

(F:\Janice Reynolds email 02.06.2014.mht): 196 letters in opposition G200-G396 (G200-G217 are not posted). Letters of support include G100-199 and G1000 -G1026 for a total of 125 letters.

Before DRC: Attachments to this email are submitted as evidence as letters of opposition submitted to the City but not listed on the Updates website to date: There are 178 letters in opposition that were organized in batches by Leslie Hamilton from October 2013 to January 10,2014 (attached). G200 begins after January 10, 2014. There are a total of 374 letters of opposition.

In the attachments below from Leslie Hamilton on this email there were 16 letters of support, for a total of 141 letters of supports:

**In summary:**

**There are 374 letters in opposition and 141 letters of support.**

This evidence refutes the assertion by the applicant that the community is 50/50 regarding the Wizer 137 project application. **The real number is 2.5 to 1 against, or 73% against and 27% in favor.**

Submitted from Timothy Keenen MD  
Tana Haynes MD

### **1. Letters to DRC on file at LO City Hall**

Received from Leslie Hamilton

**G-403  
LU 13-0046**

| <u>Date range</u>       | <u>Opposed<br/>Wizer 137</u> | <u>Support<br/>Wizer 137</u> | <u>Tota<br/>l</u> |                  |
|-------------------------|------------------------------|------------------------------|-------------------|------------------|
| 09.15.2013 - 09.23.2013 | 14                           | 0                            | 14                |                  |
| 09.24.2013 - 09.27.2013 | 14                           | 0                            | 14                |                  |
| 09.30.2013 - 10.04.2013 | 15                           | 0                            | 15                |                  |
| 10.06.2013 - 10.11.2013 | 14                           | 0                            | 14                |                  |
| 10.14.2013 - 10.18.2013 | 13                           | 0                            | 13                |                  |
| 10.21.2013 - 10.25.2013 | 23                           | 0                            | 23                |                  |
| 10.28.2013 - 11.01.2013 | 16                           | 0                            | 16                | <b>Ratio</b>     |
|                         |                              |                              |                   | <b>11:1</b>      |
|                         |                              |                              |                   | <b>against</b>   |
| 11.04.2013 - 11.08.2013 | 14                           | 3                            | 17                |                  |
| 11.12.2013 - 11.15.2013 | 16                           | 7                            | 23                |                  |
| 11.18.2013 - 11.22.2013 | 18                           | 3                            | 21                |                  |
| 12.16.2013 - 12.20.2013 | 2                            | 2                            | 4                 |                  |
| 12.23.2013 - 12.27.2013 | 2                            | 0                            | 2                 |                  |
| 12.27.2013-01.10.2014   | <u>17</u>                    | <u>1</u>                     | <u>18</u>         | -----            |
|                         |                              |                              |                   | --               |
| <b>Subtotal</b>         | <b>178</b>                   | <b>16</b>                    | <b>194</b>        |                  |
|                         | <b>OPPOSED</b>               | <b>SUPPOR<br/>T</b>          |                   |                  |
| 01.10.2014 -02.05.2014  | 196                          | 125                          | -----             | <b>The " G "</b> |
|                         |                              |                              | ---               | <b>Exhibits</b>  |
|                         |                              |                              |                   | <b>added</b>     |
| <b>Final Total</b>      | <b>374</b>                   | <b>141*</b>                  | <b>73%</b>        | <b>27% in</b>    |
|                         |                              |                              | <b>agai</b>       | <b>favor</b>     |
|                         |                              |                              | <b>nst</b>        |                  |

\* There were 6 letters from the same address on SW Glisan in Portland. There were 14 letters from individuals without a validating address.

## **2. Lake Oswego Review Newspaper** (thru Jan 22, 2014 DRC meeting)

Citizens Review and Letters to the Editor regarding WIZER 137

**OPPOSED 117**

**SUPPORT 45**

## **3. LOCAL Independent Survey** (356 responses)

**OPPOSED 208 58.4 %**

**SUPPORT 94 26.4 %**

**Undecided 51 14.3 %**

No Response(s) 3 <1 %

<http://origin.library.constantcontact.com/download/get/file/111023935832925/LOCAL++Survey+Wizer+Project.pdf>

XFINITY Connect

tana.haynes@comcast.net

± Font Size ±

RE: LU 13-0046

From : Janice Reynolds <jreynolds@ci.oswego.or.us>  
Subject : RE: LU 13-0046  
To : Tana Haynes <tana.haynes@comcast.net>

Thu, Feb 06, 2014 12:22 PM

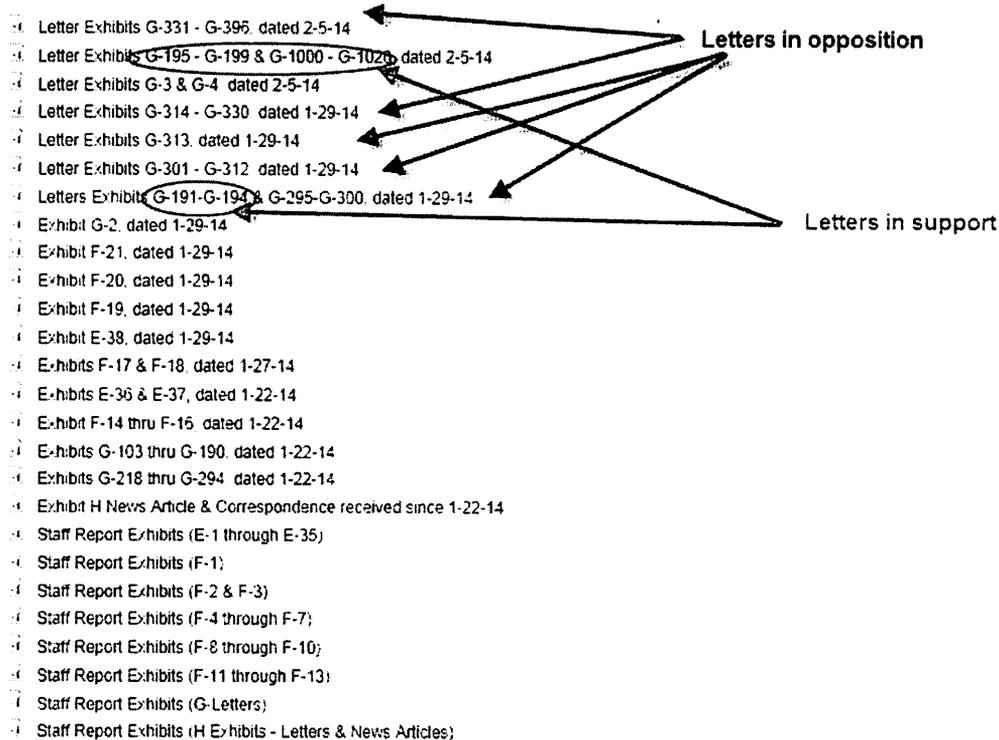
1 attachment

Tana -

I put that note on the page in an attempt to make sure people understand the transition to the 1000's series of exhibit letters.

Since Opposition letters start at exhibit G-200 and run through G-396 I felt it was necessary in order for people understand why the exhibit numbers abruptly change from G-100 through G-199 and started again at G-1000 - G-1026 (As Illustrated below)

Exhibits



I hope that helps clear things up for you

Let me know if you have any further questions

Janice

From: Tana Haynes [mailto:tana.haynes@comcast.net]  
Sent: Thursday, February 06, 2014 8:59 AM  
To: Reynolds, Janice  
Subject: Fwd: LU 13-0046: A request for a Development Review Permit to construct a mixed-use project. | City of Lake Oswego Oregon Official Website

Dear Janice,  
Thank you for this link.  
Who designed the front page? I would like to submit a suggestion.  
Could you direct me to that person.  
It is not clear where Opponents are listed. Only Proponents are used. A citizen can not surmise not should they be made to guess what G- numbers are the " Opponents " This word needs to be used!  
Also, my counts firmly show 178 opposed on Jan 10 th alone. So total has to be in the 200 range after adding all the 70 plus new ones  
Just FYI  
Thank you so much for your help.  
I'd like the contact person for from page though. Thanks!  
Tana Haynes  
593-329 1851

Sent from my iPhone

Begin forwarded message:

From: Tana Haynes <tana.haynes@comcast.net>  
Date: February 6, 2014, 8:47:25 AM PST

To: [tana.haynes@comcast.net](mailto:tana.haynes@comcast.net)

Subject: LU 13-0046: A request for a Development Review Permit to construct a mixed-use project. | City of Lake Oswego Oregon Official Website

<http://www.ci.oswego.or.us/planning/lu-13-0046-request-development-review-permit-construct-mixed-use-project>

Sent from my iPhone

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93 KB



## Comments received Sept 15 – Sept 23, 2013

**From:** Leslie Pirrotta [<mailto:lpirrotta@gmail.com>]  
**Sent:** Monday, September 23, 2013 2:22 PM  
**To:** Dillinger, Barbara  
**Cc:** Reynolds, Janice  
**Subject:** Wizers redevelopment

Ms. Hamilton,

Many of us have returned from vacations and resumed our normal lives and routines. We have become aware of the redevelopment plans for Wizers. We are very unhappy to see 3 large 5 story buildings being considered for the Wizer block. This is not our vision for Lake Oswego and Millennium Park. We believe these buildings will not only set the tone for future large scale development but most important will undermine the village quality we have achieved downtown over the last decade or so. These buildings will look ridiculous across the street from 2nd St. and are out of proportion to neighborhood buildings. They are right for the Pearl or Beaverton but NOT LO!

Our belief is that LORA should not approve this proposal as the development does not respond to downtown or the neighborhood in scale, nor the wishes of the community. This development should not be pushed through just because Wizers is empty, especially as the economy continues to improve. Please do not be responsible for changing the picturesque quality of downtown that most residents love.

Thank you for your consideration,  
Leslie Pirrotta

---

**From:** Chris Bonney [<mailto:chris.bonney@autodesk.com>]  
**Sent:** Monday, September 23, 2013 2:26 PM  
**To:** Dillinger, Barbara  
**Subject:** Wizer Block 137 redevelopment

Dear Leslie Hamilton,

I have been a proud resident of Lake Oswego since 2003, a youngster in many people's view. My family of 5 came up from San Diego because of employment – and the community we now belong to is very much our home – and we love it. We have eagerly anticipated the redevelopment of the Wizer block. The original plan looked ambitious, but with a reasonable outcome. Much to my dismay, I have learned that the "current" plan is completely different. It is way too much! Five story tall buildings will completely change the outdoor dining experience currently enjoyed at St Honore, Zeppos, and even Blast Burger. The increase in traffic alone would make this an unwelcome dining experience. I don't know anyone that enjoys their food served with a side of exhaust and car noise. Not to mention how much light the buildings will cut off. In the chillier months, outdoor dining is still enjoyed because of the autumn sun – but the sun is so low in the sky, the patios will all be shaded completely. The profile of the proposed building would completely change the character and feel of First Street going into Millennium Plaza.

The traffic during rush hours times at the corner of A Avenue and State Street is already quite congested, backing up in all directions. I can only image when all the new residents are trying to turn left into the new complex, how bad that will get. Our Farmer's market spills a bit into the Wizer block area – and this is lovely – a way to not have to be so crowded (yes the farmer's market is already crowded) - with the giant buildings, where will the sense of space come from – the actual space will

## Comments received Sept 15 – Sept 23, 2013

definitely be gone. Where will the new residents park – in the millennium parking garage – probably not "legal", but I'm sure it will get used. And what kind of residents will we attract in these tiny apartments? What rental turnover is expected? Downtown LO is not adjacent to any large scale employer, so there is no employment anchor to keep single tenants in place on a long term basis; We are not Orenco Station next to an Intel or Nike type employer!

What, other than greed, could compel the builder to design something that matches NOTHING in the area – or even in Lake Oswego. The only place with such height in Lake Oswego is the business park area on Kruse Way – and there is considerably more open space and parking around each of those buildings.

I want to see the block redeveloped, but in a way that enhances the beauty and quality and lifestyle that is downtown LO, not one that crushes it with it's overwhelming size.

Please consider smaller buildings, with bigger units... and consider a mix of units that are rental and purchase, not just all rental. We want to extend the feeling and charm that is downtown LO – and welcome people to our village. If someone desires hi-rise living, I would contend that LO is not likely going to meet their lifestyle needs – even if we have taller dense buildings to move into.

Please don't ruin our wonderful city. Please work to make it better.

Respectfully,

Christine Bonney

---

**From:** Barryadennis [<mailto:barryadennis@aol.com>]

**Sent:** Monday, September 23, 2013 2:10 PM

**To:** Dillinger, Barbara

**Subject:** Help

Good day,

I recently moved my family to Lake Oswego because of it's charm, it's sweetness. We could've moved to the Pearl, or to Beaverton,etc.

But we chose like us we go for its special charm.

The current proposal of development on the wizer block will be The beginning of the end for Lake Oswego.

You do not allow this to continue. The link to the video below perfectly expresses our concerns  
Thank you

<http://www.barryadennis.com/saveourvillage/>

Sent from my iPhone so it was literally all thumbs

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## Comments received Sept 15 – Sept 23, 2013

**From:** Lauren Barnes [<mailto:lauren@laurenbarnes.net>]

**Sent:** Monday, September 23, 2013 2:07 PM

**To:** Dillinger, Barbara

**Subject:** Wizer Lot build-out

Dear Leslie,

I am writing to have my voice heard on the development of the Wizer block. Whereas I am in favor of retail and housing development for the lot, I am not in favor of the proposed build out. Specifically, I dislike the quantity of small living spaces proposed. I suspect the math pencils out advantageously to the builders to have the 200+ small sq ft living spaces, yet that is not the niche I believe should be allowed to fill this prime location.

Like many (many!) of our now or soon to be empty nest friends, we wish to downsize our home, yet remain in Lake Oswego; the city we work and live in. Downtown living has great appeal, but not crammed into a shoebox housing. I suspect that the demand would be there for these if they actually were larger, which would result in fewer living spaces, fewer people, in turn, less congestion for the lot. More expensive to build? So be it. I'm not interested in providing high density housing in this location.

Thank you for reading,

~Lauren Barnes

**Lauren Barnes**

16872 Quail Court

Lake Oswego, OR 97034

[lauren@laurenbarnes.net](mailto:lauren@laurenbarnes.net)

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**From:** [lisadon1@comcast.net](mailto:lisadon1@comcast.net) [<mailto:lisadon1@comcast.net>]

**Sent:** Monday, September 23, 2013 1:55 PM

**To:** Dillinger, Barbara

**Subject:** Wizer Block Redevelopment

Leslie,

As a concerned, 13 year citizen of Lake Oswego, I'd like to voice my opinion and urge minimal development of the Wizer Block. A two story building would be ideal. Anything more than that is simply trying to force more people, cars and pets into a community that has already demonstrated that it does not want numerous high density living situations. We do not want to look like Portland. We like having Lake Oswego be a suburb. That is what brought us to Lake Oswego to begin with.

Thank you for your consideration of my request.

Lisa Rainer

Home 503-635-3780

[lisadon1@comcast.net](mailto:lisadon1@comcast.net)

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## Comments received Sept 15 – Sept 23, 2013

**From:** [jankearney@aol.com](mailto:jankearney@aol.com) [<mailto:jankearney@aol.com>]

**Sent:** Monday, September 23, 2013 12:39 PM

**To:** Dillinger, Barbara

**Subject:** Block 137

ATTN: Leslie Hamilton

I am writing this to appeal the LORA decision of Block 137. I testified at the city council meeting opposing the development of Block 137 with its high density and sheer size at the meeting at City Hall. I am outraged that the tightly worded development agreement leaves citizens and the design review commission very little real change to have input over changes to design of the 137 development. The scale of the building does not conform to the feel of the Evergreen neighborhood. It will cause traffic issues to an already congested area of our city. It will make Hwy 43 which is already congested even worse, sending traffic overflow through the Evergreen and North Shore neighborhoods. The lack of parking spaces for the residents of Block 137 is not adequate. The size of the building (5 stories) overtakes the downtown village feel area. It makes Millennium park a dog park for the residents of that building.

The development should be to the stated Lake Oswego City Code of 3 stories and then should be for Condominiums ONLY for 2 and 3 bedroom units where families and residents have a vested interest in our community.

Thank you for your consideration.

Jan Kearney  
101 5th Street  
Lake Oswego, OR 97034  
[jankearney@aol.com](mailto:jankearney@aol.com)  
503-936-8615

---

Monday, Sept 23, 2013 at 9:13 AM

>>

>>

>>> Dear Leslie and Planning Dept,

>>> PLEASE carefully consider the Wizer block plans for apartments. The original Boutique Hotel idea would have been such a wonderful addition to our community! But if that is totally impossible at this point, please reduce the number of apartments. The number of people, cars, and pets added to our lovely downtown would be too much. The height of the buildings will change the village feel of the area also.

>>>

>>> Many "baby boomers" have expressed the desire for low-maintenance, walk-able homes in Lake Oswego. Larger and fewer condos seem like a better use for the Wizer block.

>>>

>>> Thank you,

>>> Respectfully,

>>> Dr. John & Nancy Tongue (long-time LO residents)

---

## Comments received Sept 15 – Sept 23, 2013

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

From: Andrea TONGUE [<mailto:andracibistongue@comcast.net>]

Sent: Monday, September 16, 2013 4:08 PM

To: Council Distribution

Subject: Wizer Block development

Development of Wizer Block

I am writing about the development of the Wizer Block. I shopped at Wizer's almost daily since my children were small and now with my grandchildren.

It has been a great pleasure to watch the development of the Millennium Plaza area, and I was very excited to hear about potential condominium and mixed use development of the Wizer Block. But this was quickly dampened when I heard it would be mainly apartments, relatively small ones since there will be over 200. The site would be fantastic for condominiums for those of us who want to downsize and who would love to live in downtown Lake Oswego. Please re-consider the numbers and the size and factor in that there are individuals who very likely would love to live in at least 2000 or more square feet. We are currently not Lake Oswego residents but live close by. Since our children and other relatives live in Lake Oswego it is the primary location we would consider for a condominium or condo alternative. Perhaps a mixture of varying size units can be created within the residential portion of this project.

Andrea Cibis Tongue

---

**From:** Beverly Baron [<mailto:red-baron@comcast.net>]

**Sent:** Monday, September 16, 2013 9:48 AM

**To:** Council Distribution

**Subject:** Downtown Redevelopment

I am sending this email to voice my concern regarding the proposed Lake Oswego Downtown Redevelopment project. I believe that the high density of the apartment/condo structure is quite out of keeping with the village atmosphere that exists and that we all love about this city. The unintended consequences of increased traffic, parking (which is already a problem) and the fact that people will just eventually stop coming to downtown because it is too crowded and not worth the effort will impact not only the businesses but also the livability of the area.

I do hope that these concerns are addressed and some compromises can be made otherwise it is just another case of the government not listening to the people.

Beverly Baron

---

**From:** Vikki Bailey [<mailto:victoria.bailey49@yahoo.com>]

**Sent:** Sunday, September 15, 2013 2:57 PM

**To:** Council Distribution

**Subject:** Wizer development project

## Comments received Sept 15 – Sept 23, 2013

We are very concerned about scope of the Wizer development. It is our opinion that far too many small units are in the current plan, which would cause more traffic congestion to the downtown area. We propose building fewer units, with larger square feet, as this will be less impactful to the area.

Please reconsider the current plans. We are in favor of fewer condos, with larger per square foot units.

Sincerely,  
Victoria and Richard Bailey  
749 Southview Road  
Lake Oswego, Or 97034

---

**From:** [delaneyeklund@comcast.net](mailto:delaneyeklund@comcast.net) [<mailto:delaneyeklund@comcast.net>]

**Sent:** Sunday, September 15, 2013 6:43 PM

**To:** Council Distribution

**Subject:** Fwd: concerns about Wizer development

Hello Lake Oswego City Council Members,  
I wrote to Jeff Gudman, and really appreciated his detailed email below. Jeff suggested that I send our concerns to all of you. Here was my original email:

We would like to see the Wizer block developed, too. We agree with the desire to have fewer, higher quality units. We would like to see the development be 100% condominiums. Is there some advantage to the city or developer to have apartments vs. condos?

We have concerns about traffic, dogs and congestion on Hwy 43 and around downtown LO.

How is the final decision on what is developed going to be arrived at?

We plan to go to the Evergreen neighborhood meeting on Sept. 30. Are there other meetings that we should plan on?

Many thanks for taking the time to write back with such a thorough email.

Teresa Delaney  
1123 Lake Shore Rd.  
Lake Oswego, OR 97034  
(503) 515 6061

---

**From:** Jerry Bridwell [<mailto:jjbridwell@comcast.net>]

**Sent:** Sunday, September 15, 2013 8:28 PM

**To:** Council Distribution

**Subject:** Wiser block

Please be more prudent in planning for this block. Such high density is defeating the long range plan for a livable village. We do not need a ghetto.

Sent from my iPad

## Comments received Sept 15 – Sept 23, 2013

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**From:** Joanne Sedleniek [<mailto:jsedleniek@gmail.com>]

**Sent:** Monday, September 23, 2013 3:30 PM

**To:** Dillinger, Barbara

**Subject:** Wizer Block

As a resident of LO I'm very concerned that the size of the development and the density are real issues. Make the units bigger and have fewer. Definitely the height is a problem; not 5 stories!! Recently I saw an artist's rendering that looked like maybe the buildings were only 3 stories; that would be acceptable. I know this can be an attractive development if done properly.

Joanne Sedleniek

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**From:** [Lgrigg6@aol.com](mailto:Lgrigg6@aol.com) [<mailto:Lgrigg6@aol.com>]

**Sent:** Monday, September 23, 2013 12:25 PM

**To:** Dillinger, Barbara

**Subject:** WIZER BLOCK

Dear Leslie,

The development of Wizer Block 137 is very concerning to me due to the traffic and parking along with the size and density of the building. The original East End Redevelopment Plan was revised in January of this year and reads for a mixed-use development which includes a 30-70 unit hotel or housing. New or remodeled structures shall be designed to COMPLEMENT surrounding structures.

This building appears to be a community within our community and is detrimental to Lake View Village and Millennium Park. Over the years there has been beautiful and appropriate development that fits in our town square. Simply put this is too tall, too dense and too much.

Sincerely, Lita Grigg

## Comments received Sept 24 – Sept 27, 2013

**From:** [jjbridwell@comcast.net](mailto:jjbridwell@comcast.net) [<mailto:jjbridwell@comcast.net>]

**Sent:** Monday, September 23, 2013 4:48 PM

**To:** Dillinger, Barbara

**Subject:** Wizer Project

Please know that the planning for the Wizer redevelopment is so wrong--too big, too high, too many architectural types involved.

Hopefully common sense will prevail and you and your committee will do what is right. What is the thinking of such a large, overpopulated, unsightly project? Where is the motivation and the embracing of one's responsibility to our community? Please go back to the drawing board and provide our town with a pleasing answer to the proposed "ghetto"

Thank you, I think.

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**From:** Lisa Torkelson [<mailto:ltorkelson@comcast.net>]

**Sent:** Monday, September 23, 2013 10:47 PM

**To:** Council Distribution

**Subject:** Wizers Block

I am a very concerned long term resident of Lake Oswego. My family has shopped at Wizers for over 50 years. I am very disturbed and outraged at The City's plan to put in apartments above the retail spaces. Our city's traffic and congestion is getting out of control and this will only increase the problem.

Please reconsider this proposal. I believe this would be a huge mistake. It goes against everything this City has done to improve its livability and beauty.

Sincerely, Lisa Dodd Torkelson

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**From:** Kim DeMent [<mailto:kim.dement@gmail.com>]

**Sent:** Tuesday, September 17, 2013 5:14 PM

**To:** Council Distribution

**Subject:** Wizer Development

Dear Council Members,

I have become aware that the new development for the Wizer Block is going to include over 200 apartment dwellings. I am very concerned that this is NOT in alignment with the community poll that I completed as a home owner and citizen concerned with the future growth of Lake Oswego. What about the small, single level dwellings that down-sizing citizens are looking to purchase? What about the accessory dwellings people need to have approval to

## Comments received Sept 24 – Sept 27, 2013

build to accommodate older family members or helpers? I do not agree that this prime piece of property, so well located to services, should become the private backyards for hundreds of apartment dwellers who do have the same investment in the community that those of us currently do. Please consider reviewing this process with more transparency to the community so that we can get all the facts and weigh in.

Sincerely,  
Kim DeMent

814 Lakeshore Rd  
Lake Oswego, OR. 97034

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**From:** Susan Mickelson [<mailto:suemickelson@yahoo.com>]  
**Sent:** Monday, September 23, 2013 7:33 PM  
**To:** Dillinger, Barbara  
**Subject:** Wizer Block Development

Attention: Leslie Hamilton

My concerns are in regard to the density of the project which is now intended to accommodate over 220 apartments and/or condominiums. Each unit will have one and a half designated underground parking spaces. That, in itself, would be around 330 additional cars in downtown LO and could mean more depending on the number of residents in each unit and their visitors to the building. I do realize not all residents will have cars. Fewer and larger units would certainly have less impact on traffic.

