

From: [Dillinger, Barbara](#)
To: [Hamilton, Leslie](#); [Reynolds, Janice](#)
Subject: FW: Five story, 228 apartment/condo complex on the corner of First and A. The Wizer Block 137.
Date: Monday, January 27, 2014 1:52:04 PM

From: robber44@comcast.net [mailto:robber44@comcast.net]
Sent: Saturday, January 25, 2014 2:28 PM
To: Dillinger, Barbara; planning@oswego.or.us
Cc: Lgrigg6@aol.com
Subject: Five story, 228 apartment/condo complex on the corner of First and A. The Wizer Block 137.

Dear Sirs:

A cities code is the cities elected conscious. The elected officials of the city are to share, abide and represent this same conscious.

Ask yourselves this question. Since this project is a flagrant violation of the cities code, the cities conscious, why is it even coming up for review?

Appararently the elected officials of the city of Lake Oswego do not share the same conscious as their constituents.

Would these officials been elected to their positions if their platforms would have been to bring a five story, 228 apartment/condo complex, to the corner of 1st and A in downtown Lake Oswego? I don't think so.

So, now we'll get to see if the members of the Lake Oswego's Development Review Committee share the same conscious as their constituents. Or do they share the same conscious as the elected officials.

I cannot attend the upcoming review meeting due to a previous engagement. Hence this letter.

I hope the members of the "DRC" will abide by and represent the cities code and the conscious of their constituents. And reject the prepossessed five story, 228 apartment/condo complex on the corner of 1st and A. Which is a direct and flagrant violation of Lake Oswego's own city code.

Another question to ask yourselves.

Would a five story, 228 apartment/condo complex along one of the fairways at the Lake Oswego Country club pass the cities code?

Best Regards

R.L. Riggs
503-314-1736

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LU 13-0046

From: [Dillinger, Barbara](#)
To: [Hamilton, Leslie](#); [Reynolds, Janice](#)
Subject: FW: Wizer block
Date: Monday, January 27, 2014 1:53:33 PM

From: Susan Hornung [mailto:susanhornung@hotmail.com]
Sent: Friday, January 24, 2014 10:38 PM
To: Dillinger, Barbara
Subject: Wizer block

Hello DRC,

I attended the 5 hour meeting this