These units are being designed with a maximum of 1000 square feet and with some of the apartments being about 648 square feet.

It is possible that the residents of these very small units would be more transient and present more traffic issues with moving vans or trucks revisiting. It's my conclusion, after talking to a number of LO residents who would like to downsize, that there is definitely a demand for more condos and larger condos and apartments. Also, many have expressed an interest in owning a unit, not renting. Larger units would, of course, be more expensive to lease or to purchase but I feel that the Lake Oswego market would bear the cost.

The desirability of owning a residence in a city where walking can be the norm is very appealing as our city is accommodating to those wishing to walk to the post office, library, restaurants, city hall, grocery stores, pharmacies, doctors, dentists, etc.

The project, at its current proposed size, seems to me a rather large community in itself. I feel that long range planning is necessary for the future of our children and grandchildren. We don't want to look back and say, "we don't go there anymore, it's too crowded". Traffic IS an issue. There are moving vans, garbage trucks and just the in and out traffic in cars.

## Comments received Sept 24 – Sept 27, 2013

In conclusion, I'm very concerned that the Wizer Block Development is not being designed with enough thought to the future of our wonderful city in which a village atmosphere has come from years of previous planning. Thanks for your consideration. I think an agreement can be made which will benefit us all. I am excited about the development of Block 137.

Susan Mickelson

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**From:** Vikki Bailey [<mailto:victoria.bailey49@yahoo.com>]

**Sent:** Tuesday, September 24, 2013 7:30 AM

**To:** Dillinger, Barbara

**Subject:** Wizer project

My husband and I are very concerned about the proposed redevelopment of the Wizer property. We feel that the current plans include too many tiny units, which will significantly and negatively impact the quality of our downtown area.

We respectfully suggest that the units, both for sale and for rent, be fewer and much larger in size.

I realize that we all want what is best for Lake Oswego – for its current residents and its future residents. Let us remember that the quality of small town life and little traffic congestion has been what we all value most.

Sincerely,  
Victoria and Richard Bailey  
749 Southview Road  
Lake Oswego, Or 97034

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**From:** [SaveRvillage@aol.com](mailto:SaveRvillage@aol.com) [<mailto:SaveRvillage@aol.com>]

**Sent:** Tuesday, September 24, 2013 1:50 PM

**To:** Council Distribution

**Subject:** WIZER BLOCK 137

Dear Council Members,

Please go to the following link which expresses our position on Wizer Block 137.

<http://www.barryadennis.com/saveourvillage/>

From people who care about our town square.

## Comments received Sept 24 – Sept 27, 2013

Save Our Village

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**From:** Meredith [<mailto:meredithschatz@comcast.net>]  
**Sent:** Tuesday, September 24, 2013 1:30 PM  
**To:** Dillinger, Barbara  
**Subject:** Wizer block

Hello,  
Please reconsider the planned 228 apartments and condos for this site.

Sent from my iPad

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**From:** Donna Sooter [<mailto:donnasooter267@gmail.com>]  
**Sent:** Tuesday, September 24, 2013 4:09 PM  
**To:** Council Distribution  
**Subject:** Re: Wizer Block Plan

I am a lifelong resident of Lake Oswego and urge the council to reconsider the proposal for the Wizer block.

A five story apartment/condo complex would ruin the nature of the area and cause severe traffic congestion with the number of units and people proposed. I am not against having housing there, but I would hope you would look at other options that would not put such a burden on travel to and from the area that many of us would choose to avoid it rather than deal with yet another traffic jam in our daily lives.

Sincerely,  
Donna Schaefer Sooter

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**From:** PHooper [<mailto:phooper333@gmail.com>]  
**Sent:** Monday, September 23, 2013 4:28 PM  
**To:** Reynolds, Janice  
**Subject:** PLEASE FORWARD TO ALL DRC MEMBERS AND CONFIRM - THANK YOU

We must speak out against the development planned for the Wizer property (Block 137). The whole idea seems very strange to us considering that new houses built in the First Addition are priced at \$800,000 and up and the condos surrounding 2nd street all the way up to C Avenue start at over \$350,000 on up to \$1M and more. Why would a developer believe that 1000-sq-ft apartments rented at about \$1500 a month would be the best addition to our community (if that is a relevant consideration) and the best way to make money in this environment? This is before we even consider the traffic problem this giant development would cause downtown – gridlock every Friday afternoon, the fiasco of the Saturday market, and moving vans every weekend trying to park on A or First as the renters of these units move in and out!

**Comments received Sept 24 – Sept 27, 2013**

This is just an awful idea and it really seems almost “anti-rational” to and for the community. We rely on you to do something about this.

Pam and Paul Hooper

[phooper333@gmail.com](mailto:phooper333@gmail.com)

503.974.9898

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**From:** Jonathan Harnish [<mailto:jth@harnishlaw.com>]  
**Sent:** Wednesday, September 25, 2013 8:34 AM  
**To:** Council Distribution  
**Cc:** Reynolds, Janice  
**Subject:** Wizer Block

Council and DRC: WE appreciate all the work you have done on Block 137 to enhance and complete our downtown area. However, as a 50 year resident of LO, and a principal in our real estate business, I do not believe the number of apartments proposed is the highest and best use of the property. The property is valuable and should enhance the value of surrounding property ownership. As this project was originally proposed some years ago, high quality, good sized and appropriately placed condominiums were the majority of the upper floors. To have small, high density apartments does not seem appropriate to enhance the area's value (and thus tax base) and, if fact, will reduce value with the negative effect high density brings. This is a village NOT the Pearl.

Thank you for considering my opinion.

Jonathan Harnish  
Attorney/Broker  
Harnish Properties LLC  
333 S. State St., Suite V  
PMB 114  
Lake Oswego, OR 97034  
503-860-0133  
[jth@harnishlaw.com](mailto:jth@harnishlaw.com)

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**From:** Martha Rothstein [<mailto:momn8tor@comcast.net>]  
**Sent:** Thursday, September 26, 2013 9:05 PM

## Comments received Sept 24 – Sept 27, 2013

To: Council Distribution

Subject: Development of Wizer Block 137

Development of Wizer Block 137 with construction of an apartment and condo complex will negatively impact the city of Lake Oswego on every level. This plan runs counter to the elements of community valued by the citizens of Lake Oswego. Any council or individual allowing this type of development to go forward is not representative of the best interest of city's populace and is most definitely not acting on their behalf. This plan is a detriment to our city and it's residents. Stop it now.

Martha Rothstein

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**From:** Arianne Cakarnis [<mailto:ariannewestby@hotmail.com>]

**Sent:** Friday, September 27, 2013 1:08 PM

**To:** Council Distribution

**Subject:** Wizer Block

I'm writing to voice my opinion about the construction that has been approved for the Wizer block. I'm opposed to development of this kind for two reasons. The density of the proposed building, and concern over the transitional nature of apartment housing as it impacts our community. The infrastructure doesn't exist to accommodate a population increase that 228 units would bring to the neighborhood. I'm not opposed to mixed-use building, but something on the scale of the building across the street which houses retail on the first level would be more appropriate for the area. The building shouldn't be any larger than that, and there frankly isn't any reason to approve something of greater magnitude other than pure profit for those involved. I'm very concerned about this project and it's long term impact on our community, and frankly shocked that it has made it this far in the approval process.

Arianne Cakarnis

220 5th Street

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**From:** Alan Dinger [<mailto:alandinger@colortechnology.com>]

**Sent:** Friday, September 27, 2013 1:48 PM

**To:** Reynolds, Janice

**Subject:** Wizer redevelopment

Mr. Reynolds,

I am a Lake Oswego resident and am strongly opposed to the development being proposed for the Wizer block. A 5 story residential building is out of character for the area and adds way to much density. I hope you listen to the residents and not be persuaded by a developer who is in

## Comments received Sept 24 – Sept 27, 2013

it for the money and doesn't have to live with the consequences this type of development will bring. I am all for development that is appropriate for the area and this isn't it.

Thanks for taking this into consideration before making the final decision.

Alan Dinger

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**From:** [ryhiker@aol.com](mailto:ryhiker@aol.com) [<mailto:ryhiker@aol.com>]

**Sent:** Wednesday, September 25, 2013 1:24 PM

**To:** Dillinger, Barbara

**Subject:** Wizer's block

Please reduce the density of the current plan. It would create too much congestion in an area which has enough now when there are events at Millennium Park .

Rachel Witmer

LO citizen 37 years

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**From:** [wbradn@aol.com](mailto:wbradn@aol.com) [<mailto:wbradn@aol.com>]

**Sent:** Wednesday, September 25, 2013 1:00 PM

**To:** Dillinger, Barbara

**Subject:** Wizer Block

To: Leslie Hamilton

Lake Oswego Planning Department

From:

Tom and Whitney Braden

Dear Leslie,

We are very concerned about the size and density of the Wizer Block Development. The building, as currently planned, will definitely have a bearing on the livability and usage of our existing downtown and Millennium Park. There are too many small units being planned which will increase traffic problems for Lake Oswego. To be overshadowed by a five story building and increased traffic is a good way to remove the atmosphere that has been thoughtfully created to date.

I think the city needs to take a better look at what this development means for the future of our city. We can't go back once this decision has been made.

**Comments received Sept 24 – Sept 27, 2013**

Please share this with the Planning Department and know that many of our citizens have concerns as to the size and density of this development. Thank you for your thoughtful reconsideration of this plan. I'm excited about a new development on this property but it needs to have a better fit to make it benefit the citizens of Lake Oswego.

Sincerely  
Tom and Whitney Braden  
1045 Lake Shore Rd.  
Lake Oswego 97034

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## Comments received Sept 30 – Oct 4, 2013

**From:** Gina Coshow [<mailto:gina@coshow.info>]

**Sent:** Saturday, September 28, 2013 4:41 PM

**To:** Council Distribution

**Subject:** Wizer Block Plan

To The City Council:

The planned development for a 228 unit apartment building in the core of Lake Oswego seems to me to be ill-conceived and inappropriate. I grew up in Lake Oswego, went to school here, and have a deep appreciation for the uniqueness of our city. Like many others, I attend the Farmer's Market, frequent the restaurants by Millinium Park and appreciate the beauty and care that have gone into making the area one that so many people can use and enjoy. The ambience is truly unique . it is an important part of why Lake Oswego has such a enviable reputation as a desirable place to live.

So I am puzzled. If that is true, and I believe it is, why would the planning commission want to plunk down a 228 unit apartment in this unique spot in the heart of the city? It seems to me that if the city wants to increase revenue, there are many other places within the city limits that would be much more appropriate for a development of this kind. Choosing to allow a 5 story apartment building in such a unique space with the increased traffic and overcrowding it would generate seems to be short-sighted. I urge you to preserve the unique character of Lake Oswego and reject this plan.

Gina Almquist Coshow

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**From:** [delaneyeklund@comcast.net](mailto:delaneyeklund@comcast.net) [<mailto:delaneyeklund@comcast.net>]

**Sent:** Saturday, September 28, 2013 2:52 PM

**To:** Dillinger, Barbara

**Subject:** Wizer Block - attention Leslie Hamilton

Dear Leslie,

I understand that you are taking comments about the Wizer Block Development. I have very big concerns that the project is out of scale for the neighborhood. I am from Bellevue, and the traffic is now so bad that you have to plan on 15-20 minutes to go 10 blocks.

I believe that the project should be scaled back, with larger units and a higher ratio of condos to apartments. I think the project should be mostly condominiums.

I am concerned about the traffic, the dogs, the cars, and in general the huge impact that this development will have on the quiet and walkable village that we dearly love her in Lake Oswego.

## Comments received Sept 30 – Oct 4, 2013

What opportunities are there for concerned citizens to make an impact on the direction of this project? I would like to see it scaled back considerably.

Thank you and I look forward to hearing from you.

Teresa Delaney  
1123 Lake Shore Rd.  
Lake Oswego, OR 97034  
(503) 675-1292

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**From:** Eric Allenbaugh [<mailto:eric@allenbaugh.com>]

**Sent:** Sunday, September 29, 2013 3:30 PM

**To:** Dillinger, Barbara

**Subject:** Wizer Development Project

Leslie Hamilton, Senior Planner  
Lake Oswego City Planning Department

Hi Leslie,

I am a bit conflicted about the Wizer project. On one hand, I support land owners having significant latitude to embark on any reasonable project on their own land. In many respects, we already have too many controls on what people can do on their own land. I also realize that developers need to have a reasonable return on their investment to make the project financially feasible.

On the other hand, I am concerned about the scale of the Wizer Development Project and the impact it will likely have on the surroundings. High density housing next to the “village” will likely change the character of our downtown environment. Additionally, the height and scale of the proposed project does not appear to be in keeping with the current architecture of the village.

Given that, I am hopeful that a win-win-win outcome might be achieved to:

- 1) provide sufficient latitude to the land owner as a matter of principle,
- 2) assure that the project is financially feasible, and
- 3) design and scale the project to be more in keeping with the character of our downtown village and overall community.

I know those are challenging outcomes to achieve, yet there are many talented and creative individuals engaged in this project. I am pleased that the City is actively seeking input from community on this project and encourage the City Planning Department to make every effort to assure that these three interests are achieved.

Thank you for your consideration,

**Comments received Sept 30 – Oct 4, 2013**

Eric

cc: Neighbors  
City Council

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**From:** allene gould [<mailto:allene Gould@hotmail.com>]  
**Sent:** Sunday, September 29, 2013 7:25 PM  
**To:** [eric@allenbaugh.com](mailto:eric@allenbaugh.com); Dillinger, Barbara  
**Subject:** RE: Wizer Development Project

Leslie,  
Please add my name to the list of people who agree with what Eric Allenbaugh wrote to you, below. Thank you for seriously considering our input.  
Allene Gould

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**From:** Susan Black [<mailto:suzyblack@comcast.net>]  
**Sent:** Wednesday, September 25, 2013 10:49 AM  
**To:** Dillinger, Barbara  
**Subject:**

I have lived outside of L,O for 50 years and have loved the village feel of downtown Oswego. It is an easy place to shop and everything is handy and the traffic has never been a problem. I feel that the present plan is far too over-done for the size of the community with too many apartments and condos and a crowded garage. I think that the size of the planned project is overwhelming and I would like to see a scaled down version.

Susan Black  
[suzyblack@comcast.net](mailto:suzyblack@comcast.net)

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**From:** JILL KOZER [<mailto:jkozer1988@msn.com>]  
**Sent:** Monday, September 30, 2013 6:27 PM  
**To:** Dillinger, Barbara  
**Subject:** Wizer Development Project

Dear Diane,  
Thank you in advance for taking the time to read my brief e-mail.  
I have lived in Lake Oswego for over 26 years. I've welcomed the commercial growth, however, the Wizer Project presents density, space and aesthetic issues. I ask that the Development Committee look at the size of the project and reduce the number of dwellings as well as the

### Comments received Sept 30 – Oct 4, 2013

height of the proposed buildings. I would like the downtown area to retain its small town feel. A project of this size does not fit into the vision of a quaint community. I welcome rental units, condos and commercial usage, but on a much smaller scale.

Let's look ahead and realize the parking and traffic implications that this development would present.

Thank you,

Jill Kozer

1024 Lake Shore Rd.

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From: Gunnar Sedleniek [<mailto:sedleniek@msn.com>]

Sent: Tuesday, October 01, 2013 12:36 PM

Subject: Lake Oswego Block 137 (Wizer Block) Development

The Lake Oswego City Council is considering a plan to develop the city's Block 137 (the Wizer block) into a five-story, 220-unit apartment and shopping complex to accommodate upward of 400 new residence. This will literally choke our community with more people, dogs, traffic and noise, totally incompatible with the existing three-story residential and commercial development in adjacent Blocks 136 and 138. This is a recipe for disaster. Adjacent roads and facilities cannot accommodate the traffic on already overcrowded roads and public facilities. Let's bring some sanity to this plan and scale it down to match the size and character of our community we all hold dear.

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**From:** r. kuntz [<mailto:ronkuntz@hotmail.com>]

**Sent:** Tuesday, October 01, 2013 2:00 PM

**To:** Council Distribution

**Subject:** Wizer Block Development

Please support a plan which follows the original East End Development proposal to have a 30-70 unit hotel or housing units to compliment blocks 138 and 136. The current proposal is a disaster in the making, if allowed to proceed, all new development will expect to have 5 story buildings, which negatively changes the character of downtown. Thank you. Ron and Sherry Kuntz, 4101 Chad Drive, Lake Oswego, OR 97034.

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From: Ed Bettencourt [<mailto:edcon1@comcast.net>]

Sent: Tuesday, October 01, 2013 2:17 PM

To: Dillinger, Barbara

Subject: redevelopment of Wizer property

## Comments received Sept 30 – Oct 4, 2013

I moved to Lake Oswego two years ago because I love the the village feel and the lack of congestion in the downtown. I am concerned that this development will make it look like every other developed community and take away the uniqueness of the area. It is hard for me to imagine what the area will look or feel like on Saturday Market days and during other activities that are held in Millennium Park. It will change the nature of Lake Oswego. Please send this plan back to the drawing with far fewer living units and a continuation of the village look and feel of the area.

Ed Bettencourt  
4663 Trillium Woods  
Lake Oswego, Or 97035

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**From:** Karen Locke [<mailto:lockenest4@comcast.net>]  
**Sent:** Tuesday, October 01, 2013 2:31 PM  
**To:** Council Distribution  
**Subject:** Wizer Property Development

Dear Mayor and Counselors,

Last night I attended a general meeting of the Evergreen Neighborhood Association, where the redevelopment project of the Wizer block was presented and discussed. My husband and I, residents of this downtown neighborhood for 23 years, have concerns. These concerns seemed to be shared by the majority of those in attendance of that meeting.

While the presentation boards were beautiful, there was no hiding the massiveness that these three buildings will bring to the downtown core. True, the architects have responded by whittling off building corners and setting back successive stories, but these changes do not hide the fact that five stories (even four) is just too tall. My understanding is that the developer will be asking the City for an allowance, in that the current code only allows up to four stories of building height. Both First Ave. and Second Ave. will become shaded tunnels, typical of development in The Pearl. Entry to the below grade parking on First will be a nightmare – especially on market or event days at Millennium Plaza. First Ave. has already become quite the busy street. Which brings me to our next concern - - -

Traffic. We were told that traffic engineers have studied the ramifications of this 228 unit development, and that the 1.4 automobiles per unit will not make any significant change. That's hard to believe. Anyone commuting can attest to the maddening congestion that already exists on State Street, especially where it intersects with A Ave. And if indeed the new residents fit the profile of affluent single professionals, young families, and empty-nesters – you can bet that they own more than 1.4 vehicles.

We deliberately moved to the Evergreen Neighborhood in order to take advantage of it's walkability. It was a great decision. We support city planning where dense housing in core areas

## Comments received Sept 30 – Oct 4, 2013

helps to provide nearby rural landscape for everyone to enjoy. It's just that we feel 228 new units is too much for this development.

Ironically, this morning at 8:00, I drove south on State from A Ave. Traffic heading north was backed up to South Shore!

Thank you.

Karen Locke  
756 Ellis Ave. 97034

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**From:** John McMunn [<mailto:mcmunn.john1@gmail.com>]  
**Sent:** Tuesday, October 01, 2013 3:15 PM  
**To:** Dillinger, Barbara; Leslie; Candace McMunn; Gunnar Sedleniek  
**Subject:** Wizer Block 137 Redevelopment

This note is to support my fellow citizens who, while supporting redevelopment of Block 137, wish such redevelopment to follow the City's planning Code, in particular the Code's restriction of building height to no more than 3 stories, with exceptions to no more than 4 stories. If the Block 137 redevelopment is simply required to comply with the existing Code many of the problems created by the project's size and scale will be avoided. Please accept these comments as a request to the Council to only approve a project for Block 137 that will not over-burden the Millennial Village area with too many people, too many cars, too tightly packed together. Thank you for considering these comments. John McMunn, Lake Oswego

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**From:** [dandncarter@comcast.net](mailto:dandncarter@comcast.net) [<mailto:dandncarter@comcast.net>]  
**Sent:** Tuesday, October 01, 2013 4:26 PM  
**To:** Dillinger, Barbara  
**Subject:** downtown redevelopment care of the development review committee

We are long time residents and property owners in Lake Oswego and were originally attracted to this City due in large part to the high quality of the leadership of the planning professionals.

We both have some experience in proper design and planning due to my work as the Scottsdale City Manager and my wife's work as a professional designer.

We are alarmed at the massiveness of the now proposed downtown redevelopment and its potential impact on the city core.

## Comments received Sept 30 – Oct 4, 2013

It appears that the wonderful village feel we all enjoy will be destroyed by overbuilding the key property in the City

.

We encourage you to take the necessary steps to reduce the density and the height of the proposed structures.

Thank you for your consideration

Nancy and Dale Carter.

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From: Juergen Kritschgau [[mailto:j\\_kritschgau@yahoo.de](mailto:j_kritschgau@yahoo.de)]

Sent: Tuesday, October 01, 2013 7:48 PM

To: Dillinger, Barbara

Subject: Exemption for the Wizer Block Redevelopment

Dear Sir

I am deeply concerned and frustrated that the City Council approved this exemption of a more than 4 level building height.

As I stated before in a note the last thing this city needs is a big block with more than 250 little apartments, which will cause have traffic congestion during peak hours and will do nothing to increase supply of larger size apartments for empty nesters who want and need to down size.

This is a prime location for "independent living" for elderly people who look for housing in walkable neighborhood of restaurants, doctors and grocery stores.

This city council seems to drive this part of citizenry out of town.

Juergen Kritschgau  
15448 Village Drive  
Lake Oswego

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**From:** william waterman [<mailto:wilmwaterman@gmail.com>]

**Sent:** Thursday, October 03, 2013 10:40 AM

**To:** Dillinger, Barbara

**Subject:** Wizer block development

Development Review Committee:

I urge you to please consider a reasonable downsize to the current proposal for Wizer block development. 4 and 5 stories is out of scale for that location. Too high and too many people and cars.

## Comments received Sept 30 – Oct 4, 2013

From my perspective, 3 and possibly 4 stories could work.

Thank you for considering community input,

William Waterman

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From: [maggiejamieson@peoplepc.com](mailto:maggiejamieson@peoplepc.com) [<mailto:maggiejamieson@peoplepc.com>]

Sent: Thursday, October 03, 2013 2:58 PM

To: Dillinger, Barbara

Subject: WIZER BLOCK 137

To Whom It May Concern:

This proposed development in Lake Oswego will totally change the environment and living space of all who live here! I am amazed that it was even considered, let alone accepted. I know there is a concern for the lack of younger people moving to Lake Oswego - and these Apartments are "high end" Apartments, meaning very high Rents. Are younger people going to pay that kind of money to live in Lake Oswego - why?

To think of 228 units, 5 stories high, all crowded together - what is the attraction of this? The area is small and with a lot more people it will not be near as appealing. None of us wants to go to areas crambed with people, we avoid those areas. Without sufficient Parking there will be cars everywhere. I could go on and on - I just don't understand how this was even put forward as an option. The quality of Lake Oswego will change drastically - for the worse. Our sense of community will change too - there will be hundreds of new people piled into the 5 story buildings - and it is not likely we will get to know one another.

I will hope that is plan is thought about more. I know money is always at the front of plans and often that does not produce the best results.

Sincerely,

Margaret Jamieson  
340 D Avenue  
Lake Oswego. OR. 97034.

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[Shawn.west76@gmail.com](mailto:Shawn.west76@gmail.com)

10/4/2013

**Comments received Sept 30 – Oct 4, 2013**

I believe the proposed plan of building 228 living units on the Wizer Block will negatively affect traffic, parking and shopping in the core downtown. The proposed density is 7 times greater than any other downtown Block.

Please have the developers modify this plan to compliment the Village life we love in Lake Oswego.

Shawn West

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## Comments received Oct 7 – Oct 11, 2013

Date: Sun, 6 Oct 2013 12:58:06 -0700

Subject: Re: Wizer Block development

On Oct 6, 2013, at 11:34 AM, "Steve and Carrie Mandelblatt/Ware" <[wareblatt@hotmail.com](mailto:wareblatt@hotmail.com)> wrote:

Dear council,

We live in first addition and deal with the local traffic issues already between 7:30 and 9:am and 3-6 pm on our daily commutes. We are concerned that the traffic issues will greatly worsen with the addition of 400 people to the core of A street and Highway 43.

We are also concerned with the height and site lines of this project. It seems 1-2 stories too high and too dense.

This development could well ruin the charm of the core of our village and affect perceptions and real estate values in the future. It certainly will affect the walkability of the core of the city.

Please review your development plan.

Thank you for your review

Carrie Ware and Steve Mandelblatt

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**From:** Jason Graham-Nye <[jason@gdiapers.com](mailto:jason@gdiapers.com)>

**Date:** October 6, 2013 at 5:22:11 PM PDT

**To:** Council Distribution <[CouncilDistribution@ci.oswego.or.us](mailto:CouncilDistribution@ci.oswego.or.us)>, "Dillinger, Barbara" <[bdillinger@ci.oswego.or.us](mailto:bdillinger@ci.oswego.or.us)>

**Cc:** "[savervillage@aol.com](mailto:savervillage@aol.com)" <[savervillage@aol.com](mailto:savervillage@aol.com)>, Kim Graham-Nye <[kim@gdiapers.com](mailto:kim@gdiapers.com)>

**Subject: Objection to Wizers development**

As a resident of Lake Oswego I am writing to strongly object to the development proposed for thw Wizer's site. It goes entirely against the village atmosphere of Lake Oswego (as outlined in the City Code) not to mention the huge increase in traffic it will generate. It breaches the City's own building code as it relates to height. It will be very detrimental to the heart of LO.

Regards,

Jason

725 10th St

## Comments received Oct 7 – Oct 11, 2013

Lake Oswego, 97034

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**From:** Steve and Carrie Mandelblatt/Ware <[wareblatt@hotmail.com](mailto:wareblatt@hotmail.com)>

**Date:** October 6, 2013 at 11:41:08 AM PDT

**To:** "Dillinger, Barbara" <[bdillinger@ci.oswego.or.us](mailto:bdillinger@ci.oswego.or.us)>

**Subject:** Wizer block development

Dear development committee,

We are residents of first addition and are concerned about the density and parking plans for the Proposed Wizer Block development.

There are clearly not enough parking spots, the density seems extreme, and the height seems dissimilar from the rest of the neighborhood. Please consider planning a development that is smaller in scope and that will be more in keeping with the village feel of first addition. The shops and restaurants and walking in this area are unparalleled in the city and a magnet for visitors. Overwhelming the area with a development of this size will not be beneficial, in my opinion.

Thanks for continuing to develop new thoughts about what is the proper development for our town square.

Sincerely,

Carrie Ware and Steve Mandelblatt

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**From:** Bob Russ <[mlrrrr2@comcast.net](mailto:mlrrrr2@comcast.net)>

**Date:** October 5, 2013 at 6:51:55 PM PDT

**To:** Council Distribution <[CouncilDistribution@ci.oswego.or.us](mailto:CouncilDistribution@ci.oswego.or.us)>, "Dillinger, Barbara" <[bdillinger@ci.oswego.or.us](mailto:bdillinger@ci.oswego.or.us)>

**Subject:** 2 NO votes on the Wizer Block Redevelopment

To: L.O. City Council & Development Review Committee:

Please acknowledge our two votes against the proposed Oswego Village Townhomes development for the Wizer Block. We have lived in L.O. for 5 1/2 years and both love, shop, and dine in the village's charming core buildings complex as well as in surrounding businesses nearby...to say nothing of frequenting the wonderful Lake Oswego Saturday Farmers Market. It is the current European Style of the City core that holds this community together. The proposed Wizer block townhome complex footprint and height will dominate existing structures, overwhelm existing road and street vehicle capacities, reduce parking spaces and increase

## Comments received Oct 7 – Oct 11, 2013

demand, and send current shoppers, diners, and park users to other destinations. All for naught. This need not happen.

You have the power and control to stop this madness. Redirect the \$6,000,000 in Federal funds to projects that will enhance Lake Oswego. Don't use the \$6,000,000 to subsidize this excessively large building development and destroy the quaint qualities of "downtown" L.O. Don't let this developer ram-rod a self-serving building project that will degrade our beautiful city.

Bob and Mary Lou Russ

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From: [davwhiteford@yahoo.com](mailto:davwhiteford@yahoo.com) [<mailto:davwhiteford@yahoo.com>]

Sent: Monday, October 07, 2013 4:59 PM

To: Council Distribution

Subject: Wiser property

Sent from my iPad. We believe the current development plan for the Wizer property is too extravagant. It will cause huge traffic problems, destroy the peace of Millennium Park, and ruin the village atmosphere of the restaurants and shops on Ave. A. The large scale plans should be scaled down to conform to the Lake Oswego code boundaries. Mary and David Whiteford

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waterman [[will.rae@comcast.net](mailto:will.rae@comcast.net)]

Hi Leslie,

I am concerned about the accepted plan for the Wizer block. It does not meet the criteria of the City Code in many respects. I think that if there is a code in place, EVERYONE should have to conform to it.

My concerns are:

Building is too high

Too many housing units

Not enough parking for the number of housing units

Not enough consideration in regards to pets and areas for the pets

Completely changing the lovely open feel to the area now

Please reconsider the plan that has been currently accepted and adjust it to something that is more suitable to the area. Thank you.

Rae Waterman  
610 7<sup>th</sup> Street  
Lake Oswego, OR 97034

**Comments received Oct 7 – Oct 11, 2013**

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**From:** Jack [<mailto:jacklee2@myway.com>]  
**Sent:** Monday, October 07, 2013 3:40 PM  
**To:** Dillinger, Barbara  
**Subject:** redevelopment of Wisers block

This is potentially the most damaging proposal I have heard here since I have been a resident in Lake Oswego since 1995. It lacks vision for the overall community and will result in a myriad of problems that will be irreversible such as density, traffic, parking and the compromise of the village in general. The well being of most is being overshadowed by the greed of a few and I personally will work tirelessly for its demise.

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**From:** Justin Harnish [<mailto:harnish@harnishproperties.com>]  
**Sent:** Tuesday, October 08, 2013 3:19 PM  
**To:** Council Distribution  
**Subject:** Wizers Building

I would like to go on record in opposition to the proposed Wizer's apartments/condo redevelopment. As the State of Oregon's number one residential real estate broker for the past 4 years, it's my opinion that this would jeopardize life as we enjoy it today in our village. It would damage our real estate values in the booming First Addition, Country Club, Evergreen and Old Town neighborhoods. The proposed should be moved to Foothills or the WEB site and the former idea of a boutique hotel with retail should be strongly considered in its place.

Justin Harnish  
*Principal Broker*  
503.699.8483 *Office*  
503.699.8482 *Fax*  
[www.harnishproperties.com](http://www.harnishproperties.com)

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

**From:** Juergen Kritschgau [[mailto:j\\_kritschgau@yahoo.de](mailto:j_kritschgau@yahoo.de)]  
**Sent:** Monday, September 23, 2013 10:56 PM  
**To:** Dillinger, Barbara  
**Subject:** Wizer Block development

Dear Ms Hamilton,

## Comments received Oct 7 – Oct 11, 2013

slowly more and more news become available about the development of the so called "Wizer Block".

In general, I favor any new development of this block. The current buildings just do not fit in anymore: partially empty. dark and badly maintained as they are, the current building is decayed. So a replacement development is a good idea.

What I cannot understand is the new proposal. In the future more than 200 small apartments and condos in this one block.

The city is missing a great opportunity to keep citizens like me and wife in LO.

Here is why: I am currently living in Village on the Lake and will become an empty nester next year. I am retired and clearly my current dwelling will become too big for my wife and me. But where can I turn too? Currently LO does not have any offering of decently modern 1500 to 2000 sf buildings!

This new development of the Wizer Block would provide a great opportunity to create living options for aging affluent couples.

But what do I hear? The city wants to approve the current concept with more than 200 small apartments, with max 1000 sft for some.

This may help attract many singles to move to LO.

But the mayor and city council will have to understand if projects like this will get approved, many aging citizens like myself will be turned away towards other communities which offer lively city centers with all major day to day shopping and dining in walking distance.

The Wizer project as currently proposed requires major modification to the benefit of the LO.

Thank you for your consideration.

Juergen Kritschgau  
15448 Village Dr  
LO

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**From:** Thomas Ruddy [<mailto:tjruddy@easystreet.net>]

**Sent:** Tuesday, October 08, 2013 7:40 PM

**To:** Council Distribution; Dillinger, Barbara

**Subject:** Wizer block

We are appalled by the proposal to build a five story structure on the Wizer Block. We are L.O. residents who spend significant time on First St. and can't imagine what it would be like with that many residences crammed into that area. It seems to us a totally inappropriate proposal that would destroy the "village ambience" that now exists! Please do not allow this to happen!

## Comments received Oct 7 – Oct 11, 2013

Tom and Joan Ruddy  
1136 Westward Ho Road

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**From:** Joan Freed [<mailto:freedjoan@gmail.com>]  
**Sent:** Tuesday, October 08, 2013 7:23 PM  
**To:** Dillinger, Barbara  
**Subject:** Block 137

To the Development Review Committee:

I just shared the following thoughts with the City Council, and would like to share this with you as well. Thank you for your consideration.

- To the City Council -

I have been withholding judgment on the proposed redevelopment for the block occupied by Wizer's until I knew more about it. At this point, I have read descriptions of the development under consideration and walked many times around the area attempting to visualize the new buildings in their proposed location.

I can now say that I agree with the many citizens expressing concern about the scale and density of the proposed apartments. I urge you also to walk through that area and envision what such a large set of structures would do to the feel of the area. I agree that it would vastly detract from the village feel and the charm of our downtown core.

I must say I am surprised that this is the route currently being pursued by the Council. Is such high density housing prompted by an eagerness to maximize city revenues? Should this be our number one priority? Is the council motivated by a desire to move this development along as quickly as possible? Understandably, the redevelopment of Block 137 has been talked about for many years, and there's an urge to move the project forward, rather than incur more delays. But again, is this a high priority? I have to believe that this is an extremely desirable property, and if the current developers proposing this design are unwilling to build something smaller and better suited to the site and more compatible with the community's desires, then surely other developers would be eager to step forward.

I want to thank all of you serving our City for your hard work, your willingness to volunteer significant hours on our behalf, and your perseverance in the face of unending criticism from all sides on nearly every project. You all deserve medals! Thank you for considering the points made here.

Best wishes,  
Joan Freed

## Comments received Oct 7 – Oct 11, 2013

425 Fairmont Road  
Lake Oswego, OR 97034

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**From:** Bennett, Ron [[mailto:Ron\\_Bennett@mentor.com](mailto:Ron_Bennett@mentor.com)]

**Sent:** Wednesday, October 09, 2013 3:49 PM

**To:** Council Distribution

**Subject:** Wizer block proposal

Dear City Council,

I agree with the "SaveOurVillage" position that the aggressive development plans for the Wizer block are inappropriate and detrimental to the long-term livability of the city core.

I understand the desire to make the development profitable, but I encourage you to look for ways for the developer to turn a reasonable profit while retaining the current "village" feel of downtown. Two (or at most three) stories is a workable height limit.

The proposed density of this development would likely increase crowding and congestion to the point that I would stop using the adjacent businesses.

A voter,  
Ron Bennett  
503-887-6570

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**From:** Jonathan More [<mailto:jm@reachtech.com>]

**Sent:** Tuesday, October 08, 2013 2:19 PM

**To:** Council Distribution; Dillinger, Barbara

**Subject:** Wizer's development

Dear Lake Oswego City Council and Development Review Commission,

I am a small business owner with offices at 2nd and B Avenue. My business is growing and I am hiring into well paid positions here in downtown Lake Oswego. I want to keep my offices here in downtown Lake Oswego - it has a lot to offer, and my employees like it here as well. I also live in Lake Oswego and can walk to work.

I recently saw the plans for the Wizer's redevelopment and I think it will be detrimental to me and others working in downtown Lake Oswego. The traffic eastbound on A Ave in the late afternoon is already bad and such an oversized development will make it much worse. I am very surprised that the 5 story project was approved even though it violates existing City Code for max 3 stories. If I tried to build a 5 story building on the empty lot on B I doubt you would

## Comments received Oct 7 – Oct 11, 2013

let me. The idea that the City will contribute \$6 million of our money for a project that is arguably not in the best interest of those who live and work near downtown is baffling.

Is this a done deal? I hope it can be reviewed and made more like the original mixed use proposal - more like the development across the street at 1st and A.

Best Regards,

Jonathan More  
President  
Reach Technology Inc.  
155 B Avenue Suite 200  
Lake Oswego OR 97034  
Office: 503-675-6464 ext.111  
Fax: 503-675-7554

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**From:** Bob Russ [<mailto:mlrrrr2@comcast.net>]  
**Sent:** Thursday, October 10, 2013 11:54 AM  
**To:** Simpson, Anne-Marie; Hughes, Lauren; Gudman, Jeff  
**Subject:** Wizer Block Development

Thank you all for responding to our e-mail letter. We didn't expect a reply; we were simply asking that our concerns about the Wizer Block plan be noted.

Mr. Grudman, after your NO federal funds comment, we did some follow-up homework to discover the City's \$6,000,000 contribution would be local L.O. citizen property tax receipts earmarked for urban renewal. This is terrible news.

How can a 4-5 story housing project in the heart of LO's small core downtown "village" possibly be viewed as a city improvement worth investing \$6,000,000 of local funds into? This project is on the same comparative scale as constructing a massive multi-story housing project in the center of Disneyland. Charming downtown LO is as much of a gem to us here locally as Disneyland is to the world.

As City leaders, you have full control over the use of City funds (without outside federal funding "strings") and every leadership effort should be made to protect our beautiful city and upgrade downtown's weakest characteristics, not make the city worse by compounding existing traffic and core parking problems via allowing and contributing funding to construction of a huge eyesore in the center of town. Lets not ruin our small little Disneyland right here in Lake Oswego.

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## Comments received Oct 14 – Oct 18, 2013

[leighmerr@gmail.com](mailto:leighmerr@gmail.com)

This is to convey my concern and disagreement with what is planned for the redevelopment of the Wizer block. I have the following objections:

The small town atmosphere and physical appearance of Lake Oswego is unique and has intrinsic economic value worth preserving.

The overall size and scope of the proposed structure is too big for this small town.

The exterior of the building is sterile, unappealing and does not complement or coordinate with existing structures.

5 stories is not at all appropriate for this town or location. We do not want LO to look like The Pearl or Beaverton.

Apartment renters and non home owners will cause a transitory, non committed population to be drawn here.

The cars, parking, traffic, noise, congestion will destroy what is special about LO.

The number of retail and restaurants planned for the complex is too few. This structure brings masses of people and their cars and dogs but adds too little to the ambience and availability of services.

I really don't understand why this is being considered.

None of the neighbors I've talked to think this is a good plan.

Who is this intended to benefit?

PLEASE work with the citizens and listen to what we want.

Thank you for reading this.

Leigh Merriman  
676 9th St  
503 675-0446

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**From:** [carfidalgo@gmail.com](mailto:carfidalgo@gmail.com) [<mailto:carfidalgo@gmail.com>]

**Sent:** Saturday, October 12, 2013 10:52 PM

**To:** Council Distribution

**Subject:** Wizer Block development

I'm writing to express my opposition to the thoughtless development proposal for the Wizer Block. it is insane to consider 228 apartment units and condos in five stories. As it is the streets surrounding the block are presently very congested with traffic and the impact of such density will degrade the urban character of the area. It is so evident that the main criteria being considered is maximizing units for economic benefit to developers. This is NOT about enhancing the city in anyway shape or form.

Please consider redesigning the block with lower density, maintaining existing character and minimizing traffic congestion.

Carmen J Kasrawi  
Nofal Kasrawi, AIA Emeritus

13 Grouse Terrace

## Comments received Oct 14 – Oct 18, 2013

Lake Oswego, OR

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**From:** [robber44@comcast.net](mailto:robber44@comcast.net) [<mailto:robber44@comcast.net>]

**Sent:** Sunday, October 13, 2013 4:14 PM

**To:** Council Distribution

**Cc:** Dillinger, Barbara; [saveRvillage@aol.com](mailto:saveRvillage@aol.com)

**Subject:** 5 story 228 apartment complex on Fist and "A".

How does a 5 story, 228 apartment complex, on the corner of First and "A" fit into, "a community of small structures that appears and operates like a traditional small town". (1)

Answer: IT DOES NOT!

How does a 5 story, 228 apartment complex on the corner of First and "A" fit into, "new building shall be no greater than 3 stories tall". (2)

Footnotes: (1) Lake Oswego's own City Code

(2) Lake Oswego's own City Code

Then how did this 5 story, 228 apartment complex on the corner of First and "A" get their?

Answer: Lake Oswego's own City Council.

Lake Osweo does not need nor want a 5 story, 228 apartment complex, on the corner of First and "A".

Lake Oswego does need a new City Council that can comprehend and understand the meaning of (1) "A community of small structures that appears and operates like a traditional small town" and (2) "new structures shall be no greater that 3 storie tall.

R.L. Riggs

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**From:** kathleen akiyama [<mailto:kathleenrose51@yahoo.com>]

**Sent:** Tuesday, October 15, 2013 10:54 AM

**To:** Council Distribution

**Cc:** Dillinger, Barbara

**Subject:** save our village

My husband and I attended the Evergreen Neighborhood meeting introducing us to the planned redevelopment of the Wizer block. We have been very excited about this because we walk to everything downtown. That is what drew us to this area. Having studied design I was greatly disappointed about the proposed plan. It does not take a design professional to see that the proposed plan is greatly out of scale with the surrounding buildings. Beyond the fact that the density would make the area unlivable for

## Comments received Oct 14 – Oct 18, 2013

all concerned, it just looks too big on the elevation drawings. According to a flyer left on my porch this week in order to make it out of scale, they would have to attain from the city planning board several exceptions. Our opinion is that these should be unquestionably denied. I have to wonder why the architectural firm in this case did not advise their client to stay within the boundaries of the city guidelines. Even with that, the project may still look massive and out of place but certainly more tolerable. If they need to put in this many units to make a living, then I would suggest doing a project someplace else where density is not such an issue. (try the Pearl)

Regards,

Kathleen and Dennis Akiyama

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From: Kim DeMent [<mailto:kim.dement@gmail.com>]

Sent: Tuesday, September 17, 2013 5:14 PM

To: Council Distribution

Subject: Wizer Development

Dear Council Members,

I have become aware that the new development for the Wizer Block is going to include over 200 apartment dwellings. I am very concerned that this is NOT in alignment with the community poll that I completed as a home owner and citizen concerned with the future growth of Lake Oswego. What about the small, single level dwellings that down-sizing citizens are looking to purchase? What about the accessory dwellings people need to have approval to build to accommodate older family members or helpers? I do not agree that this prime piece of property, so well located to services, should become the private backyards for hundreds of apartment dwellers who do have the same investment in the community that those of us currently do. Please consider reviewing this process with more transparency to the community so that we can get all the facts and weigh in.

Sincerely,

Kim DeMent

814 Lakeshore Rd

Lake Oswego, OR. 97034

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**From:** George Kent [[kent1921@comcast.net](mailto:kent1921@comcast.net)]

**Sent:** Tuesday, October 15, 2013 6:24 PM

**To:** Council Distribution

**Subject:** Wizer Block

There has been a lot of concern about too many dogs when the apartments open. There is a simple foolproof solution:

NO PETS IN THE COMPLEX EITHER FOR BUYERS OR RENTERS.

This may reduce the pool of potential buyers and renters, but it works. I own a condominium in Hawaii that has had this rule for 30 years. The complex has 10 buildings, 440 condominiums, beautiful large grounds - the NO PETS works!

## Comments received Oct 14 – Oct 18, 2013

George Kent  
45 year Oswego resident  
547 Northshore Rd, LO, 97034  
503-697-9701

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L O City Council:  
councildistribution@ci.oswego.or.us

Dear Council Members:

First I would like to tell you that I am very proud and happy with the design of block 138. I was present when Virginia Campbell started drawings of block 138. At that time I considered buying the property. Bill Headley wanted to make block 138 into a park. Our Village atmosphere is wonderful but it could be destroyed by the huge complex you are considering. First, five stories will dwarf the mall. Second consider your traffic and parking problems. Each of the 228 condo-apartments should have two parking spaces and 1.4 as proposed. Traffic will be impossible. This huge complex could destroy our beautiful village atmosphere. I suggest that you consider other designs or modify the present one to address the above issues.

Respectfully submitted

Roberta W Pierce  
Board Member -Oswego Heritage Council  
547 Northshore Rd, LO 97034  
503-697-9701

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**From:** Sue Tiernan [<mailto:suehtiernan1@aol.com>]  
**Sent:** Wednesday, October 16, 2013 2:16 PM  
**To:** Dillinger, Barbara  
**Subject:** Help Save Our Village

Development Review Committee,

Please choose a better plan for the Wizer block 137, like something on a much smaller scale. It looks and sounds like something they'd put in downtown Portland. We are too small and that's what's nice about Lake Oswego. People move out of the city to experience small town life and that proposal would ruin it. I grew up here and raised my children here because it was a nice small town. Hope you consider our comments. Sue Hart Tiernan

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**From:** William Bigas [<mailto:wbigas@gmail.com>]  
**Sent:** Wednesday, October 16, 2013 3:14 PM  
**To:** Council Distribution; Dillinger, Barbara; [saveRvillage@aol.com](mailto:saveRvillage@aol.com)  
**Subject:** Save Our Village

## Comments received Oct 14 – Oct 18, 2013

We feel strongly that the development of Wizer Block 137 as currently conceived is an **affront** to our lovely Lake Oswego Village atmosphere and quality of living here.

1. The density of 228 apartments and condos, in addition to the added retail space, will add much congestion and interfere greatly with the existing flow of the downtown area: **not enough parking (both public and tenant)**, congestion on/from Hwy 43, overcrowding of Millenium Park, congestion on A Street and the surrounding neighborhoods, etc.
2. **Violates** the current height restriction of 3 stories with exception of 4, not the proposed 5 stories.
3. **Violates** the city code of the village character (small scale structures).
4. What about all the hundreds of dogs from the 400+ new residents? Seriously.

The way we see it, if this development goes through, there typically will be no parking downtown for the use of our citizens (there is a marginal amount now). Hence people will not frequent the stores and restaurants there because there will be nowhere to park. Might as well go to Portland or Bridgeport.

We retired here because of the unique flavor of Lake Oswego. We don't want it to turn into another Santa Monica or Palo Alto. Have you folks ever been to these places? We have.

Why greedy real-estate people are allowed to pursue these developments with the blessing of the City Council, and then good natured citizens have to fight them off, is a mystery. First the Trolley, then the Foothills development, now this.

Please think objectively about the negative consequences of this development. The original Wizer Plan only called for 30-70 new housing units. Not 228. Try to imagine going downtown with this new **behemoth** towering over all the nice stores we already have, and finding nowhere to park.

Bill and Suzanne Bigas  
1708 Village Park Ln  
Lake Oswego, OR 97034

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**From:** LARRY HAYES [<mailto:larrykarenhayes@msn.com>]

**Sent:** Wednesday, October 16, 2013 4:24 PM

**To:** Dillinger, Barbara

**Subject:** view from older Oswegan

Hello,

When my wife and I moved to sleepy hollow LO 35 years ago, we liked the fact that there were few restaurants and gathering places. Hopefully we will keep some of that serenity and small town America feeling that we enjoyed back then. The density has increased since then but one can still find parking downtown or a quiet walk around Milenneum Park with the current lineup of businesses in downtown LO. There is a perfect balance of commercialism and a small town atmosphere in LO as it is now.

However if the proposed 5 story building with 228 condos goes up, parking will be scarce and lines to get a coffee, yogurt or into a restaurant will become commonplace. The peacefulness that we have will no longer exist. A five story building will dominate the area like an ugly big top circus tent. Moveover,

## Comments received Oct 14 – Oct 18, 2013

rental units will bring a temporary, possibly unsavory crowd into LO who will have no ownership in anything LO let alone any interests in preserving the ambiance of our downtown area.

Please don't allow such a structure to be built in our beautiful downtown LO. We finally solved the WEB situation albeit after the fact so hopefully we can stop such a monstrosity of a building before construction starts.

Thanks for your attention,

Larry Hayes  
Village On The Lake Neighborhood  
Lake Oswego, OR  
503-635-4952

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**From:** Laurence Spiegel [<mailto:laurencespiegel@gmail.com>]  
**Sent:** Wednesday, October 16, 2013 3:50 PM  
**To:** Reynolds, Janice  
**Subject:** Wizer Block

The development proposed for the Wizer Block looks awful. It is too big for Lake Oswego. The additional traffic it brings will keep me from shopping in Lake Oswego.

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Laurence H. Spiegel, Attorney at Law  
4321 Bernard St.  
Lake Oswego, OR 97035  
503 890-0731  
FAX: 503 635-7506

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**From:** Jan Thede [<mailto:jthede@agloan.com>]  
**Sent:** Thursday, October 17, 2013 7:36 AM  
**To:** Dillinger, Barbara  
**Cc:** Council Distribution; [mforbes@lakeoswegoreview.com](mailto:mforbes@lakeoswegoreview.com)  
**Subject:** Block 137

I have been a resident of Lake Oswego since 1990. This is my first letter to the city. That's how strongly I feel that the proposed development for Block 137 is too massive. I love what was done to the surrounding blocks. It seems like it took forever to get to that stage, but the end result has been fantastic. It actually gave us a real "town square" feel. The Wizer block has been an eyesore in the middle of it for years. It would be tragic to ruin the small-town feel of what has already been developed by moving ahead with the current 5-story massive project that has been proposed. What happened to our City Code restricting height to 3 stories? Too many units will just ruin the feel of the area. The current plan is just too big in every aspect. Please don't ruin what the city worked so hard to establish.

## Comments received Oct 14 – Oct 18, 2013

We finally have the chance to finish a lovely project. It has taken years to get the Wizer block. What's a little longer, if it means getting it right? More is not better. Bigger is not better.

Thank you.

Jan Thede  
1695 Village Park Lane  
Lake Oswego

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**From:** Pam Fyre [<mailto:psfyre@aol.com>]  
**Sent:** Thursday, October 17, 2013 3:27 PM  
**To:** Council Distribution; Dillinger, Barbara  
**Subject:** Wizer development

Dear Council Members and Development Review Committee:

First, I want to thank you for your service to our town.

Secondly, I object to the density and height of the proposed development on the Wizer Site. I am dismayed that you think this plan will enhance our carefully planned village square feeling. I think that the number of living units should be reduced, and that the majority of them should be condos for purchase by the public, not rental units. I also think that a small boutique hotel would be a fantastic addition to this beautiful and vital area of our town.

I do not think that the proposed parking plan is sufficient. This huge development would dwarf, and over use our charming Millennium Park, which is probably the most popular of our city parks.

Thirdly, I do not want the city to allocate \$6,000,000. of public funds. If this is a viable development, it should stand on it's own. We built a home in LO 4 years ago and were charged very high development rates, permit fees, inspection fees, etc. And don't get me started on property taxes!! I highly object to any public funding for this project.

In short, I urge you to reconsider your initial approval of the present proposed plan, and encourage the developers to go back to the drawing boards and come up with a smaller, less imposing structure which would continue the charming village ambience that the area now exudes.

Thank you,

Pamela Fyre  
426 Fairmont Road  
Lake Oswego, Oregon 97034

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## Comments received Oct 21 – Oct 25, 2013

**From:** "William D. Beard" <[bill@btsi.com](mailto:bill@btsi.com)>

**Subject:** Proposed Wizer development

**Date:** October 20, 2013 4:42:12 PM PDT

**To:** "[councildistribution@ci.oswego.or.us](mailto:councildistribution@ci.oswego.or.us) Council" <[councildistribution@ci.oswego.or.us](mailto:councildistribution@ci.oswego.or.us)>

**Bcc:** Jerry Marlow <[jmarlow@teleport.com](mailto:jmarlow@teleport.com)>, John Metcalf <[john.metcalf@brookwater.net](mailto:john.metcalf@brookwater.net)>, Tom Kennedy <[tfkennedy@mac.com](mailto:tfkennedy@mac.com)>, Mike Kelly <[milakelly@comcast.net](mailto:milakelly@comcast.net)>, "[mullen@web-ster.com](mailto:mullen@web-ster.com) Mullen" <[mullen@web-ster.com](mailto:mullen@web-ster.com)>, "<[charlesmcollins1@me.com](mailto:charlesmcollins1@me.com)> Collins" <[charlesmcollins1@me.com](mailto:charlesmcollins1@me.com)>, "<[steve@sjmeats.com](mailto:steve@sjmeats.com)> Steve" <[steve@sjmeats.com](mailto:steve@sjmeats.com)>, Mike Hasson <[hassonm@hasson.com](mailto:hassonm@hasson.com)>, RICK MOULTON <[rickmolton@msn.com](mailto:rickmolton@msn.com)>, Victoria Beard <[vybeard@hotmail.com](mailto:vybeard@hotmail.com)>

Dear Mayor and Council Members,

I don't know if the downtown Wizer development has already passed final approval. If not, please consider the view (although anecdotal from conversations with other LO citizens) that the vast majority of citizens do not favor high density living and are opposed to increased congestion in LO. Certainly those few who desire a high density environment can move to downtown Portland or any large metropolitan area.

One of the great things about LO is it's unique quality of life. Please don't sacrifice that quality in the quest for increased development and greater tax revenues.

Thank you for consideration.

Best regards,

Bill Beard

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**From:** Susan Hornung <[susanhornung@hotmail.com](mailto:susanhornung@hotmail.com)>

**Date:** October 20, 2013 at 2:37:15 PM PDT

**To:** "Dillinger, Barbara" <[bdillinger@ci.oswego.or.us](mailto:bdillinger@ci.oswego.or.us)>

**Subject:** Wizer block

Hello DRC,

LO worked so hard to create the wonderful Millennium Park. Additionally we spent many years and some acrimony to develop Lake View Village. The block next to Wizers on the other side was carefully developed also.

We have a downtown that is really starting to look great. However, the plan for the Wizer block is just too large and not in keeping with the village look we have so carefully been developing during the last 13+ years. Please reconsider.

We support business and the needed redevelopment in downtown, but this will not enhance such a prime location in the middle of downtown. I know the artist's rendition always shows the nice walkway and art sculpture, but check out the face on A Ave including the height in relation to the other two blocks. Then go to the park and imagine the looming buildings facing it.

## Comments received Oct 21 – Oct 25, 2013

Additionally the parking for that much retail is not sufficient. We don't want a situation like the Lake Grove remodel (Zupan's etc.) where the demand for parking is so difficult that it discourages customers from some of the stores. Talk to some of the store owners there.

Please consider reducing this development as currently conceived.

Cheers, **Susan**

"Spend some time this weekend on home improvement; improve your attitude toward your family"

Bo Bennett

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**From:** Ann Hadley <[starstwinkleandshine@gmail.com](mailto:starstwinkleandshine@gmail.com)>

**Date:** October 19, 2013 at 8:05:45 PM PDT

**To:** "Dillinger, Barbara" <[bdillinger@ci.oswego.or.us](mailto:bdillinger@ci.oswego.or.us)>

**Subject:** Wizer redevelopment

We are opposed to the massive size of the proposed development and believe it does not fit with the village character of the city. It will make us just another Pearl district with all the problems that go with it.

Ann and Dick Hadley  
Orchard Springs Road  
Lake Oswego

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**From:** RICK MOULTON [<mailto:rickmolton@msn.com>]

**Sent:** Sunday, October 20, 2013 8:11 PM

**To:** Council Distribution

**Subject:** Development of Wizer Block

Council Members,

Our downtown area doesn't need nor can it handle the congestion that will be caused by high density housing. I am in agreement with developing the Wizer Block with a few condominiums and businesses, but not apartments.

Apartment dwellers carry some baggage with them because they are temporary and don't have the commitment to the community that homeowners do. They aren't necessarily concerned about property values and thus don't have the same outlook as owners.

To avoid another mistake and allow a development that most of our citizens don't agree with, please do not approve the currently proposed plan. Let's concentrate on improving our community with sensible development and not get carried away with such grandiose plans.

I thank you for considering my humble opinion.

Rick Moulton  
L O Citizen

## Comments received Oct 21 – Oct 25, 2013

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From: [les@furnanz.com](mailto:les@furnanz.com) [mailto:[les@furnanz.com](mailto:les@furnanz.com)]

Sent: Sunday, October 20, 2013 9:26 PM

To: Council Distribution; O'Neill, Skip; [mkehoe@ci.oswego.or.us](mailto:mkehoe@ci.oswego.or.us); Jordan, Donna; Gustafson, Jon; Gudman, Jeff; Bowerman, Karen; Studebaker, Kent

Cc: [saveRvillage@aol.com](mailto:saveRvillage@aol.com); [nandpprichard@msn.com](mailto:nandpprichard@msn.com)

Subject: Balance Block 137

City Council Members,

This is a request that you scale back the current plans for Block 137 to ensure that it better matches its Millennium Park, Lake Village, downtown, and Evergreen neighborhood setting. Please take seriously the scores of letters to the LO Review, the Save Our Village organizations requests, and the Evergreen neighborhood survey where 69% of polled Evergreen residents disapproved of the current concept (LO Review, October 17).

<http://www.ci.oswego.or.us/lora/block-137-development-wizer-block>

Height

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"four- to five-story buildings" would be visually overwhelming

Number of units

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"between 215 and 228 higher-end residential units" would overwhelm the neighborhood, doubling the Evergreen population

Parking & Traffic

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"457 parking spaces" would overwhelm neighborhood roads, while doubling existing parking (Block 138 has 365 spaces).

Also, "135" public spaces are not sufficient for Block 137 retail business, further adding to area congestion.

In summary the current proposal is "too high," "too many units," and "automobile-congestive". Some scaling back is appropriate.

Thanks for your consideration,

Les Furnanz

First Addition resident

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**From:** Allison Hill [mailto:[allison.hill@gmail.com](mailto:allison.hill@gmail.com)]

**Sent:** Monday, October 21, 2013 10:54 AM

**To:** Dillinger, Barbara; [councildistribution@ci.oswego.or.us](mailto:councildistribution@ci.oswego.or.us)

**Cc:** Nick Hill

**Subject:** Wizer Block Development

## Comments received Oct 21 – Oct 25, 2013

Hello,

I'm writing as a Lake Oswego resident to urge you to reconsider the development plans for the Wizer block in downtown LO. The proposed 5 story apartment building seems much too dense for that location - I'm concerned that it will have a negative impact on traffic, parking, and the general enjoyment of that area.

Thank you for your consideration and efforts in maintaining our beautiful community.

Sincerely,  
Allison Hill

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From: [wendywluca@gmail.com](mailto:wendywluca@gmail.com) [<mailto:wendywluca@gmail.com>]

Sent: Saturday, October 19, 2013 2:36 PM

To: Dillinger, Barbara

Subject: SERIOUSLY?????

Development Review Committee -

You can't be serious to think that the current plan for developing the Wizer Block 137 makes any kind of sense for the City of Lake Oswego and it's residents.

The Lake View Village development was tasteful, provided the citizens with retail shops, restaurants and available parking. The Millennium Park Plaza provides for lovely outdoor space for residents, for the Farmers Market, concerts, etc.

The impact of 4-5 level buildings, 228 apartment units with minimal parking will detract immensely from what the City has accomplished. We do not need that kind of people, animal, car density within such a confined space!! How will this mass of people affect our schools, libraries, roads, services?? Not positively, that's for certain.

Redevelopment is one thing. Overdevelopment is short-sighted, and will destroy the Village character that Lake Oswego is known for.

Please do the job you were sent there to do and respect what Lake Oswego is all about.

Wendy Lucia  
Lake Oswego

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From: Robert Crawford [<mailto:rosefinch@comcast.net>]

Sent: Saturday, October 19, 2013 10:57 AM

To: Dillinger, Barbara

Subject: Oswego village development

Hello,

## Comments received Oct 21 – Oct 25, 2013

I am writing to support the movement to stop the new development on Wizer block 137. We enjoy walking in the village and going to shops, restaurants and the farmers markets most weekends and cannot imagine the crowds with this many new apartments and condos being built. We also commute to work via HWY 43, this is also bound to get much worse and will be a negative impact for us.

The lack of parking and crowds will definitely stop us from going to village as often as we currently do.

Sincerely,  
Dalika Crawford  
Lake Oswego resident

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From: James Craven [<mailto:jpcpdx1@mac.com>]  
Sent: Saturday, October 19, 2013 10:05 AM  
To: Council Distribution  
Cc: Dillinger, Barbara  
Subject: Block 137

Dear Lake Oswego City Council members,

This email is in opposition to your approved plans for block 137, which are out of character with the surrounding community. Further, the architecture is mundane and below the high standards of our community. I am not sure where the forces (money) originates to push this monstrosity through, but the outcome will be a permanent catastrophic change to our downtown, bringing in density and associated traffic akin to Tanasbourne or Sunnyside. Most of us live here to avoid that. Must we let the conventional mall / urban developers run this show to their profit, making another development which maximizes profit and minimizes aesthetic and function? This property could be tremendously successful, and tremendously profitable without this bulk and density. Come on councilors. It's time to think a little harder and get out of the box. The current Wizer building, tired as it is now, was a cutting edge, post-modern beauty when it was built. Where is that kind of ingenuity now? Where are the architects who will pay some homage to this LO landmark when they redesign our city living room? The current redevelopment plans for block 137 are poorly considered. They do not warrant our city's participation nor our tax dollars. Scrap them and start over.

Jim Craven  
Chandler Rd, LO

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**From:** Cassandra Platz [[mailto:c\\_platz@comcast.net](mailto:c_platz@comcast.net)]  
**Sent:** Monday, October 21, 2013 10:26 PM  
**To:** Council Distribution  
**Cc:** Doug Platz  
**Subject:** Wizer Block 137 proposed development

Dear Mayor and Councilors,  
I'm writing to protest the proposed development of Wizer Block 137.

## Comments received Oct 21 – Oct 25, 2013

First, the large scale of the project, with over 200 housing units, is not a fit or match for the surrounding Lake Oswego neighborhoods. Lake Oswego is a suburban community with an unique connection to the natural outdoors, not an urban environment, and the proposal is more appropriate to a larger, denser city area.

While the adjacent Lakeview Village & Evergreen condos are three stories, they are accessible, with stepped back elevations, and seem to appropriately fit their environment precisely *because* of the more open blocks and lower elevations surrounding them.

Second, I'm opposed to the density problems that would result, particularly parking, car traffic, and congestion. I live and work in Lake Oswego and I often commute along A Avenue & State St. I frequent the Lakeview Village and other shops along A Avenue at least three or four times a week for shopping and dining. However, I foresee that I will begin to avoid the areas around Block 137 with its increased traffic, less accessibility, more crowds, and less sunlight.

I question the demand for a development of this scale. Is there truly a demographic that is clamoring to move into the 200 plus apartments or condos? Can we really accommodate possibly 400 or more residents, their cars, and their pets, in this one block?

Thank you,

**Cassandra Platz**

[C\\_platz@comcast.net](mailto:C_platz@comcast.net)

(503)502-7532

1555 Ivy Court

Lake Oswego, OR 97034

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**From:** Katharine Kremer [<mailto:kkremerdesigns@msn.com>]

**Sent:** Tuesday, October 22, 2013 11:49 AM

**To:** [mforbes@lakeoswegoreview.com](mailto:mforbes@lakeoswegoreview.com); Council Distribution

**Cc:** Dillinger, Barbara

**Subject:** Wizer Project

Below are my thoughts about the Wizer re-development. I have also attached the letter as a document.

22 October 2013

Dear Friends,

I have reviewed the LORA board presentation documents from the August 27th meeting. Generally I like what I'm seeing and appreciate the thought and sensitivity that has been brought to the design process so far. I think we have more to do before it fits our community.

I am a long time Lake Oswego resident, 43 years. I also am a building designer specializing in highly custom residential new and remodeling construction design.

Here are my concerns about the Wizer development:

## Comments received Oct 21 – Oct 25, 2013

1. First Street parking access- it seems to me there is already a large volume of vehicle and foot traffic on First Street and increasing the vehicle traffic would be detrimental to the pedestrian feel of the street. I see First Street as a sort of extension of Millennium Park. There will be far more foot traffic between the two sides of First Street once this development is realized.
2. Traffic- I think the increase in traffic will need to be addressed. I wonder how the congestion we already have during peak times will be affected by the increase in vehicles "living" downtown.
3. I think the building would fit better into the space with one level removed. The buildings would not loom so much over the adjacent sidewalks and the truncated "Tudor" facades can reach their natural peaks.
4. I would like the stucco to look less stark, a softer color.
5. It isn't clear to me that there is allowance for secure bicycle parking and charging for electric vehicles in the residential parking spaces. I would like to see these two things included if they haven't been.
6. I agree with what others have said about meeting the pet waste challenge. This needs to be carefully addressed as Millennium Park should not be the de facto dog latrine.

Thank you for considering my concerns,

Kathy Kremer  
1040 Oak Terrace

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From: [bmichels56@hotmail.com](mailto:bmichels56@hotmail.com)  
To: [mforbes@lakeoswegoreview.com](mailto:mforbes@lakeoswegoreview.com)  
Subject: Letter to Editor  
Date: Thu, 17 Oct 2013 12:47:19 -1000

Dear Editor,

I am writing to express my concern regarding the proposed development at the site of the existing Wizer building in downtown Lake Oswego.

Like many residents, I am pleased with the development on First & A Avenue. My family and I enjoy the dining options available at Lake View Village and the opportunity to join friends for coffee at a table with a view of the lake. The architecture and lay out is conducive with the "village feel" that we enjoy in Lake Oswego. (I grew up in this town and remember that feeling years ago; it's something that makes our lake town so special.)

I was surprised to learn that the proposed changes to the Wizer building would not support the small town feel that we enjoy. The plan to build a large, five story complex with hundreds of apartments and parking spaces would alter a big reason why Lake Oswegans love living here. Add to that the introduction of many tenants, their cars, dogs, traffic, and congestion.

If we are not mindful of the village we hold dear, Lake Oswego will just become another busy suburb.

## Comments received Oct 21 – Oct 25, 2013

Sincerely,

Betsy Michels  
2440 Overlook Drive  
Lake Oswego  
[503-850-4860](tel:503-850-4860)

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Linda,

I would like to express my objections to the Block 137 Plan for development that is currently under consideration. My concerns are shared by most of my Lake Oswego friends and acquaintances, that the current proposal will add undesired congestion to our downtown area. We don't want high density housing in the downtown area. While I am not opposed to development of Block 137, this plan is not what I would like to see. Maybe a few condominiums and some small businesses would be acceptable, but not apartments.

Let's be smart about how we development this area and keep the feel of Lake Oswego as a bedroom community. If people want the hustle and bustle of a larger city, South Portland has plenty to offer. Proceeding with the currently proposed plan is not in keeping with the vast majority of our citizens. We have had several years of our city leaders proceeding with plans against the wishes of the citizens. Let's not make the mistake of proceeding with this plan.

Rick Moulton  
Citizen of Lake Oswego  
[rickmoulton@msn.com](mailto:rickmoulton@msn.com)

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**From:** Katherine [<mailto:kchartraw@yahoo.com>]  
**Sent:** Tuesday, October 22, 2013 2:43 PM  
**To:** Dillinger, Barbara  
**Subject:** Wizer Block 137 plan opposition

I am a brand new resident of Lake Oswego and I picked the town for its lovely village feel. I am horrified to read about the plans for block 137. The shops and parking and lake area are lovely in the downtown area. The huge buildings and density issues are going to be a blight on my new hometown. I beg you to reconsider and scale back on the development proposal. The LO city code for three stories should give plenty of profit to the development company and still maintain our small town feel.

Please reconsider this development!

Katherine Chartraw  
23 Mountain Circle  
Lake Oswego

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## Comments received Oct 21 – Oct 25, 2013

**From:** [kathy3060@comcast.net](mailto:kathy3060@comcast.net) [<mailto:kathy3060@comcast.net>]

**Sent:** Thursday, October 24, 2013 10:25 AM

**To:** Council Distribution

**Subject:** Wizer Block 137 - please reconsider

Please seriously reconsider the volume of housing and related impact regarding the development on Wizer Block 137. Our town is wonderful, and we'd like to keep it that way without over-building in key areas. Thank you advance for listening to input from what Lake Oswego residents really want. Kathy Mount

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**From:** Susan Mitchell-Miller [<mailto:susanmmitchellmiller@msn.com>]

**Sent:** Thursday, October 24, 2013 1:03 PM

**To:** Dillinger, Barbara

**Cc:** [saveRvillage@aol.com](mailto:saveRvillage@aol.com)

**Subject:** Redevelopment for Block 137

I am writing in support of the Save Our Village organization. I agree that 228 new apartments will pose many problems for traffic and quality of life in the LO downtown area.

The project needs to be reviewed and the number of apartments needs to be downsized.

I am especially concerned after reading the article "Problems with dogs..." and their waste material.

I agree that 30 units is very reasonable and adding green space would be very appropriate. resident of the Westlake area of LO. I attend church at Our Lady of the Lake and frequently visit downtown LO. I like the downtown as it is, very friendly, inviting, clean, and walkable.

Susan Mitchell-Miller

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**From:** Kristy Light [<mailto:kristyslakehouse@aol.com>]

**Sent:** Thursday, October 24, 2013 1:29 PM

**To:** Dillinger, Barbara

**Cc:** [coucildistribution@ci.oswego.or.us](mailto:coucildistribution@ci.oswego.or.us)

**Subject:** wizer block

My name is Kristy Light and I live at 157 6th St. Lake Oswego, in the evergreen neighborhood. I have been to three evergreen meetings and two city council meetings. Me and my neighbors were just informed about this project in June. It appears that our association new of it long before we were informed. I like most others am fearful of 228 apartments going in. I was all for 60 condos with retail and restaurants, but if the city approves this along with Gene Wizer, I will be moving as long as my property value has not gone too far down. I already have employees of Zeppos parking up here, I just cannot imagine 228 apartments right in that block. Try to turn left on State street now is difficult during peak times, and when that restaurant on the lake is getting a beer delivery and the traffic is cut down to one lane, forget it. It wont take long before the people living in the apartments find other ways around state st. heading up evergreen and North Shore. Please do not do this to us. I have lived here for 13 years, I

## Comments received Oct 21 – Oct 25, 2013

graduated from Lake Oswego High School in 1968 and always have loved it here so my husband and I moved back here. Please wait for an better plan. Kristy

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**From:** Di D [<mailto:dddress@gmail.com>]  
**Sent:** Friday, October 25, 2013 10:23 AM  
**To:** Council Distribution  
**Subject:** Wizer block

Please let the city vote on the redevelopment. We do not want a 5 story building with limited parking space to ruin the feel of Lake Oswego.

Diane and Peter Dean

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**From:** Di D [<mailto:dddress@gmail.com>]  
**Sent:** Friday, October 25, 2013 10:25 AM  
**To:** Council Distribution  
**Subject:** Wizer Block 137

**Please follow city code and do not put up a 5 story building with limited parking in our beautiful city!**

**LO CITY CODE:** The code specifically defines the village character as "a community of small-scale structures that appears and operates like a traditional small town". . It also states "new buildings shall be no greater than 3 stories tall" with the possible exception of 4 stories in specific situations. (50.05.004)

Diane and Peter Dean

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**From:** [tatro4960@comcast.net](mailto:tatro4960@comcast.net) [<mailto:tatro4960@comcast.net>]  
**Sent:** Friday, October 25, 2013 10:39 AM  
**To:** Dillinger, Barbara  
**Cc:** Council Distribution  
**Subject:** Wizer Block

I have lived and owned property in LO since 1998 and have never written a letter to complain about anything, but the plans for the Wizer Block is JUST TOO MUCH! What are you thinking? One of LO'S biggest and most unique assets is the lake. So far, the development in the downtown district has been a rational compromise between developers' interests and preserving the small town character of the community. Development has done its best to enhance the lake and encourage people to spend time (and dollars) in downtown LO. What will the planned densely populated apartment complex add? Greatly increased traffic? Jockeying for too few parking spaces spilling over into adjacent neighborhoods? Where will the children from these apartments play? In the surrounding stores? In the street? In Millenium park that wasn't built for this purpose? Please think again. This is a prime piece of

## Comments received Oct 21 – Oct 25, 2013

property that deserves more creative, thoughtful planning. Don't jump into something that will forever be a blight on LO. Let's not jump into another situation like the WEB that has wasted taxpayer money, been a constant source of divisiveness, and brought into question the council and planning commission's credibility and interests.

Bonnie Tatro  
1690 Woodland Terrace  
LO

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**From:** Helen Leek [<mailto:helenleek01@gmail.com>]  
**Sent:** Friday, October 25, 2013 2:28 PM  
**To:** Dillinger, Barbara  
**Subject:** Wizer Block 137 plan

Dear City of LO Planning Dept:

I want to weigh in on the discussion of the density that is proposed for the development of Block 137.

You have restricted the size of homes built in First Addition and The Evergreen neighborhood. Yet you are willing to throw that entire concept under the bus to meet the needs of a developer. The proposed 228 unit apartment building is wrong on so many levels: not in scale with the structures around it, not in keeping with the "village" concept, lacking in any green space, lacking in adequate parking.

I am a 25 year resident of LO and have watched the planning department shape our town into a lovely place. You have certainly dropped the ball this time if you follow this proposed plan. You can do better and LO deserves better.

Sincerely,

Helen Leek

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**From:** Connie Tyson [<mailto:connietyson@comcast.net>]  
**Sent:** Friday, October 25, 2013 2:47 PM  
**To:** Dillinger, Barbara  
**Cc:** A Gary ĳ  
**Subject:** Wizer Block Re-Development

My husband and I have lived in Lake Oswego since 1978, and love our village/cottage feel when going to Farmers Market, shopping and enjoying the restaurants. What beauty and class we have now.

We have hoped for something as exciting for all the years of waiting for Wizers to let go, and let the city develop it. But, we are appalled at the enormity of the project proposed, and feel it is wrong for our town. The former mayor/city councils have dutifully helped create this beauty we presently have, but are not protecting it going forward with this plan, if it is allowed.

## Comments received Oct 21 – Oct 25, 2013

We will get dark, closed-in, crowded, and grid-locked by traffic. This will not be something to enjoy and be proud of, and will actually hurt the current retailers and restaurants, not help them, as more of us move on to the the other side of town, Lake Grove, to go to restaurants and to Bridgeport Village for shopping.

Don't allow this plan to be sustained. We need the block re-developed, just with care and beauty. Additionally, "logical" amounts of apartments like 30-60, not 228, should be considered with retail/restaurant below.

Please stop this plan. Re-do it. Take time, and do it right.

Connie Tyson and Gary Schaub  
16940 SW Greentree Avenue  
Lake Oswego, OR 97034

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**From:** [Dotholm@aol.com](mailto:Dotholm@aol.com) [<mailto:Dotholm@aol.com>]  
**Sent:** Friday, October 25, 2013 3:30 PM  
**To:** Council Distribution; Dillinger, Barbara  
**Subject:** Stop "Portlandization"!

Lake Oswego Planning Commission, Mayor and City Councilors,

We are emailing in response to the recent article in the LO Review, titled, "Wizer block: Stack'em and pack'em" by Tana Haynes. This "Citizen's View" is addressing the development of the Wizer Block 137.

We want you to know that we totally agree with Tana (and many others) and, as she recommends, we are joining the growing majority to stop "Portlandization" here in LO! The possible development of a five story apartment complex and all it entails, does NOT fit with the beautiful village feel of our downtown area. The parking problem alone, should give cause for concern! I cannot imagine looking up at balconies full of plastic deck furniture, BBQ's, bicycles, etc. while trying to enjoy a lovely dinner or walk near the lake!

The citizens of Lake Oswego expect and hope that you will adhere to the Council approved design code which will focused on mixtures of retail space, restaurants, boutiques, and only 30 - 70 rental units. This is a design that LO citizens are looking for and that will fit into the character of our city! Please do not be seduced by "Lady LORA Money"!!

Thank you for your time and thank you for your service to our city,

Dotty and Mike Holm

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## Comments received Oct 21 – Oct 25, 2013

**From:** Jane Myers [<mailto:janem712@gmail.com>]

**Sent:** Friday, October 25, 2013 4:05 PM

**To:** Dillinger, Barbara

**Subject:** Projected Development Project in Downtown L.O.

As a resident of Lake Oswego, I would like to add my voice to the many others against the idea of constructing a 5-story, 228 apartment complex on First and A streets. This would result in a huge mess during weekday commute times, not to mention a horrible parking and shopping situation 7 days a week, and the ruin of the village look and culture of downtown Lake Oswego.

Please do not let this plan go through.

Sincerely,  
Jane Myers

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## Comments received Oct 28 – Nov 1, 2013

**From:** Peter Arezzini [<mailto:peter@actionfromstrategy.com>]  
**Sent:** Saturday, October 26, 2013 5:43 PM  
**To:** Council Distribution  
**Subject:** Wizer Block

I am appalled at what you are planning for the Wizer block. It will completely **change the nature** of our beautiful downtown area and I am very much against this. You are letting the developers decide and their interests are not aligned with LO residents.

You need to take the current plan off the table and start over.

Peter Arezzini  
905 Country Commons  
Lake Oswego, OR

503. 803. 4340  
[peter@actionfromstrategy.com](mailto:peter@actionfromstrategy.com)

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**From:** Judy Wick [<mailto:judywick@gmail.com>]  
**Sent:** Saturday, October 26, 2013 7:14 PM  
**To:** Council Distribution  
**Subject:** No to huge Wizer development

As a 25 year Lake Oswego resident I strongly object to the massive development planned for the Wizer block. **Traffic** in the city core will be impossible, and I will do all my shopping elsewhere.

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**From:** Brent King [<mailto:brentkinglmt@yahoo.com>]  
**Sent:** Sunday, October 27, 2013 12:33 PM  
**To:** Council Distribution  
**Subject:** Block 137 Development

To whom it may concern,

Having spent much of my time in the last decade downtown, I am seriously concerned with what the proposed 228 apartment/unit complex will do to the **character, feeling, and ambiance** of our amazing city. I don't think it is wise to put in a huge complex that will do even worse to Lake Oswego's image than what the Worldmark Timeshare did to Seaside's. Our own downtown plan and council-approved design code does not back up such a **huge number of residential units** downtown. The 137 block needs to be predominantly commercial and even then within reason to maintain a good image.

I ask the you consider carefully before going ahead with a five story mega apartment complex that will pack units like sardines over an entire city block that is so crucial to the atmosphere of Lake Oswego. I ask that you place your vote on the side of the village character that most of you have pledged to maintain during your election champagnes.

## Comments received Oct 28 – Nov 1, 2013

Finally, this is not the legacy that we want to give a such an enduring, upright, and benevolent member of our community as is Gene Wiser.

Please! Please! Vote against any plan that would destroy our amazing small town atmosphere.

Thank you for your consideration,  
Brent King  
<http://brentkinglmt.com>

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**From:** Alma J [<mailto:tolovana@seasurf.com>]  
**Sent:** Sunday, October 27, 2013 12:38 PM  
**To:** Council Distribution  
**Subject:** Wizer block

Last year new Council members were elected with the promise of listening to constituents.

We want to register our dissatisfaction with the proposed **size and scope** of the redevelopment of the Wizer block. So far the response from local residents has been overwhelmingly negative.

We would like to see development more in keeping with the current village concept for downtown Lake Oswego. A much lower number of residential units would alleviate potential problems with traffic, **parking and pets.**

We urge you to reject the proposed redevelopment plan and call for a plan with reduced residential units more in keeping with Lake Oswego's character and charm.

Michael and Alma Jackson  
Residents of Old Town Lake Oswego

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**From:** Stephen Glynn [<mailto:glynnbikes@gmail.com>]  
**Sent:** Saturday, October 26, 2013 9:01 AM  
**To:** Dillinger, Barbara  
**Subject:** downtown lake oswego

as a resident of lake oswego for 25 years, i write to say i do not favor the plan to build a 5 story apartment building in what is now the wizer store area. you've heard all the reasons from residents at the open meetings. i strongly disagree with this plan. you agreed to keep the **village feel** of downtown LO. it's always about making money regardless of the consequences. carolyn lamborghini

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**From:** Patrick Haar [<mailto:patrickd.haar@gmail.com>]  
**Sent:** Saturday, October 26, 2013 1:07 PM  
**To:** [mforbes@lakeoswegoreview.com](mailto:mforbes@lakeoswegoreview.com)

## Comments received Oct 28 – Nov 1, 2013

Cc: Dillinger, Barbara; Council Distribution

Subject: Wizer Block Redevelopment: Really?

Please consider the following for inclusion in the next Citizen's View section of the Lake Oswego Review.

The Downtown Redevelopment District Design Standard's Purpose says that it . . . "is to guide redevelopment of downtown Lake Oswego in a manner *that creates a feeling of vitality and sense of place . . . and creates a community center that reflects and enhances the character of the City of Lake Oswego*" (italics mine). Further, under #4 of the Standard that "village character means *a community of **small-scale** structures . . . that attract people to the downtown*" (bold and italics mine). Block 138 creates just the specified community center effect that we now enjoy. Block 137 as planned will sink this noble purpose.

Please help me understand why the present building design so grossly contradicts that intent. It just does not fit. I could not find a parking space in four levels of the Block 138 garage in August to visit the Farmer's Market. I went home. And, the re-do plan will increase density not with just apartment renters and condo owners, but their friends and relatives - and the **traffic** they will bring.

I lost track of how many times the word 'massive' was used in this week's op-ed pieces in the LO Review to describe the proposed Wizer block redevelopment. With the increased traffic and parking problems, can you say 'gridlock'?

Why did the design firm submit such a behemoth concept to begin with? Do you think money may be at play? Then, why has City Council ignored its' own planning code? Why make an exception to a code, the authors of which deemed to be sound and reasonable when written?

Councilor Jeff Gudman, whom I have met and respect, replied to a July 25, 2013 email by my wife that expressed concern about the Wizer block redevelopment plan. He stated "Mr. Wizer, with city encouragement, has tried for many years to develop the property . . . I think you will agree, the block should be redeveloped. The challenge is finding the right balance between the desires/needs of the owner and desires/needs of the city." Fair enough in principle, so long as the needs of the city include consideration for the needs of its' residents. I understand the owner's desire to sell the property, and the need to redevelop it. I realize it has taken a while to secure a redevelopment proposal. Still, those having voted on, and whom in the future will vote on the Wizer redevelopment Plan, need bear in mind that they should not be voting solely on their or their 'voting block' prerogatives, but rather with a strong dose of what L.O. residents desire.

There is a saying that "There is never time to do it right, but always time to do it over." Let's get it right the first time, as we will not have time nor money to do it over if block 137 is developed as currently planned.

If you have not read it already, take a look at Tana Haynes' piece in the Oct. 24 Citizen's View column. It speaks volumes about what's wrong with this deal.

Mr. Mayor, City Councilors and L.O. Development Review Commission: Please listen to your constituents. They are your customers. They would not 'buy' this concept if it were a product or service.

Patrick Haar

## Comments received Oct 28 – Nov 1, 2013

Past President - Oswego Hills Condominium Association  
4430 Golden Lane  
Lake Oswego, OR  
503-828-5565  
[patrickd.haar@gmail.com](mailto:patrickd.haar@gmail.com)

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**From:** W G NELSON [<mailto:gregnelson4@msn.com>]  
**Sent:** Sunday, October 27, 2013 1:16 PM  
**To:** Council Distribution; Dillinger, Barbara  
**Subject:** Letter to Lake Oswego DRC and City Council

Dear Lake Oswego Development Review Commission and City Council:

I have been following the planning for the development of the Wizer property with great interest. As a resident of Lake Oswego for over 32 years, I have witnessed many changes in the city during that time, some good, some bad, but mostly good. Lake Oswego is a nice, comfortable, well designed city with the feel of a small town or village. Previous mayors, city council members and developers have worked together to achieve what we have today. They have also listened to the residents of the city.

I feel the same as many other citizens do, namely, that I do not want Lake Oswego to end up looking like the Pearl District or South Waterfront. I know that we must continue to evolve as a city and this involves development, but I believe that the current plan for the Wizer block is completely unsatisfactory. Why? Let me count the ways.

- 1) **Five-story, inappropriate apartment** complex which is not a good fit for the neighborhood.
- 2) Greatly increased **traffic** in a city which is already experiencing increased congestion even before the development.
- 3) **Parking** problems which will be exacerbated if the current project is approved.
- 4) A **negative impact on the small-town, village-like** feel we currently have.

Maintaining the livability of Lake Oswego while continuing to develop our resources is not an easy job. Increasing population density by adding an apartment complex of this size will only add more stress to the downtown area - more people, more cars, more congestion, more pollution - in short, reduced livability.

I urge you to reconsider the plan and come up with a more attractive, more appealing and more appropriate plan for our city. Please take the longer-term view of the impact that the current project will have on the quality of life in our city instead of the shorter-term view of merely adding more population density. Bigger is not always better, and that is certainly true in this case. A scaled-down project would be a better fit and more likely to win the approval of the citizens of Lake Oswego. Surely we can do better than this. It only takes one such misguided development to ruin what we have.

Thank you for your consideration.

Sincerely,

Greg Nelson

## Comments received Oct 28 – Nov 1, 2013

62 Wheatherstone Court  
Lake Oswego, OR 97035  
Resident since 1981

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**From:** [janorth@g.com](mailto:janorth@g.com) [<mailto:janorth@g.com>]

**Sent:** Sunday, October 27, 2013 4:43 PM

**To:** Dillinger, Barbara; [developmentreview@ci.oswego.or.us](mailto:developmentreview@ci.oswego.or.us); Council Distribution

**Subject:** Development of the Wizer Block

To the Members of the Planning Commission, the Development Review Commission, and the City Council:

I am a long-time resident of the City of Lake Oswego, having lived here since 1975. The **scope and the design** of the development being planned for the Wizer Block are dramatically **out of keeping with the "village feel"** that I want to see our city retain. I believe that the vast majority of the residents of Lake Oswego agree with this view. Both the number of stories of the buildings and the number of apartments and condos requested by the developers cause a larger negative **visual impact**, a larger number-of-**people impact**, and much larger **traffic impact** than should be necessary in order to move forward with an appropriate development of this location. The **exterior design of some of the proposed buildings looks more like the low-income apartments** built in other parts of Portland than it does the nicely-designed recent development of retail and office buildings immediately across the street.

Thank you for your desire to give the residents of Lake Oswego a development of this property that will generate additional pride in our community.

Walter A. (Jerry) North

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**From:** Stephen Puztai [<mailto:spuztai@colton.com>]

**Sent:** Sunday, October 27, 2013 11:13 PM

**To:** [mforbes@lakeoswegoreview.com](mailto:mforbes@lakeoswegoreview.com)

**Cc:** Council Distribution; Dillinger, Barbara

**Subject:** Lake Oswego 'Wizer Block' Development

To the Editor of the Review:

My wife and I are new residents to Lake Oswego who are writing to voice our opposition to the 'Wizer Block' development.

One of the biggest reasons we chose to move to Lake Oswego was for its small town charm. Unfortunately, we only became aware of the 'Wizer Block' development after we purchased our nearby townhouse. Had we known about this in advance, it is likely we would have either moved to a different town or selected a different location within Lake Oswego to live. As it is now, we unfortunately reside quite literally at 'ground zero' of this proposed development.

## Comments received Oct 28 – Nov 1, 2013

After 40 years of living in Los Angeles County, my wife and I chose Oregon and specifically, Lake Oswego to precisely get away from over-development, traffic, crowds (including 40+-student per classroom schools), pollution (especially noise pollution), crime and a lot of other chaos that comes from crowding. We have a lot of experience living with the consequences of developers building new housing in areas that are many times already too congested.

From what I understand, the City Council has given a green-light for the construction of a 220 apartment and shopping complex that could house as many as 400 new residents in our downtown core. Now this redevelopment project will be given to the Development Review Commission to review.

My wife and I are relatively new to the area, but anyone with a working set of eyes can see for themselves that this downtown area of Lake Oswego already teeters at being **over-crowded** as evidenced by the daily grid-lock traffic in the mornings and afternoons. The idea alone of adding up to **400 vehicles** to the twice-daily Avenue A grid-lock is stunning. We can add to that **more pets, more garbage cans (and it will be a real treat to look at all those garbage cans each week when they're set out for garbage day), more pollution, and increasing strain on local resources.**

Given these things, it is perplexing that the City Council of Lake Oswego is entertaining this development despite that it contradicts the city's own code which describes Lake Oswego as a, 'community of small-scale structures that appears and operates like a traditional small town.' The city's own code also states that, 'new buildings shall be no greater than 3 stories tall' with some exceptions made for 4 story buildings. But here we have the City Council entertaining the construction of **a 5 story** complex.

What concerns my wife and I most of all is the precedence that is set when a city ignores its own codes and credos. If this 5 story complex is allowed to be built, it isn't likely to be the last. It is more likely that similar or larger structures will follow. Future advocates of housing expansion within Lake Oswego will jubilantly point to the 'Wizer Block' development as a precedence.

During the course of my lifetime I watched numerous cities in [South Bay area of Southern California](#) (specifically Hermosa Beach, Redondo Beach, El Segundo, and to a lesser extent, Manhattan Beach) over-build. In the 70s and 80s, when I was growing up, all these towns were 'small beach towns.' But over a 40 year period, single plot residences were torn down and replaced with 2, 3, and sometimes 4 residences (and small apartment complexes) across entire cities. The end result is over-crowding in every imaginable way. **Traffic** isn't measured in one or two hours a day, but is measured in 8 to 12 hours per day – with moderate to heavy traffic whenever it isn't full-blown grid-lock. Time and again, residents were calmed by builders' and city officials' promises that fears of excessive traffic and over-crowding were unwarranted. But fast-forward to today the reality of South Bay speaks differently and it is the people of each respective community that are left to live with the daily unyielding congestion that is everywhere all hours of the day and night year in and year out.

My wife and I have fallen in love with this town. We hope that the City Council of Lake Oswego and the DRC will honor and uphold the city's own code and preserve that small town feel. We hope that they will recognize and appreciate that prior city officials put the code there for a reason.

Thank you for taking the time to read our letter.

Stephen & Noelle Pusztai

## Comments received Oct 28 – Nov 1, 2013

323 3<sup>rd</sup> Street  
(503) 305-7350

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**From:** Judy Davis [<mailto:jwdavis@hevanet.com>]  
**Sent:** Monday, October 28, 2013 12:07 PM  
**To:** Lake Oswego Review/ West Linn Tidings  
**Cc:** Council Distribution  
**Subject:** L.O. Block 137 redevelopment plan

Dear Editor,

SUBJECT: L.O. Block 137 Redevelopment Plan

We have long hoped for redevelopment of the Wizer block into a residential and commercial center that would complement Millennium Park and Lakeview Village. We are saddened by the gigantic apartment complex proposal that was approved by the LO City Council and LORA. It was obvious in the one public hearing held on this proposal that the W & K plan was “wired for approval” before any testimony was taken from citizens and neighborhood association representatives.

“Shock and Awe” did not work well in Iraq and it should not be allowed to destroy the heart of the place we all love. We need not repeat the many reasons that 228 apartments and condos, plus commercial spaces, and parking for 400 cars crammed into a collection of inharmonious buildings on Block 137 are unacceptable.

The Lake Oswego Review is full of appeals for rethinking this mistake from residents who are horrified by the total disregard of the original East End Redevelopment Plan for this area and the scale of our downtown center. The East End Redevelopment Plan suggests “a mixed-use development which includes a 30-70 unit hotel or housing . . . “

Where is the “open City Hall” and “regard for the views of LO citizens” that these City Councilors promised in their election campaigns?

Judy Davis and Jack Kysar

17617 Arbor Lane

Lake Oswego, OR 97035

Home phone: 503-699-8737

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**From:** Joan Frank [<mailto:joanf@vom.com>]  
**Sent:** Monday, October 28, 2013 3:34 PM

## Comments received Oct 28 – Nov 1, 2013

**To:** Dillinger, Barbara; Council Distribution

**Subject:** Cramming Downtown L.O.

Dear City Planners and Council,

Any of us who believe that adding 228 apartment units to downtown Lake Oswego won't have a tremendous impact, is kidding themselves.

The purpose of this new, high density development is about profit and tax revenue, it's certainly not going to improve the quality of life of current residents.

**Imagine the difference, trying to find a parking space... it will be much harder. Traffic and crowds will be the new mantra of Lake Oswego.**

Or how about enjoying a coffee or a meal at one of our local downtown restaurants? Well, once you find a parking space in that cramped small area, you'll have to stand in a long line, waiting for an available table. 300 or so more people will most likely be vying for those restaurant tables -- as well as guests of the new residents, who will also be looking for a place to park.

Yes, I understand there will be a couple more restaurants -- but they won't be able to absorb the glut of people that will be moving in en masse.

A restaurant may have 20 or 30 tables... but there will be over 220 new apartment residents and their guests.

Then there's the negative impact of sitting at one of the lovely sidewalk restaurant tables. The sunshine will be diminished with a four or five story building forever blocking the light. Instead of sunshine, will experience endless traffic, noise and fumes as residents come and go on that street. (Does that sound pleasant to you?)

Then there's the Farmers Market, which is already a crowded event. Now add another 200 plus people to those lines. It's a sad thought. Forget about finding a table to enjoy the music and eat a dish there. Most likely, the new residents will also object to the early morning sounds of the farmers market, and ask if it could be moved elsewhere so they could enjoy their sleep in their new buildings.

I'd imagine the developers and many of the people in favor of this are not the same people who will be experiencing the packed crowds that they will be creating by cramming over 200 apartments into one block in a small lakeside residential area.

No, this is not good for Lake Oswego residents. But it will be good for those who will be making a profit off of their newly created sardine lifestyle.

**Once it's built, there's no going back. Lake Oswego's charm is gone forever, replaced by a new sort of cramped living and all the frustration and waiting that comes with it. And only a memory of what it used to be.**

**Please change your minds now and don't let this happen. You are about to destroy the charm of one of America's most beautiful little cities.**

**Listen to the people of Lake Oswego. We have been telling you, we don't want this.**

## Comments received Oct 28 – Nov 1, 2013

Thank you for listening and for considering the harm you are about to do.

So how will you proceed, knowing our valid concerns?

Joan Gale Frank

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**From:** Doug Platz [<mailto:dougplatz@comcast.net>]

**Sent:** Monday, October 28, 2013 8:25 PM

**To:** Council Distribution

**Subject:** Block 137 Development (Wizer Block)

Dear Mayor and Councilors,

I'm writing to express my concerns for the existing plans for the proposed development of Wizer Block 137. I have studied the proposal carefully in version 08.27.2013 of the proposal and as a long-time resident and frequent visitor to the Lake View Village shops and restaurants I'd like to submit my reservations to the existing plan.

My reservations can be expressed as concern for:

### **SHADOWS**

As the design is currently presented I see dramatic changes to the sidewalk dining and current lifestyle caused by the shadows cast by the East elevations of both buildings "C" and "A". We currently spend three or four afternoons per week enjoying the sunshine and cafe lifestyle on First Street. Since the sun in Lake Oswego, glides over Millennium Plaza Park, from the South-East to South-West, at an angle that varies in June, at almost 64 degrees to January, from less than 19 degrees above the horizon.

These angles over a 60 foot building are going to throw very long shadows over all the streets and buildings on First Street and A Avenue. Drinking coffee in front of Pete's, or dining in front of Zeppo's will be a thing of the past.

**QUESTION:** Were shadow designs submitted as part of the proposal?

### **DESIGN ELEMENTS RELATED TO FIVE FLOORS**

Since the developers have decide to squeeze five floors into a 60 foot tall package, basic mathematics dictates that the:

- Ceiling heights are going to be limited to 8 feet in the residential spaces. Hardly high-end expectations for buyers expecting 9 and 10 foot ceilings.
- Proportion of glass to exterior materials elevations hardly match the Oregon Rustic, Arts and crafts, or English Tudor proportions shown in the examples. The proposed elevations appear to me as crowded mixtures of various glass and exterior finish materials with so little space between the openings where real design should appear.

### **CONGESTION**

The 228 residential units being proposed will create so much traffic congestion around the First Street and "A" Avenue intersections that I doubt I will be spending my time there in the future. It is already crowded and the altercations between vehicle traffic and pedestrians in front of Pete's Coffee can, at time border on frightening.

### **SUGGESTIONS**

I look forward to the completion of this development, but I hope it reflects the same scale and design as the Lake View Village. This has proven to be a successful design that my family and I visit multiple times a week. I hope the developers, change their strategy from a 228 high-volume smaller lower-end residential units to, perhaps 125 truly high-end residential units. These residential units could have the 9- or 10-foot ceilings required for high-end housing. Plus, the switch to lower density residential units

## Comments received Oct 28 – Nov 1, 2013

will reduce the number of window penetrations and improve the exterior facade of the buildings overall.

Thank you for listening to my concerns and suggestions.

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Name: Doug Platz  
1555 Ivy CT, Lake Oswego, OR 97034  
Email: [dougplatz@comcast.net](mailto:dougplatz@comcast.net)  
Phone: 503 502-7552

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From: [byrd2021@aol.com](mailto:byrd2021@aol.com) [<mailto:byrd2021@aol.com>]  
Sent: Tuesday, October 29, 2013 7:16 PM  
To: Dillinger, Barbara  
Subject: Wizer block 137

DRC,

I have been a police officer for 34 years and live in Lake Oswego. I am perplexed given my experience with city government that this City would even contemplate such a dense proposal for our city's downtown. Congestion, traffic, planning review would all dictate disapproval of any project of this scope. I am therefore TOTALLY AGAINST the current proposal of 228 compact housing units or anything else near that density.

Jeff Myers

Sent from my iPhone

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From: Ann Hadley [<mailto:starstwinkleandshine@gmail.com>]  
Sent: Saturday, October 26, 2013 3:46 PM  
To: Dillinger, Barbara  
Subject: Wizer project

We are completely against the proposed project and believe it will ruin the character of our city. The developers get rich and the rest of us suffer the awful effects (dogs, congestion, etc) for ever more. Let's have some true citizen input here.

Ann and Dick Hadley  
Lake Oswego

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**From:** Kathryn Christy [[mailto:kathryn\\_1@comcast.net](mailto:kathryn_1@comcast.net)]  
**Sent:** Monday, October 28, 2013 4:03 PM  
**To:** [mforbes@lakeoswegoreview.com](mailto:mforbes@lakeoswegoreview.com); Dillinger, Barbara  
**Cc:** Council Distribution  
**Subject:** Wizer block

## Comments received Oct 28 – Nov 1, 2013

I appeal to the City Council and the Development Review Committee of Lake Oswego to step back from the precipice that is the Wizer/W & K proposed OVERdevelopment of Block137.

The proposal before us egregiously violates the East End Redevelopment Plan that envisioned "a mixed-use development which includes a 30-70 unit hotel or housing. New or remodeled structures shall be designed to compliment structures located on block 138, Millennium Park and the townhouses on Block 136"

I moved to Lake Oswego from Palo Alto, Ca. six years ago having lived through this in a place that I loved. Once height restrictions and density limits were disregarded, Palo Alto quickly changed from a charming, village-scale college town to a dense, traffic-clogged collection of high rises.

The scale and ambiance of Millennium Park, the shops and sidewalk cafes in Lakeview Village and the townhouses on the adjacent blocks will be overwhelmed and spoiled with the density and height of the strange collection of buildings proposed. Much of what we cherish in Lake Oswego is on the auction block. Don't let it happen here.

Kathryn Christy  
46 Oriole Lane  
Lake Oswego, Or 97035  
503-697-1531

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From: VERNON LONG [<mailto:vp2long@hotmail.com>]  
Sent: Thursday, October 31, 2013 1:50 PM  
To: Council Distribution  
Subject: Wiser block

Dear Council Members,

As long time First Addition residents ( 43 years ) we are moved to speak out AGAINST the potential development plan for the Wizer Block. The traffic congestion has already made the streets around our home dangerous for Forest Hills students and other daily walkers, myself included. Parking is hard to find in that area now, so we walk to the restaurants and shops. Pets need a better place for their outings and daily needs. PLEASE reconsider the plans as they are now. We cherish our beautiful village and so do many of our friends from surrounding towns. We can't fathom that being destroyed.

Sincerely,  
Pamela & Vernon Long  
754 Ninth Street

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## Comments received Nov 4 – Nov 8, 2013

**From:** Robert Lange [<mailto:rlange@exponent.com>]  
**Sent:** Saturday, November 02, 2013 6:00 PM  
**To:** Council Distribution; Dillinger, Barbara  
**Subject:** Wizer Block Re-development

To Whom it may concern,

I am a Lake Oswego resident writing in support of redevelopment of the Wizer block. I strongly encourage you to approve plans to demolish the existing building and replace it with new housing on the site. Whether the housing is 3, 4 or 5, stories tall is immaterial to me but you should assure the developer provides adequate public parking and parking for the unit residents. As a practical matter, that means you should require the developer to provide two resident parking places for each housing unit in the building. You can determine how many public parking places should be provided; if the current number is insufficient as argued by the opponents, simply require more spaces.

The current building is an eye sore; it is old; it is highly inefficient in terms of urban land use; and as a practical matter, the city does not need the grocery service at that site.

Conversion of the site to residential use will invigorate the commercial aspect of Millennium Park, possibly attract new commercial and food services, likely increase business for the retail outlets at the Farmers' Market, and greatly improve the streetscape.

Concern about traffic density offered by the local area opponents is ill considered and speculative. The only real local traffic congestion that occurs in LO is that associated with Framers' Market Saturdays; we should all welcome the resultant traffic density occasioned by those weekly events for the Farmers' market greatly improves the quality of life in LO and cannot be sustained without customers. The new residential units on the site of the current Wizer building will not increase traffic density on Saturdays as the residents will live across the street from the market.

The weekday morning and afternoon traffic congestion that occurs on Mcvey and Route 43 is not due to use by LO residents (there are not that many commuter residents locally) but to transients driving through LO. The addition of residential units is unlikely to materially affect that traffic flow.

Thank you for your consideration.

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**From:** HAROLD MOTTET [<mailto:haroldmottet@msn.com>]  
**Sent:** Saturday, November 02, 2013 6:07 PM  
**To:** Dillinger, Barbara  
**Subject:** Wizer Block Re-Development

Dear Planning Committee Members:

We are in favor of the apartment building at the Wizer Block. When my wife and I grew up, our High School teachers could afford to live in town. Our son's teachers at LOHS cannot. The Bay Roc and other apartments converted to condo's---the city needs nice, affordable housing, and this will provide some. This is progress!

## Comments received Nov 4 – Nov 8, 2013

The tenor of the letters to the editor in the Review is too shrill for my wife and me: The concerns about traffic, a "giant looming presence changing the character of our village," and parking are NIMBY hysteria. The developer's appear to have anticipated many concerns and have listened to more concerns. They appear to be doing a great job, and this development looks like it will be much nicer than the present, tired Wizer retail establishment.

Take parking for example: 137 spaces for the small amount of business space to be added is plenty. Same with the 300+ spaces for the 228 apartments. There will be plenty of parking and all underground. This is a great solution to allow more people to enjoy downtown without clogging on street parking--this is progress.

Take traffic: An extra couple hundred commutes a day on 43, up A to Country Club, or up Terwilliger will be a drop in the bucket compared to the thousands of cars that take those routes daily. Again there is too much shrill rhetoric--this development is progress!

My wife and I look forward to the increased "mass" of downtown--more people means more and varied restaurants, and more business for the little, locally owned stores like the Oilerie and Lucky Me that we like to support.

We wonder what it is about America (and our wealthy little city) that causes people to be against what looks like progress to us? Be it a new sewer line to stop sewage from entering the lake, a new water project in concert with our neighbors, or this privately financed development that is moving our city forward, a broad range of people stand up and say, "Oh, No! The sky is falling!" If Mr. McGloughlin had an attitude like this, Oregon would still be a territory.

We don't own a business in Lake Oswego, and have no financial interest in the apartment building. We just want to see a good development happen here in our wonderful city, and feel this development is getting unfairly bashed. We live near downtown and walk to the Market on Saturdays or ride bikes over for yogurt. Downtown will be better with more folks living in it, and we look forward to the creation of a great new place to live.

Sincerely, Harold and Samantha Mottet

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From: [aapter@teleport.com](mailto:aapter@teleport.com) [<mailto:aapter@teleport.com>]

Sent: Sunday, November 03, 2013 1:24 PM

To: Dillinger, Barbara

Subject: Wizer block

Below please find a letter I have submitted for publication in the Lake Oswego Review.  
Thanks for your time and attention.

Sincerely,  
Andrew Apter  
431 Lakewood Rd.

To the Editor:

## Comments received Nov 4 – Nov 8, 2013

Each Thursday I read with increasing amazement the emotion-charged letters that fill the pages of the Review against the planned development of the Wizer property. As is generally the case where emotion overrides debating the issue honestly, these letters are filled with bad information and convey the sense that absolutely no benefits arise from the proposed project.

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

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From: Ward Hubbell [<mailto:Ward@hubbellcommunications.com>]  
Sent: Sunday, November 03, 2013 3:07 PM  
To: Council Distribution; Dillinger, Barbara  
Subject: Wizer block development

I am concerned about this proposed development due to the impacts it will have on parking and congestion downtown. Also while I am respectful of the rights of private property owners to develop their property I believe this has to be balanced with the significant impact this development will have on the rest of the LO citizenry. I am concerned that this development will seriously detract from the village feel we have all enjoyed and value. I believe the city has an obligation to ensure that such a high value site is developed with consideration of all of LO, not just the parties directly involved. Thank you, Ward Hubbell  
165 Pine Valley Road, LO 97034

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Dear Mayor Studebaker,

I read your article in the November issue of Hello LO about the Wizer Block development. There is much opposition to the massive size and density of the project, yet the ultimate decision will rest with Mr. Wizer, because it seems that the project mostly meets the current City Development Code requirements. Even with modifications it will be massive and once it's built, we can't go back.

I would like to know what the process is to change the City Development Code. This seems to me to be the only solution to modifying this project and making it fit the village feel that we all love in Lake Oswego.

With so much opposition to the project, I hope that the elected city officials will consider reviewing and perhaps modifying the City Development Code, to prevent a development of this size anywhere in downtown Lake Oswego.

I am concerned that all of the feedback you are getting asking for this project to be scaled back is a waste of time, unless the actual City Development Code is changed.

I would like to know what the process is to request a review of the current City Development Code.

## Comments received Nov 4 – Nov 8, 2013

The current Wizer Block development is clearly out of sync with what the residents of Lake Oswego want in our village.

Thank you,  
Teresa Delaney  
1123 Lake Shore Rd.  
Lake Oswego, OR 97034  
(503) 675-1292

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**From:** Larry Todd [<mailto:jltodd@maywoodhomebuilders.com>]  
**Sent:** Saturday, November 02, 2013 12:49 PM  
**To:** Council Distribution  
**Subject:** Wizer Project

Dear City Council

I am writing you to voice my approval of the project being proposed for the Wizer property. What a wonderful addition the project would be for the City of Lake Oswego. I urge you to approve of the plans as they are.

John L. Todd  
662 Clara Ct  
Lake Oswego, Or 97034  
503-781-3016

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**From:** Diane Palmer [<mailto:d-palmer@comcast.net>]  
**Sent:** Monday, November 04, 2013 9:34 AM  
**To:** Dillinger, Barbara; Council Distribution  
**Subject:** Wizer Block

Shame, shame, shame on all of you. You say one thing while running for office and then do a complete about face when you get elected.

Why do you want to change our great little village into a massive concrete mess with way to many people in just a couple of blocks. This would be a disaster for our lovely city.

Get some new ideas and keep our village.

Diane Palmer

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Nancy Shebel  
1961 Summit Drive  
Lake Oswego, OR 97034  
503-908-0424

November 4, 2013

## Comments received Nov 4 – Nov 8, 2013

Letter To The Editor:

We moved from Pasadena, CA. to escape the traffic, congestion and overdevelopment that is so prevalent in southern California. We have been very happy and loved retirement in Lake Oswego, with the ability to walk to Millennium Park and the village from our home. We love the picturesque charm of Lake Oswego and enjoy the accouterments of small town living. Which brings me to the reason for writing this letter; the Wizer redevelopment reminds me of the high-density mistakes we have seen in towns throughout California, and in other areas of Portland that have been over built.

The architectural structure and size of the buildings do not fit into the village setting we have in downtown L.O. The buildings are 5 stories and should be 3 stories according to the building codes. This block with wall-to-wall buildings looks like it belongs in an L.A. suburb! The proposed development is too large, not enough green space, the storefronts do not look inviting and the buildings are void of the village character like the small-scale buildings surrounding the downtown and the lake presently.

I also would like to address the apartments. Our concern is that people living in condominiums have more of a vested interest in their building and develop an attachment to the community. Renters would be constantly moving in and out, creating moving vans and rental trucks in constant view on weekends. Downtown is already bustling on weekends and based on my experience in L.A., this type of density will create gridlock right in the center of our community. Will the added traffic jams create poor air quality, especially where we enjoy walking and outside dining? I can visualize a constant stream of moving trucks and apartment visitors circling around the fountain as they look for parking! Parking for the apartments, will use up spaces for people who wish to shop or use the restaurants as a greeting place.

We have seen the quality of life diminished in towns throughout California due to urban density. This complex is not a good fit for our downtown. It would be better suited to the WEB building with more green space and easy access to I-5. Mayor Studebaker pledged during his campaign that he was "Committed to preserving LO" He said he wanted to "prevent high density." The citizens of Lake Oswego are counting on the Mayor and City Council to honor their campaign pledges and do what is best for the residents of Lake Oswego.

As you know our taxes are quite high, and we considered this was because of the special character of the community, let us not loose that special character.  
Sincerely

Nancy D. Shebel

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**Sent:** Monday, November 04, 2013 7:41 PM

**To:** Council Distribution

**Subject:** A Downtown Business Owner's Perspective

To: Councilors

Lake Oswego City Council

Re: Wizer Block 137

Fr: Paul Graham

Graham's Book & Stationery

460 Second St

Lake Oswego, OR 97034

## Comments received Nov 4 – Nov 8, 2013

To a local business owner like me, the proposed Wizer Block 137 development is a welcome addition to Lake Oswego. We have been anticipating this development for over twenty years through Gene Wizer's discussions with multiple developers. Timing and economics have kept the vision from fruition. In the meantime, we can see and are enjoying the amenities of the high quality development around Block 137: Lake View Village, Millennium Plaza, A Street Station and the Third Street Condominiums – all of which were controversial projects prior to their completion. They have helped add some of the character and diversity to our downtown that were missing.

Our town is surrounded by an ever-increasing number of places to go for shopping, services and a village feel. The only way our downtown can continue its success is for us to continually grow the relevance of our community center. We need to add high quality retail, unique food and needed service businesses to what we have. We especially need to add housing in the downtown to encourage walking and shopping here. The proposed development comes very close to meeting our codes and vision. This could be our opportunity.

The proposed development may not be perfect at this point. We need to continue to voice our concerns, but also listen to how those concerns have been addressed by the developer. It's also imperative to understand the facts and the changes that have already been made as a response to citizen input. This week a new website is available to provide answers to questions & information about the project: [buildourvillage.com](http://buildourvillage.com). There is also a section on which you can ask questions, comment and get answers.

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

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From: Gayle Welsh [<mailto:gaylewelsh1@yahoo.com>]  
Sent: Tuesday, November 05, 2013 9:01 AM  
To: Dillinger, Barbara  
Subject: Wizer Block

Gayle Frey Welsh  
26362 Calle Lucana  
San Juan Capistrano, Ca.  
92675  
949-493-3487

Dear City Council and Citizens

>>

I was privileged to have grown up in Lake Oswego in the 50's and 60's. It is a place I look forward to coming back to each year to visit family and friends. Year after year, as I return, I have seen the beautiful development of the downtown area and you are to be commended on doing such a splendid job.

>>

Though I live in So. Ca., I receive the Lake Oswego Review and have been quite shocked to read what is being proposed for the Wizer Block. I can't imagine anything more inappropriate going in there, what could the city council be thinking? As I looked out from the balcony of The Lakeshore Inn, just last month, I envisioned this FIVE story building and it's impact on this area. The amount of units in such a

## Comments received Nov 4 – Nov 8, 2013

small area is preposterous. You are creating something that will, in my opinion, ruin the beautiful and peaceful environment which you have already created.

If this goes through it will not be able to be reversed. Please rethink and amend this project and don't ruin "our" beautiful and lovely downtown. Your legacy and judgment seem to be clouded by something that is not being driven for the good of the community.

>>

With respect for an amazing and unique community. Keep the area special by retaining the charm by amending this proposal. Give this wonderful town the kind of development it deserves.

Gayle Frey Welsh  
San Juan Capistrano, Ca

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**From:** [RPackouz@aol.com](mailto:RPackouz@aol.com) [<mailto:RPackouz@aol.com>]

**Sent:** Wednesday, November 06, 2013 8:17 AM

**To:** Council Distribution

**Subject:** SAVE OUR VILLAGE

We are against the large structure on the Wizer property-----Dorothy & Ray Packouz , 3 El Greco, LO, Or. 97035

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**From:** vr wood <[northwood05@hotmail.com](mailto:northwood05@hotmail.com)>

**Date:** November 5, 2013 at 5:04:53 PM PST

**To:** Council Distribution <[CouncilDistribution@ci.oswego.or.us](mailto:CouncilDistribution@ci.oswego.or.us)>, "Dillinger, Barbara"

<[bdillinger@ci.oswego.or.us](mailto:bdillinger@ci.oswego.or.us)>, "[saveRvillage@aol.com](mailto:saveRvillage@aol.com)" <[savervillage@aol.com](mailto:savervillage@aol.com)>

**Subject:** Save Our Village Mr Wizer and City of Lake Oswego!

We are homeowners of 25 years here in Lake Oswego on C Avenue and we wanted to voice our opinion about **opposing** the 5 story proposed development on Wizer block 137.

Everyday I walk the neighborhood in the first addition and your development is on everyone's mind.

Everyone that I come across on my walk opposes the 5 story development! I am one of the few that will put this in writing and I want you to know that for every written opposition, there are probably 10 more that never got around to writing in their opposition.

The height is too high! It will not fit the livability and the character of our town. The city code is 3 and 3 is needs to remain!!!

Are you crazy? 228 apartments and condos? Do you realize the noise, congestion, traffic, chaos that this will cause? Imagine the COMPLAINTS TO THE CITY EVERYDAY about lack of parking, the noise level, the congestion downtown, the traffic problems, the multifamily dwelling issues x 228!!

The character of our beautiful downtown Lake Oswego will be lowered with the eye sore of this monolith, giant of a 5 story building that overshadows the rest of the downtown!!

If every unit has 1.41 spaces for parking, that wont be enough!! Today's families have kids, teens that drive their own vehicles, parents that **each** have their own vehicles to take to work.

We here in our home right now have **4** cars in our driveway. There are 3 adult drivers in our household and then we have an extra truck.

## Comments received Nov 4 – Nov 8, 2013

Can you imagine with friends that come over for a dinner party? What about several dinner parties all on Friday/Saturday night at the same time? Where does everyone park? Do you want downtown Lake Oswego to look like a concert parking lot, all cluttered with cars, motorcycles, trucks, SUVs, camper trucks all up and down the street? So unsightly!

People will definitely be avoiding downtown Lake Oswego because of the parking issue.

We the people of Lake Oswego do not want to see this 5 story, 228 apartments and that is all I hear from my neighbors!!!

Take notice!

Calvin and Rosemary Wood, homeowners in Lake Oswego for 25 years  
Lake Oswego, OR

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**From:** "[mohlson@aol.com](mailto:mohlson@aol.com)" <[mohlson@aol.com](mailto:mohlson@aol.com)>

**Date:** November 5, 2013 at 4:05:17 PM PST

**To:** "Dillinger, Barbara" <[bdillinger@ci.oswego.or.us](mailto:bdillinger@ci.oswego.or.us)>

**Subject:** Wizer Block

Since 1954 when my family moved here Lake Oswego has mostly changed for the better. Some would argue that they miss the old village atmosphere but as a current resident, I have to say the changes have been mostly for the better.

Which is why I am strongly opposed to the proposed 5-story, 200+ unit complex on the Wizer block. Lake Oswego still has the "village" feel. Probably one of the most carefully regulated and charming small towns in the US, Carmel-by-the-Sea, CA has extremely stringent building codes which keep building in scale and architecturally compatible. These codes bring visitors to the area, but more importantly, they keep the city liveable for residents and ensure strong property valuations.

I'm not suggesting anything as rigid as Carmel's codes, but to consider an enormously out of scale development such as is proposed in Lake Oswego is totally incompatible with the character of our City and the availability of parking, city street traffic flow, etc., etc.

Let's not choose greed for added City revenues over the small town charm that our City uniquely holds in the Portland metro real estate market,

Please deny the proposal for the outsized development that has been proposed by Mr. Wizer's developers.

Thank you,

Mark Ohlson  
2091 Bonnie Brae  
LO 97034

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From: Susan Schramm [<mailto:onceuponahorse@mac.com>]

Sent: Tuesday, November 05, 2013 7:44 PM

## Comments received Nov 4 – Nov 8, 2013

To: [mforbes@lakeoswegoreview.com](mailto:mforbes@lakeoswegoreview.com)

Cc: Council Distribution

Subject: help save our village

Hi,

As a concerned citizen I find the the new proposed development unsavory.  
It's too big and foreboding.

I have lived 1/2 my life in the comfort of the village.

The "human scale" was and is so appealing.  
This "human scale" I appreciated so, is disappearing.

So many houses and lots (oversized lots) allowed for gardens of eden and good neighbors.

Now houses are oversized and gardens are diminished and neighbors feel walled off.

Please let's not go forward with the philosophy that "more and more and more and higher and higher and higher", is better.  
It's not!

Sincerely,  
Susan Schramm

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**From:** Frank A. Junga [<mailto:fjunga@aol.com>]  
**Sent:** Wednesday, November 06, 2013 1:46 PM  
**To:** Dillinger, Barbara  
**Subject:** Wizer Block Development

Dear Mr. Forbes,

I recently saw an architect's rendition of the planned Wizer Block development. It's unbelievable! Unbelievably bad. How could anyone approve a structure so out of scale with it's surroundings. I doubt that this is what LO residents want.

This structure will rob the businesses across 1 St. of afternoon sun. Hardly fair.  
The folks at the Redevelopment Agency need to seriously rethink the scale of this proposal.

Sincerely,  
Frank Junga

4319 Harvey Way, LO 97035

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**From:** Ann Garcia [<mailto:anngarcia7254@gmail.com>]  
**Sent:** Wednesday, November 06, 2013 1:43 PM  
**To:** [mforbes@lakeoswegoreview.com](mailto:mforbes@lakeoswegoreview.com)  
**Cc:** Dillinger, Barbara; Council Distribution  
**Subject:** Save our village

## Comments received Nov 4 – Nov 8, 2013

Three stories is high enough...five is way too many on the Wizers block.

Thank you,  
Ann Garcia  
LO resident of 23 years

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**From:** Nadine Hayden [<mailto:haydennad@hotmail.com>]

**Sent:** Wednesday, November 06, 2013 4:15 PM

**To:** Council Distribution; Dillinger, Barbara

**Subject:** Wizer block plan

To City Council and Development Review Committee,  
The current Wizer block plan will not enhance the city. Instead, it will cause irreversible damage. I do believe increased housing density is appropriate, but the current plan will cause too much congestion for that location. There is simply not enough space for that many people, cars and pets. Instead of an inviting place to be near shops, the market, and the lake, it will be create a tall, dark, cold, shady chunk of a building that will be surrounded by idling cars that can not move on the small roads. It may look fine some other place, like along Kruse Way. However, the rules for 3 stories should not be dismissed in that Wizer block area.

Unfortunately, I would not encourage others to go near that area with that type of development either. Here is an example. We just had relatives from out of town. We took them, including two elderly people with limited walking ability, to a restaurant in Lake View Village. It was not a rush lunch time, so we were able to park in that parking structure. However, there were not many open parking spaces even then. My relatives enjoyed the local shops, the lake overlook, and the food. If it had been popular time to eat, I would not have been able to take them there because of the limited parking.

The current development plan would multiply the congestion issue exponentially. I already do not attend the market as much as I would like because of the current congestion. I enjoy walking, However, one of the benefits of living here is being able to walk with some with sunlight and plants, not just walls and windows. When I do go to the farmers market, I usually plan on walking for 6-8 blocks because that is where the parking is open. The walking distance for me is OK, but I feel bad about clogging the narrow neighborhood streets as it is. If I had small children, the lack of sidewalks in the nearby neighborhoods would be a major safety concern.

Please make development decisions responsibly. With this plan, somebody will make money, but most of us will just feel the loss. That building plan may fit somewhere else, but it does not belong in that spot.

Thank you,  
Nadine Hayden  
LO Resident

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## Comments received Nov 4 – Nov 8, 2013

**From:** Claire Cohen [<mailto:clasico18@msn.com>]

**Sent:** Friday, November 08, 2013 10:45 AM

**To:** Dillinger, Barbara

**Subject:** Save our Village

Please come up with a redevelopment plan for the Wizer property in downtown Lake Oswego that adds to the beauty of our town. The current plan is for buildings that are not compatible with the surrounding buildings and too many apartments that will add traffic to an area that is already encountering too much. I hope you can do better to build something our citizens will be proud of rather than the current plan that is causing so much opposition.

Thank you, Claire Cohen

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**From:** Matt Ragozzino [<mailto:matt@ragozzino.net>]

**Sent:** Friday, November 08, 2013 1:44 PM

**To:** Dillinger, Barbara; Council Distribution

**Subject:** Wizer Block 137

I am a Lake Oswego resident. I wish to express my strong opposition to the proposed 5 story apartment and condo development on Wizer Block 137. I believe its size would be highly detrimental to livability through increased density, create traffic and parking problems, and not serve the best interests of the residents of the city.

Matt Ragozzino

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## Comments received Nov 12 – Nov 15, 2013

**From:** Claire Cohen [<mailto:clasico18@msn.com>]

**Sent:** Friday, November 08, 2013 10:28 AM

**To:** Council Distribution

**Subject:** Save our Village

I moved here 7 years ago from a suburb of New York City and tell all my friends back home what a wonderful place this is to live in. Now I am sad to see that you are backing a redevelopment plan that will change the character of Lake Oswego. I chose not to live in Portland but rather in a suburb that offers so much in the way of beauty and easy walking to our theatre, library, adult center, shopping and everything we may enjoy. If the proposed redevelopment goes through all this will change. The buildings are not compatible with the surrounding ones and the traffic will be impacted so that getting to destinations in town will be difficult. Please reconsider and come up with a plan that our town can be proud of.

Thank you, Claire Cohen

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**From:** Rick Johnson [<mailto:rjohnson@tyghcap.com>]

**Sent:** Monday, November 11, 2013 12:44 PM

**To:** Reynolds, Janice

**Subject:** Downtown redevelopment plan is TOO DENSE, too manycondos/apartments, too many people.

Money to the developers vs livability for the citizens is the battle field. This plan is over the top "one way".

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**From:** David Higgins [<mailto:dzhmdh@msn.com>]

**Sent:** Saturday, November 09, 2013 6:23 AM

**To:** Council Distribution

**Subject:** Reducing the size of the Wizer block development:

Hello,

Please consider reducing the number of units and overall density currently being proposed for the Wizer block.

We believe reducing the number of proposed units by more than one half will benefit our city.

Thank you for your consideration,

David and Mary Higgins

Lake Oswego residents

503-910-3344

## Comments received Nov 12 – Nov 15, 2013

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**From:** V'Anne Didzun [<mailto:vanne15@comcast.net>]

**Sent:** Sunday, November 10, 2013 10:49 AM

**To:** Council Distribution

**Subject:** Fwd: save a village

### **Subject: save a village**

I am against a 5 story development  
I am against 228 apartments/condos  
I am against only 137 parking spaces  
I am against the 322 tenant parking spaces

I am for a reasonable development  
I am for attractive buildings  
I am for open spaces  
I am for development that compliments Millennium Park

V'Anne Didzun

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**From:** Linda Christeson [<mailto:jimcacg@aol.com>]

**Sent:** Sunday, November 10, 2013 3:32 PM

**To:** Council Distribution

**Subject:** Wizer Development

Dear Mayor and City Council Members,

I've lived in Lake Oswego from over 25 years.  
We moved here for the great schools and "small-town" feeling.

Downtown LO is a unique place in the Portland metro area. With the new Millennium Plaza anchoring downtown, we now have a gathering place to enjoy the Farmers' Market, concerts, restaurants, and other events. It is a very welcoming spot overlooking Lakewood Bay.

The proposed, monolithic development on the Wizer property does not fit with the "village" concept. It is too high and too dense. It would overshadow the neighborhood and significantly increase traffic on "A" Avenue and State Street/Highway 43--which is already bad during commute hours.

I am totally in favor of redeveloping this piece of property. It has needed an "overhaul" for a long time.

Yes, the population of LO is aging and many will be looking for alternative housing when ready to down size. But please be reasonable. The magnitude of the proposed project is too overwhelming for the site.

## Comments received Nov 12 – Nov 15, 2013

Sincerely,  
Linda Christeson  
1068 Troon Road  
LO 97034

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**From:** Elaine Howard [<mailto:elainehowardconsulting@gmail.com>]

**Sent:** Monday, November 11, 2013 9:31 AM

**To:** Council Distribution

**Subject:** Wizer Block Development

I sent the following letter to the Lake Oswego Review today. I strongly support this development as another key development that will help keep our city core vibrant. Thank you for taking the time to read this letter. Elaine

*I have reviewed the proposed development on the Wizer Block in downtown Lake Oswego. The developer has done an exceptional job of integrating our village character into the development, splitting it into three separate buildings and adding a public walkway between buildings. If you review the proposal, it is clear the height issue is dealt with while ensuring that the feel of the development from the ground floor is not hampered. There has been talk about the number of stories in the development, but the real issue here is height, and the maximum height is not exceeded. The additional stories are created by adding much needed housing in the roof line.*

*I visit downtown Lake Oswego often to support our local businesses. As a consultant who works with small cities all over Oregon, I know that a healthy downtown reflects the health of the community. Our business owners desire a stronger residential presence in the downtown to support their businesses. While we have a great core of businesses, our business district could be much stronger, and a stronger, more vibrant business district is beneficial to all of us.*

*The proposed development on the Wizer Block will bring additional taxes to our community and additional revenues in both construction excise taxes and local option taxes to our school district. These additional tax revenues help share the property tax burden for all of us property tax payers. With increasing costs of services, we have to either face cuts in those services or have new revenue to help pay for those services.*

*I urge Lake Oswego citizens to look at the proposal at [www.buildourvillage.com](http://www.buildourvillage.com). You will find an exciting, thoughtful proposal that will help keep LO a great community.*

Elaine Howard

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

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## Comments received Nov 12 – Nov 15, 2013

November 11, 2013

Mayor & Lake Oswego City Council

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

The Lake Oswego downtown core is a beautiful, walkable area. Adding more housing to the village opens up the possibility of staying in the town we love without sacrificing the lifestyle we enjoy. Grocery stores, restaurants and other services are all within easy distance on foot. We can be part of a vibrant village life, rather than living on the fringes and being dependent on a car any time we want to meet friends for coffee or pick up dinner.

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

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

Sincerely,



Edward Hostmann  
3710 Marquis Court  
Lake Oswego, Oregon 97034

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**From:** Bud Gillison [<mailto:budgillison@comcast.net>]

**Sent:** Monday, November 11, 2013 11:34 AM

**To:** Council Distribution

**Cc:** [mforbes@lakeoswegoreview.com](mailto:mforbes@lakeoswegoreview.com)

**Subject:** Wizer Block

We do not need the added congestion of people, pets and autos that the proposed development of the Wizer Block will bring to our downtown. Also, no public funds should be used. If the project can't stand on its own as a viable commercial project it shouldn't be built. Resident since 1988.

W. H. Gillison

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Comments received Nov 12 – Nov 15, 2013

November 11, 2013

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

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

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

The developer is asking for a “code exception” for a fifth story which fits within the gabled roof and does not add to the height of the building or exceed the density limit. From my experience, it is remarkable that this is the only exception requested on a project of this complexity. The request adds to the design quality and adds “life” to the roof form. The architects and developer have painstakingly created a project that honors Lake Oswego's unique character. Let's not change the rules mid-game.

Sincerely,

Ralph G. Tahrán, Architect

503-539-8802

ralph@tahrán.comcast.net

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**From:** Kathleen Van Deusen [<mailto:k2avd@comcast.net>]

**Sent:** Monday, November 11, 2013 6:14 PM

## Comments received Nov 12 – Nov 15, 2013

**To:** Dillinger, Barbara

**Subject:** Wizer Development Plans

To Whom it May Concern,

As a Lake Oswego citizen, I am deeply concerned that the Wizer building redevelopment plans if carried out will spell disaster for the well being of the whole Millennium Village area and beyond. Density of the downtown area would become unbearable, especially when Lake Oswego activities at Millennium Park are in full swing. I would like to see all of these events at the Park and the Art Walks stay intact. I can't imagine the City and its leaders being caught up in the razzle dazzle without thorough investigation.

Let's look carefully at the alternatives.

Sincerely,

Kathleen Van Deusen

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From: Peter Sweet [<mailto:tallsweet@gmail.com>]

Sent: Tuesday, November 12, 2013 12:31 PM

To: Council Distribution

Subject: Re: Development of Block 137 (Wizers)

Boy, looks like we have another barnburner of an issue. More controversy is just what the City needs.

Sometime last year I had the opportunity to review the preliminary plans with the developer. I have also attended all of the presentations before the Evergreen Neighborhood meetings. I have discussed, or attempted to discuss the facts and the pros and cons espoused by both proponents and opponents of the project. I believe I have a pretty good grasp of the facts, the current design for the block, and the potential that this development provides the City. The changes from the initial plans, after hours of meetings with neighborhood associations, citizens and city staff represent dramatic design improvements. The developer and architects appear to be listening and adjusting the plan.

My wife, Patsy, and I are in favor of the project because we believe senior citizens deserve more housing choices as they transition from the struggles of maintaining a single home. With a majority of citizens approaching retirement age or presently retired, our downsizing alternatives are limited in Lake Oswego.

Yes, like many others, we wish it was financially feasible for the developer to build two and three story buildings. However, given the cost of the land, a developer has to build so many square feet of living/commercial space to generate cash flows that attract equity investors and generate a margin of error for the lenders. This fact seems to have escaped many of those who are speaking emotionally about the "mass" of the proposed development and unwilling to examine how the project "pencils". The soundbites appearing weekly in the paper of too much density, mass, traffic and dog poop appear without backing or offsetting factual counters.

## Comments received Nov 12 – Nov 15, 2013

Maintaining "village character" is the mantra most of us want to follow. That term has been adopted by many citizen groups and neighborhoods, including the SaveRVillage group. Many cite Carmel as their ideal village. Yes, Carmel is great, but you aren't going to duplicate it here in Lake Oswego unless you bring us the ocean, beaches and high-end shoppers and diners. In my opinion, there is a definite need in LO for upscale housing rentals, matching the construction quality and amenities of condos and homes in our City. Such a demand seems to be borne out with over fifty people signing up for a non-existent waiting list for a project that won't be completed for a couple of years.

In addition, there are a couple of other values that I believe in. One is fiscal responsibility. Are we going to let this opportunity to build a quality high-end, walkable residential community fall by the wayside? Yes, LORA is being asked to provide \$5+ million. However, most of that money will come right back to the City for infrastructure, streets and parks. The proposed public and residential parking appears to be a significant concession (and cost) to the developer and should alleviate some of downtown parking concerns. In addition to the development fees, and one time construction excise tax going to schools, the City will have approximately \$600,000 of increased property taxes after the URD bonds are retired.

Let's cut to the chase on what hypothetically may happen if the present contract between the Wizer family and W-K Development falls apart for whatever reason. After delays and the dust settles, the Wizer family goes to Plan B, remodels the retail space and signs longterm leases to retailers. A fully occupied retail space on the block would result in more traffic and parking woes. Maybe there is an improvement in the facade as a part of a retail remodel, making it less of an eyesore, but likely it will remain an underdeveloped property for 20 more years.

There seems to be a lack of knowledge on the part of most citizens that the present Development Code was passed in 1988. I suggest that Council address the pros and cons of changing the Development Code on the remaining commercial blocks in the City to limit height and mass. A major citizen fear seems to be that Lakeview Village and the proposed Wizer redevelopment will be duplicated on the Safeway block, the North Anchor and other commercial blocks. Since the City owns the land for the North Anchor site, that seems to be an opportunity to limit building heights and assuage the feelings that the "village culture" is being destroyed and that staff and developers are in cahoots to maximize real estate values.

Thank you for the opportunity to express my thoughts,

Peter Sweet  
796 First Street, LO  
[tallsweet@gmail.com](mailto:tallsweet@gmail.com)

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From: Susan Jones [<mailto:susan.k.jones@comcast.net>]  
Sent: Tuesday, November 12, 2013 7:04 PM  
To: Dillinger, Barbara  
Subject: Wizer Block Development

Dear City Planners,

## Comments received Nov 12 – Nov 15, 2013

I am very much in favor of the Wizer Block 137 development plan and would like to be an advocate for the project. I have lived in Lake Oswego for 32 years, raised my family here and supported every school levy. I have a vested interest in the future of Lake Oswego; I love our community and want to retire to one of the apartments included in the plan (I was #75 on the list in late August). I find the Save Our Village group to be very arrogant in their thinking that they are speaking for the entire community when they voice their irrational and shrill complaints against the project. The design set forth is lovely and tasteful and will fill a need for high-end apartments and accessible retail stores for an aging population that would like to downsize into a rental during retirement years. The current Wizer block is dated and uninviting (not lovely and quaint as recently described in a letter to the Lake Oswego Review); Mr. Wizer's vision is exactly what Lake Oswego needs to stay vibrant for this and future generations.

Please let me know how I can advocate for and support the development.

Kind Regards,

Susan Jones  
126 Touchstone Terrace  
Lake Oswego, Oregon 97035

(503-635-6918)

---

**From:** rogstar [<mailto:rogstar@gmail.com>]  
**Sent:** Tuesday, November 12, 2013 9:37 PM  
**To:** Dillinger, Barbara  
**Cc:** Council Distribution  
**Subject:** Wizer Block

To Whom It May Concern,

As longtime Lake Oswego resident and brand new residents to the Evergreen neighborhood, we are greatly disappointed by the City's plan for redeveloping the Wizer Block. The plan is truly "too big, too tall, and not good for our village". There's already too much congestion up & down A Street. I'm all for a boost to local community businesses, but downtown LO couldn't handle the traffic. And the increased population would decrease the desirability of this quaint area. There are enough multi-family living quarters in this vicinity, and these cookie cutter condos add no personality that would attract the high-end homebuyer that the City is hoping for. I strongly feel the City's plan for urbanizing downtown is headed in the wrong direction.

Sincerely,  
Suzanna Rogstad  
Lake Oswego Resident

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**From:** Missy at Organizers Northwest [<mailto:Missy@organizersnw.com>]  
**Sent:** Wednesday, November 13, 2013 12:45 PM  
**To:** Dillinger, Barbara  
**Subject:** Block 137 Development

## Comments received Nov 12 – Nov 15, 2013

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

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

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

Sincerely,

Missy Gerber



Missy Gerber  
Organizers Northwest LLC  
[www.organizersnw.com](http://www.organizersnw.com)  
Portland, Oregon  
503-245-3564  
Less mess. Less stress. Better life.

---

**From:** Grant Hammersley [<mailto:ghammersley@opuseventsagency.com>]  
**Sent:** Wednesday, November 13, 2013 2:56 PM  
**To:** Dillinger, Barbara  
**Subject:** Wizer Block Redevelopment

Thank you in advance for considering these comments. I feel like a VERY vocal **minority** of the community is being heard for their strong opposition to the Wizer Block Redevelopment. As with many things in business/life, it seems the opposition speaks up and the other side often stays silent. I would just like you to consider that as a 12 year Lake Oswego community member, active in Lake Oswego youth sports programs, schools, and an owner of 2 homes on Lake Oswego—I am very much FOR the redevelopment of the block. Further expanding the community to include more restaurants, shops, affordable living, etc...seems like an excellent idea for the future growth of Lake Oswego. I fully realize there are many that would love for the population to decrease, traffic to go away, business to abandon, and Lake Oswego to become desolate...but I believe this is not only selfish thinking, it is incredibly short sighted. The community has a great deal to offer in the downtown area and further expansion in this specific area would be welcomed! Lastly, given the economic environment, current interest rate

## Comments received Nov 12 – Nov 15, 2013

environment, as well as the lack of long term leases to deal with currently...it could be decades before that kind of perfect storm presents itself again.

Thx for your consideration.

Grant W. Hammersley  
Chairman & CEO

### OPUS EVENTS AGENCY

9309 SW Nimbus Ave Beaverton, OR 97008  
971-223-1122 | Mobile 503-701-5441  
[www.opuseventsagency.com](http://www.opuseventsagency.com)

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**From:** Judy Wick [<mailto:judywick@gmail.com>]  
**Sent:** Wednesday, November 13, 2013 11:45 AM  
**To:** Council Distribution  
**Subject:** no to block 132

Block 132 will have 235 units. When the Foothills project is developed and the additional units are added at the west end of the Sellwood Bridge, how long will it take to get to Portland on Hwy 43? Congestion in downtown will be absolutely impossible.

What is the long term transportation plan for downtown Lake Oswego?

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**From:** MARY BOSCH [<mailto:mary.bosch@msn.com>]  
**Sent:** Wednesday, November 13, 2013 2:18 PM  
**To:** Council Distribution  
**Subject:** Build Out Village

Dear City Council Members,  
I am writing to share the attached information flyer and website link below sharing facts and answering questions about the Wizer redevelopment project. Working together with a group of over 20 volunteers, we are eager to share the facts about the project which will hopefully lead to a more enlightened community conversation.

<http://buildourvillage.com/>

Sincerely,  
Mary Bosch

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**From:** Sharon Axtell [<mailto:sharona@pcasafety.com>]  
**Sent:** Thursday, November 14, 2013 8:05 AM

## Comments received Nov 12 – Nov 15, 2013

To: [SaveRvillage@aol.com](mailto:SaveRvillage@aol.com); Dillinger, Barbara

Subject:

I believe that the scope and character of the Wizer Block development as proposed will destroy the village atmosphere the mayor and council promised to retain when they were trying to get elected.

Both the opportunity for public input and the information parceled out have been grossly inadequate. The statement that a project of a smaller scope which meets code requirements would not “pencil out” lacks specificity to say the least. Won’t pencil out for whom? The developers who “need” to make as much money as possible? Should we just ignore our current height and number of stories requirements so that this can happen for them? Approximately 500 parking spaces? Think Bridgeport in a confined space. Congestion, pollution—goodbye sidewalk dining. There are appropriate locations in Lake Oswego for increased economic development and upscale housing of the scope proposed. The Wizer Block is not one of them.

The council should request a revised proposal that meets code, and is manageable and consistent with the existing development at the location. The availability of the Wizer Block presents an opportunity for development which will enhance the atmosphere of our beautiful downtown. The project as proposed will destroy it.

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**From:** Dr. Jason Bussanich [<mailto:drjason@westlakechiro.com>]

**Sent:** Thursday, November 14, 2013 10:43 AM

**To:** Dillinger, Barbara

**Subject:**

To Whom It May Concern:

I am writing this letter to show my disapproval of the Wiser Block Development. I think we all want that block updated, but it struck me how little the proposed project fits the personality of the City of Lake Oswego. In any city project, the core way to draw people to retail is to provide spaces that encourage true gathering, via food, fun or unique experiences like a farmer’s market. This community models itself strongly on European township ideas that create that “destination” feel, but this new block would stand as a barrier against those values and as a barrier to Millennium Plaza. Why spend money on all the wonderful open township principles thus far, yet allow such an overflow of density in the heart of the “living room” of the city? I agree, we need more apartments, but not in the heart of our drawing area. Considering the overwhelming disapproval of this project from all public voices, the choices by the city seem out of touch and abrasive. Previous public hearings found little support. Mr. Wiser could have sold his property at the height of the market for significant revenue and we all know he chose not to. Now they want favors to the tune of over 5 million for the value this project will bring? Yeah, poor decisions sometimes haunt us. Why the city feels it necessary to bend over for this project is beyond me. It seems Mr. Wiser continues to get whatever he wants when he wants it.

I hope to attend the Design and Review meeting in December to voice my opinion in opposition to this project.

## Comments received Nov 12 – Nov 15, 2013

Best Regards,

Dr. Jason Bussanich

Westlake Chiropractic, LO Chamber Member

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**From:** Susan Mitchell-Miller [<mailto:susanmmitchellmiller@msn.com>]  
**Sent:** Thursday, November 14, 2013 3:01 PM  
**To:** [mforbes@lakeoswegoreview.com](mailto:mforbes@lakeoswegoreview.com); Council Distribution; Dillinger, Barbara  
**Cc:** [SaveRvillage@aol.com](mailto:SaveRvillage@aol.com)  
**Subject:** Proposed Redevelopment of Wizer Block 137

I am writing in support of Save R Village. I agree that the proposed development does not fit in the Lake Oswego Village community. I am concerned of the proposed size and number of apartments. I agree with the Save R Village committee that the development is too tall, too big, too dense and too much for the Lake Oswego Town Square.

Susan Mitchell-Miller  
Lake Oswego resident.

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**From:** Arthur Emlen [<mailto:emlen@pdx.edu>]  
**Sent:** Thursday, November 14, 2013 5:33 PM  
**To:** Council Distribution  
**Subject:** The Wizer-block plan

The Wizer-block plan is ugly and overpowering. It is bad planning. It violates thoughtful public limits on height and on parking.

Arthur and Charlene Emlen  
47-year residents of Lake Oswego

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**From:** Dave Brown [<mailto:admiraldave@gmail.com>]  
**Sent:** Thursday, November 14, 2013 4:06 PM  
**To:** Council Distribution  
**Subject:** Wizer Block

I just watched a music video by resident Barry Dennis regarding the development of the Wizer Block. Please do whatever you can to make life for Barry miserable. Thank you.

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**Comments received Nov 12 – Nov 15, 2013**

**From:** Kathleen Van Deusen [<mailto:k2avd@comcast.net>]

**Sent:** Thursday, November 14, 2013 7:23 PM

**To:** Council Distribution

**Subject:** Fw: Wizer Development Plans

To Whom it May Concern,

As a Lake Oswego citizen, I am deeply concerned that the Wizer building redevelopment plans if carried out will spell disaster for the well being of the whole Millennium Village area and beyond. Density of the downtown area would become unbearable, especially when Lake Oswego activities at Millennium Park are in full swing. I would like to see all of these events at the Park and the Art Walks stay intact. I can't imagine the City and its leaders being caught up in the razzle dazzle without thorough investigation.

Let's look carefully at the alternatives.

Sincerely,

Kathleen Van Deusen

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## Comments received Nov 18 – Nov 22, 2013

From: Elaine Johnson [<mailto:ebjelan@spiritone.com>]  
Sent: Saturday, November 16, 2013 1:25 PM  
To: Council Distribution; Dillinger, Barbara; [saveRvillage@aol.com](mailto:saveRvillage@aol.com)  
Subject: Oppose Wizer 228 apts, block 137

Dear Council persons and saveRvillage members:

Please do not approve the Wizer Block 137 Apartment project which, if passed, would make Lake View Village and Millennium Park into ordinary, bleak, impersonal and congested areas, uninviting and cold.

The proposed development would make parking difficult, generate extreme traffic congestion, and turn the present Village into an ugly, crowded, nineteenth-century-London style apartment row. Because the Wizer Plan would radically alter the present character of the Lake View Village, I oppose it and hope that you will oppose it, too, and voice your objections.

Sincerely,  
Elaine Johnson

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**From:** Joanne Sedleniek [<mailto:jsedleniek@gmail.com>]  
**Sent:** Sunday, November 17, 2013 7:00 PM  
**To:** [mforbes@lakeoswegoreview.com](mailto:mforbes@lakeoswegoreview.com); Council Distribution  
**Subject:** Weizer Block 137

I'm appealing to Mayor Studebaker and the City Council to honor their campaign promises of preserving Lake Oswego as a small-town with a "village-like" character and to oppose high density infill. These promises all conflict with Block 137 design. It appears to me that the developer's interests have become more important to you than the concerns of your constituents.

Although many of us have supported Wizer's for many years, I would venture a guess that many customers who are angry about this development as planned, might prefer to take their business elsewhere.

Joanne Sedleniek  
5002 Foothills Rd., Apt. C  
Lake Oswego  
503-656-1924

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**From:** Rick Kappler [<mailto:rickk@sunsetforest.com>]  
**Sent:** Monday, November 18, 2013 10:44 AM  
**To:** Reynolds, Janice  
**Subject:** Wizer development

Why not make another park in place of the Wizer grocery store? Why do we need another five story apartment with dozens of dogs?

Rick

## Comments received Nov 18 – Nov 22, 2013

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**From:** Nora Apter [<mailto:nora.apter@gmail.com>]  
**Sent:** Monday, November 18, 2013 9:51 AM  
**To:** Council Distribution  
**Subject:** Letter to LO Review, Wizer Block Redevelopment

Please see below, the letter I submitted to the LO Review.

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

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

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

Sincerely,

Nora Apter

431 Lakewood Ave

Lake Oswego, OR

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**From:** Wayne D. Pederson [<mailto:wayne.d.pederson@gmail.com>]  
**Sent:** Monday, November 18, 2013 10:36 AM  
**To:** Dillinger, Barbara  
**Cc:** Council Distribution; [saveRvillage@aol.com](mailto:saveRvillage@aol.com)  
**Subject:** Wizer Block.

## Comments received Nov 18 – Nov 22, 2013

I write today to register my opposition to the density being proposed for the redevelopment of the Wizer block in downtown Lake Oswego. My wife and I had the pleasure of enjoying lunch at Zeppo's this last Saturday. From that location one can get a very real and personal perspective of what a five-story building immediately across the street would feel like. And it is not good.

My comments are focused on the aesthetics of Lake Oswego. The City is very livable and inviting in its human scale. Most of the new development has been tastefully done and it retains the human scale and feel of our fine city. Plopping down a five-story monstrosity in the center of it changes the nature of Lake Oswego in a very basic way and, in my opinion, not a good way. Much has been written in the media about the lack of parking, congestion, and incredible density this project will bring but not much has been said about the effective co-opting of Millennium Park by the incredible density being proposed by this five-story development. Millennium Park is a city-wide resource that we have enjoyed for several years. It's location, accessibility, and flexibility have added a great deal to the livability of Lake Oswego. We believe that others, like us, will shun the downtown businesses if this structure is built as planned because there will be no access for us if this project is built as proposed.

Please do not approve this plan.

Sincerely,

Wayne D. Pederson  
14376 Edenberry Drive  
Lake Oswego, OR 97035

*"The moral test of a government is how that government treats those who are in the dawn of life, the children; those who are in the twilight of life, the elderly; and those who are in the shadows of life, the sick, the needy, and the handicapped." -- Hubert Humphrey.*

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From: Marti Long [<mailto:sethandmarti@comcast.net>]  
Sent: Friday, November 15, 2013 11:30 PM  
To: Council Distribution  
Subject: Wizer Development

I'm against the proposed development of the Wizer block. It's too dense for the site and inadequate provisions have been made for the impact on traffic.  
--Marti Long

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From: Jeffrey Michael Tinkham [<mailto:munlochywest@gmail.com>]  
Sent: Saturday, November 16, 2013 8:36 AM  
To: Council Distribution  
Subject: Wizer Block

Dear City Council,

## Comments received Nov 18 – Nov 22, 2013

Please count me among the local homeowners, Troon Rd., who have serious concerns about the height of the current plans for the Wizer Block /137. The goal ought not to be to make a big profit, but to ensure a suitable development of the area.

Nothing wrong with 3 stories . . .

Jeff Tinkham

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**From:** Steve Hill [<mailto:sfhcjh@excite.com>]  
**Sent:** Monday, November 18, 2013 1:52 PM  
**To:** [mforbes@lakeoswegoreview.com](mailto:mforbes@lakeoswegoreview.com); Dillinger, Barbara; Council Distribution  
**Subject:** Wizer Development

As a resident of Lake Oswego for over 30 years, I have seen many positive changes to the city. In my opinion the high density development of Wizer block 37 is detrimental to the city. I agree the property needs developed but not to the extend of the current plan.

In route to Portland during morning hours, I avoid the A street/HWY43 left turn signal using 3<sup>rd</sup> to B Street then left on HWY43. Coming home in the evening, D or E street through First Edition then south on one of the numbered streets higher than 6<sup>th</sup> street routing to A street. As traffic increases this might be the route of many others use to avoid the A street HWY43 area. I do apologize to the residents of First Edition but I drive safely, respect the neighborhood, and stop at all the STOP signs looking both ways at intersections.

Parking? Ask any Portland home owner along the SE or NW core streets about high density developments. Parking in front of or near your residence is challenging. Many employees are encouraged to use off street residential parking for 8 hour shifts leaving premium parking for the customer.

In conclusion, problems are part of any metro growth but through smart long range planning problems are addressed at early intervention. In my opinion, tax dollars generated from current the Wizer block development plan will not be sufficient to correct the problems created by high density development. In some cases, visionaries build empires leaving long term problems to the less qualified.

Steve Hill

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**From:** Susan Brim [<mailto:mcbtrim@comcast.net>]  
**Sent:** Tuesday, November 12, 2013 1:57 PM  
**To:** Council Distribution  
**Cc:** Dillinger, Barbara  
**Subject:** Wizer Block

I have lived in Lake Oswego for almost 15 years and have enjoyed every minute of life in this "small town". I am extremely concerned about the size and scope of the Wizer block project. Although I am not opposed to a development of limited size, I am worried that the current plan (5 stories/228 units) will drastically change the village (in a bad way). There are times now when parking and traffic are an issue in the village, down A avenue and State Street. I cannot image what will happen with the influx of cars and people due to a development of this size. Instead of supporting local businesses and restaurants, I will probably choose to take my business elsewhere where parking, traffic and general

## Comments received Nov 18 – Nov 22, 2013

overcrowding will not be an issue. Please rethink a development of this size!! Cammie Brim (Chandler Place)

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**From:** phantom [<mailto:phantom@easystreet.net>]

**Sent:** Sunday, November 17, 2013 10:06 PM

**To:** Council Distribution; Dillinger, Barbara

**Subject:** Wiser's

### **WIZER BLOCK; SENIORS WILL NEED MORE!**

Over and Over in last week's LO Review the Wizer Block is described as a destination living space for aging seniors scaling way down. Unfortunately, it won't have the Shuttle Vans and other social and physical support services, like Mary's Woods or Carman Oaks, that senior's in transition need and deserve. The developer will charge exorbitant prices for a population on fixed incomes. I think our seniors deserve better. The complex should be self-contained with its own dining room and private amenities like Carmen Oaks.

Let's be honest here, please, about the project:

Seniors on Fixed Incomes, with aging health and slowing physical abilities, would be the primary demographic group renting because of the location and physical structure of the Wizer Building

NO real additional Commercial and Retail Square footage is added from what we have now.

Some neighboring Businesses will CLOSE due to 2yrs (minimum) planned construction.

Congestion will gridlock streets.

There needs to be safe shuttle loading zones added for seniors!

Other developers and people could "pencil out" a project that is primarily Commercial and Retail as a focus.

Look at Who Will Move In:

1. "Probably not young families": This Wizer housing actually discriminates against families with children with its lack of green space and playgrounds. Other apartments have these precious amenities. No school bus service is available, and moms circling with little kids from a subterranean parking structure would be a nightmare. No parent wants the gross inconvenience of narrow short streets fighting rush hour gridlock making left hand turns on First Street with Kids several times a day. Are the seniors going to want the playful voices of kids echoing loudly in the center confined courtyard?? I sure wouldn't for those high prices!!

## Comments received Nov 18 – Nov 22, 2013

There are no Big Yellow School buses that can pick up for grade school, junior high and high school! I called the district to verify.

1. “Swinging singles and Young single working people?”: No way! The Pearl is where the action is for the same price with more fun, night -life, and young people!! Young singles will not be packing into this Wizer dormitory looking for a partner in this suburban family town. We can never become bustling Portland no matter how hard we try. We will just ruin our character trying.
2. College kids? : Would several underage kids be packing into apartments?? This is not a group to encourage who party after exams.
3. Aging seniors: As people age and have less abilities to care for their property, develop health problems, or want to be with others, they Transfer to Retirement communities. I will too. Unfortunately, this eventual retirement community has few internal amenities or support services they need. Safeway, the only grocery store within walking distance, is slated to close I hear for redevelopment.

If we are going to build a “Senior Center” or “Retirement Community” in the heart of downtown, let’s be honest and do it right. This means starting over. Also, be honest that Advancing Senior Housing with “aging in place” does not revitalize downtown: Revitalizing downtown requires adding a “net increase of Commercial and Retail” which the Wizer project does not do. That’s the point, City Council and Mayor!

Please write [councildistribution@ci.oswego.or.us](mailto:councildistribution@ci.oswego.or.us)

Please use title above and bold it big for me. thank you.

**Citizen's view**

**Jaymee Delaney**

**LO citizen**

**Address: 1300 Skyland Dr.**

**Phone: 503-699-9720**

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**From:** courtney sanchez [<mailto:courtneysanchez@gmail.com>]

**Sent:** Monday, November 11, 2013 8:02 AM

**To:** [mforbes@lakeoswegoreview.com](mailto:mforbes@lakeoswegoreview.com); Dillinger, Barbara

**Cc:** Council Distribution

**Subject:** Help Save Over Village

To whom it may concern,

I am a 5th generation Oregonian and my great grandmother came here on wagon wheels and settled in 1st addition. My family owned the Johnson Hotel on B ave and owned much of 1st addition near downtown Lake Oswego extending across 43 toward the river. Our family history goes on for

## Comments received Nov 18 – Nov 22, 2013

generations here in this quaint town and I reside here with my children being 6th generation Oregonians. I enjoy downtown because it is clean, has low crime and it is not congested.

I think that this outrageously large building project is being pushed without some clear thought about how much this will change Lake Oswego. I am not for destroying many lovely aspects of downtown. Lake Oswego has never had problems attracting community and it doesn't need to start. This building will crush the lovely aspect of parking in our downtown area and create a traffic nightmare. Most households own 2 cars and any structure that is placed here should be build with this in mind especially in this price range. Every unit should be allowed 2 car parking and there should be additional spaces provided for guest parking. Our Sat. market is a big draw to the city but if we run into parking issues residents will start avoiding their own market and functions in our downtown area.

Please consider that this will change everything and spending & 6,000,000 in public funds is outrageous when we need to focus that money elsewhere. There should be no exceptions to a 5 story building for our town.

Sincerely,  
Courtney Sanchez

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From: Gmail [<mailto:wangweiyun2@gmail.com>]  
Sent: Wednesday, October 30, 2013 1:15 PM  
To: Dillinger, Barbara  
Subject: NO to Wizer block 137 plan

DRC,  
I am a resident of Lake Oswego. The proposed Wizer Block 137 plan, a massive five-story, 228-compact housing unit building, is a deep concern. I am totally AGAINST such a dense plan for our downtown.

Please say NO to the proposal.

Sincerely,  
Wei Myers

---

**From:** Nolan, Cara @ Portland [<mailto:Cara.Nolan@cbre.com>]  
**Sent:** Monday, November 18, 2013 3:37 PM  
**To:** Council Distribution  
**Subject:** Wizer Block

Councilors,

I live over by Marylhurst College and wanted to voice my support for the redevelopment of Block 137 (Wizer Block) as it is represented on the website <http://buildourvillage.com/> . I often take my daughter to the Farmers Market in the summer as well as other events at Millennium Plaza (if you can consider the Salt and Straw ice cream cart an event, I would say I frequent the area VERY often!).

## Comments received Nov 18 – Nov 22, 2013

I am excited to see the proposed changes occur and have no doubt that it will add employment to the immediate area. It will also provide increased variety for dining and shopping (this is the closest retail to my neighborhood that provides multiple options). The site, as it stands now, is obviously underutilized and is far from the highest and best use. I am excited to watch this development unfold and for this last big puzzle piece in this neighborhood to become fully evolved and integrated into the wonderful character of the Millennium Plaza/ First Addition neighborhood.

Thank you.

Cara Nolan

Cara C. Nolan | Senior Associate  
CBRE, Inc. | Industrial Brokerage  
1300 SW Fifth Avenue, Suite 3000 | Portland, OR 97201  
T 503.221.4840 | C 503.799.8688 | F 503.221.4873  
[cara.nolan@cbre.com](mailto:cara.nolan@cbre.com) | [www.cbre.com/cara.nolan](http://www.cbre.com/cara.nolan)

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**From:** [dave1mariep@comcast.net](mailto:dave1mariep@comcast.net) [<mailto:dave1mariep@comcast.net>]

**Sent:** Monday, November 18, 2013 8:59 PM

**To:** Dillinger, Barbara

**Subject:** Wizer development

I am apprehensive and completely opposed to the present Wizer development plan. It would be the beginning of something very bad for our great downtown.

Dave Pinch  
Evergreen Neighborhood

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**From:** [dave1mariep@comcast.net](mailto:dave1mariep@comcast.net) [<mailto:dave1mariep@comcast.net>]

**Sent:** Monday, November 18, 2013 9:08 PM

**To:** Council Distribution

**Subject:** Wizer Development

I understand that the developer loves the dense plan; it maximizes cash flow and profits. But I seriously oppose it as a big step in the wrong direction for our downtown, and so should you.

Dave Pinch  
Evergreen and Lake Oswego citizen

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**From:** [dave1mariep@comcast.net](mailto:dave1mariep@comcast.net) [<mailto:dave1mariep@comcast.net>]

**Sent:** Tuesday, November 19, 2013 4:14 PM

## Comments received Nov 18 – Nov 22, 2013

**To:** Council Distribution  
**Subject:** wizer plan

I am opposed to the present development plan, as are all of my Lake Oswego friends. It is much too big.

Marie Pinch  
336 Ninth St.  
Lake Oswego

---

**From:** [dave1mariep@comcast.net](mailto:dave1mariep@comcast.net) [<mailto:dave1mariep@comcast.net>]  
**Sent:** Tuesday, November 19, 2013 4:28 PM  
**To:** Dillinger, Barbara  
**Subject:** Wizer redelopment

I am opposed to the present plan. It is much too huge for our downtown.

Marie Pinch  
Evergreen Neighborhood

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**From:** [dave1mariep@comcast.net](mailto:dave1mariep@comcast.net) [<mailto:dave1mariep@comcast.net>]  
**Sent:** Tuesday, November 19, 2013 4:23 PM  
**To:** Council Distribution  
**Subject:** Wizer redevelopment

The present plan is not compatible with what most people want in our downtown. It needs serious modification.

Kurt Guterman  
Evergreen resident

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**From:** [dave1mariep@comcast.net](mailto:dave1mariep@comcast.net) [<mailto:dave1mariep@comcast.net>]  
**Sent:** Tuesday, November 19, 2013 4:34 PM  
**To:** Dillinger, Barbara  
**Subject:** Redevelopment of Wizer block

The present plan should be seriously modified to avoid becoming the start of something very bad for our downtown.

Kurt Guterman.  
Evergreen Neighborhood

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**From:** "Beall, Karyn" <[Karyn.Beall@nike.com](mailto:Karyn.Beall@nike.com)>  
**Date:** November 20, 2013 at 10:02:58 PM PST

## Comments received Nov 18 – Nov 22, 2013

To: "[planning@ci.oswego.or.us](mailto:planning@ci.oswego.or.us)" <[planning@ci.oswego.or.us](mailto:planning@ci.oswego.or.us)>

Cc: "[councildistributuion@ci.oswego.or.us](mailto:councildistributuion@ci.oswego.or.us)" <[councildistributuion@ci.oswego.or.us](mailto:councildistributuion@ci.oswego.or.us)>

**Subject: This is wrong place for 5story - 228 unit building!**

I am huge supporter of the development of downtown Lake Oswego. However, this is the wrong place for such a huge, dense residential complex.

Thank you,  
Karyn Beall

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**From:** Lynn Richards [<mailto:richlynnr@msn.com>]

**Sent:** Friday, November 22, 2013 11:09 AM

**To:** Dillinger, Barbara

**Cc:** Council Distribution

**Subject:** Save our Village

Hi,

As a resident of Lake Oswego for over 20 years, I just wanted to voice my thoughts on the new development plan for the Wizer Block.

I have heard that this development would be five stories high, and have 228 apartments. Currently I take a Jazzercise class in the

Wizer lower level, and live over in the Hallinan area. It takes me sometimes over 20 minutes to get from here to there (around 8am) which should only be a 7-10 minute drive normally.

Then, in the evening, coming from downtown Portland around five o'clock pm, the traffic can be backed up for a mile or so just coming into town.

It seems that the addition of a five story building with over 200 apartments would add to the traffic issues, not to mention take away from the small community feeling we have in Lake Oswego.

Could there be a compromise and choose to have something similar to the current structure of the Millennium Park businesses with maybe only two stories high and a few apartments?

Thanks,

Lynn Richards

Lynn Richards Mary Kay Sales Director 503-636-2399 or visit my website at

[www.marykay.com/lrichards5](http://www.marykay.com/lrichards5)

"Commit your work to the Lord and then you will succeed" Proverbs 16:3

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## Comments received Dec 16 – Dec 20, 2013

To Whom It May Concern:

If the current high density apartment complex is allowed to go forward as planned there is no doubt it will bring a decreased quality of life for the residents in the surrounding neighborhoods due to an assortment of issues. The mass of this project in relation to surrounding properties should have been taken into consideration along with the traffic impact and the unflattering issues a high density apartment complex brings.

It's important to protect our neighborhoods throughout Lake Oswego from future incompatible developments like this that could not only hurt property values but also disrupt our neighborhood character. Citizens deserve the protection they have been led to believe they would get from their elected officials.

Our City Council has disregarded our city codes and failed to keep their pledge to preserve Lake Oswego's current character and prevent high density. How does an out of proportion, high-density apartment complex fit into our city plans which state "the village character as a community of small-scale structures that appears and operates like a traditional small town." New or remodeled structures shall be designed to COMPLIMENT surrounding structures.

Block 136 located next door to Wizer's was built in 2003. At that time citizens expressed concerns over parking and traffic that the town homes would bring. After working with the developer the proposal was reduced to 3 stories and 39 town homes. Wizer's Block will be 5 stories with 228 units. Block 136 is the same size as Wizer's.

The developers have been reluctant to compromise or listen to pleas from residents who are genuinely concerned about the size and density of this apartment complex. From the early neighborhood meetings the citizens expressed their concerns. The developers spun a web of deception in claiming they have sought and listened to the neighborhood communities for feedback and had made appropriate changes. To address density and size to the City Council they proposed (1) "a beautiful pedestrian walkway between 1<sup>st</sup> and 2<sup>nd</sup> that divides the buildings". (2) "Three buildings each provide their own distinct style". (3) "Top floors are set back to decrease the scale".

Our concerns remain the same. The height is still five stories and the high-density apartment is still 228 units, the same that was first proposed. The developers have stated they hoped approximately ¼ would be condominiums possibly more. Pat Kessi said "a lot of people are actually on our waiting list and we're excited to help meet that demand". His gut feel is "we have at least 52 condos". The final application to the City this week now states the complex will be 100% apartments and will take up to three years to build.

Some answers frequently used by the developers. "That's a great question", "It's possible". It's probable". "We'll look into it". So we now know from their final application to the City we have 100% apartments with the possibility of converting the apartments into condos at a later date. And this would be when? That's a great question.

We are in favor of redevelopment but in a manner that is respectful of the surrounding neighborhoods and the vision our town identifies with and honors. A high density apartment complex in the midst of our town square is the wrong project in the wrong location.

Sincerely,  
Lita Grigg

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**From:** MARY BOSCH[SMTP:MARY.BOSCH@MSN.COM]

**Sent:** Monday, December 16, 2013 11:33:19 AM

**To:** Dillinger, Barbara

**Comments received Dec 16 – Dec 20, 2013**

**Subject:** Support Block 137 Redevelopment Plan  
**Auto forwarded by a Rule**

I would like to share my perspective with you.

Sincerely,

Mary Bosch

Lakewood Neighborhood

## Comments received Dec 16 – Dec 20, 2013

Thriving communities do not stand still. They look to the future, anticipate changes and adapt appropriately. The Block 137 Wizer redevelopment plan offers Lake Oswego a significant opportunity to meet the needs of our changing population both today and in the future and secure our economic success for decades to come. Moving forward with the plan is the perfect next step in building on the revitalization momentum we have enjoyed since the creation of Lakewood Village--a project criticized unfairly when it was first presented, much in the way the Wizer plan has been demonized in its conceptual stage.

Central to the Block 137 plan, and always essential to thriving downtowns, is the addition of quality, market rate housing that Lake Oswego desperately needs to sustain its vitality. Rigorous demographic and market analysis support the wisdom of the plan. Baby boomers and young professionals alike are eager to live in developments with walkable neighborhoods, access to amenities, and minimal personal responsibility for upkeep. The Wizer plan increases Lake Oswego's attractiveness to these markets, who in turn will bring a chain reaction of positive economic benefits for the city.

Spending at local businesses will rise beginning immediately upon the construction phase, with as many as 1,200 temporary jobs being created. Once completed, well over 100 new permanent jobs will occur on site.

New downtown residents will provide stable, year-round support for existing and new retail stores, service businesses and restaurants, many owned by local shopkeepers. Further, the typical residents moving to this kind of mixed use environment tend to have higher education levels and may encourage employers with knowledge-based jobs to locate new businesses in Lake Oswego. Attracting outside visitors (customers) to new retail and dining is yet another important benefit for sustainable economic revitalization

On top of all of these benefits will be the annual property tax revenue generated, rising from \$50,000 today to more than \$600,000 upon project completion. Simultaneously, the development will produce a one-time Construction Excise tax of almost a quarter of a million dollars which will directly benefit the Lake Oswego School District.

Given all of the upsides, I am still sympathetic to those who are anxious about change. This is simply human nature. But the reality is that Block 137 is *going to change*—already the business mix has changed and vacancy is up. Alternative plans are unlikely to compete with the careful detail and thoughtfulness of the existing proposal.

Just think for a moment what other proposals might lie down the road. It is not impossible that the space would attract a major big box retailer. In that case, all of the traffic concerns currently expressed in alarm at new residents would seem a small concern compared to shoppers competing for space in a parking deck. Such a project would likely minimize all of the design elements which have gone into ensuring that downtown Lake Oswego buildings have a cohesive style.

## Comments received Dec 16 – Dec 20, 2013

The proposal before us is the one that will most enhance Lake Oswego's sense of place, meet the needs of our aging population, further develop the downtown core into a cohesive mixed use district and result in long-lasting economic benefits for the city.

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**From:** Richard Reamer [<mailto:rereamer@comcast.net>]

**Sent:** Monday, December 16, 2013 2:04 PM

**To:** Council Distribution

**Subject:** Wizer Block Development

Mayor and Council and please pass to the DRC:

I would like to add my support to the proposed Wizer block development. It is good for the city in a lot of ways. A couple of the most important are the increased tax revenue for that block by as much as tenfold and the added jobs in the downtown. It also gives the schools a nice one time bump in revenue.

I know there are people who are concerned about height and design but we all have our opinions about any and all buildings particularly new ones. I think the developers have made some great changes and improvements driven by their community outreach and inputs from the citizenry. I like the idea of a couple hundred more people in the core of the city. It will bring business to our local shops and restaurants and add a much needed vibrancy to the downtown.

Regards,  
Richard Reamer  
398 Furnace St.

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**From:** Ann Hadley [<mailto:hadley.ann@gmail.com>]

**Sent:** Thursday, December 19, 2013 2:00 PM

**To:** Council Distribution

**Subject:** Wizer development

As 40 year residents we share the sentiments of Mr. Pirrotta expressed in today's Review opinion piece. If apartments are so needed, why not allow the reconstruction of some of the apartments and and rental housing on the north end of First Addition? or those on Evergreen? If the market is there, why not replace the older buildings that are already there?

We are utterly opposed to the Wizer redevelopment as it is currently proposed.

Ann and Dick Hadley

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## Comments received Dec 23 – Dec 27, 2013

**From:** RICK MOULTON [<mailto:rickmolton@msn.com>]  
**Sent:** Friday, December 20, 2013 4:38 PM  
**To:** Council Distribution  
**Subject:** Wizer Block Redevelopment

Mr. Mayor and Council Members:

In recent weeks, many letters have been written to the Review regarding the proposed plan for redevelopment of the Wizer Block. The vast majority of these letters indicate overwhelmingly that our citizens are opposed to this plan.

This plan is another attempt, similar to the previously proposed Foothills Plan, to move forward with a development that would fit well in the South Portland Waterfront Area.

I believe our citizens want LO to remain a community of mostly single family dwellings with the "proper" mix of businesses and multiple family dwellings. Five story, multiple family dwellings of the size proposed are not what we want to see in our downtown area. I'm confident that a better plan can be developed.

As a citizen that was active in the last election, supporting a change in our local government, I am counting on your leadership to see that the currently proposed Wizer plan is not implemented.

Thank you,

Rick Moulton  
592 7th Street  
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**From:** [tomgrigg777@aol.com](mailto:tomgrigg777@aol.com)[SMTP:TOMGRIGG777@AOL.COM]  
**Sent:** Friday, December 27, 2013 11:36:59 AM  
**To:** Dillinger, Barbara  
**Subject:** Wizer Block 137  
**Auto forwarded by a Rule**

Dear members of the DRC

The City Council unanimously voted to accept W & K Development's proposal a few months ago. Just prior to the City's acceptance of their plan the developers renamed themselves the Evergreen Group LLC. This left many citizens to believe this was a done deal before the vote was even taken.

The developers claim they spent two years in studying the project and stated they had worked with community leaders and neighborhood groups to listen to their concerns. Evergreen neighborhood major objection has been size & density of a 228 unit high-density apartment building. From their first meeting until today this topic was never an option. Pat Kessi's response to the City Council when addressing the concern of high-density of too many units.

1. We added a beautiful walkway between 1<sup>st</sup> and 2<sup>nd</sup> Street.
2. We are making three buildings each with its own style.
3. Top floors are setback to decrease the scale.

## Comments received Dec 23 – Dec 27, 2013

By a majority vote the Evergreen Neighborhood Association voted NO against the current proposal. The developers have still not addressed the main objections. Evergreen neighborhood has a total of 373 home and town houses. This high density apartment complex will add an approximate 60% increase in Evergreens population, in one square block. The largest high-density apartment complex ever proposed in Lake Oswego is not the village character vision that the original plan called for.

### **New developments from Evergreen Group LLC are as follows:**

1. 228 high density apartment complexes, 100% Apartments. **The 52 condominiums (one building) have disappeared, or most likely never existed.**
2. Evergreen Group now estimates longer construction time. **Now three years.**
3. Evergreen Group is now seeking a reduction of their larger units 2 & 3 bedroom to add more 600 sq. ft units. **Not family friendly as claimed in their early presentations.**

### Other considerations and questions:

1. Evergreen Group would like the city to improve the 2<sup>nd</sup> Street roadway and gutter to be narrowed and leveled at the **city's cost of approximately \$400,000.**
2. Car entrance for tenants has been moved back again to 2<sup>nd</sup> Street along with a loading zone for moving trucks. **Certainly not noise & traffic friendly to townhomes across the street.**
3. Builder will designate one or more specific areas for pet relief. **Where?**
4. Is there a study on the neighboring buildings regarding damages such as vibrations and pounding due to excavation and construction on the unstable soil they are building on?  
Where I Live, Block 136 Oswego Village Townhomes are built on "Very Unstable Soil" )
5. Have they studied the longer term effect of loading to the soil causing entrapped water migration to the soils under the neighbor's buildings causing shifting soils and damage to neighboring buildings on 1<sup>st</sup> and 2nd Street?

As a citizen of Lake Oswego since 1953, I find it encouraging seeing our citizens speak out against a development that is out of proportion with surrounding developments that threatens the character of our downtown. What a shame it would be if Oswego's main attraction would be destroyed by a high density, (private resort) apartment complex set in the middle of our town square.

Tom Grigg  
321 3<sup>rd</sup> Street  
Lake Oswego

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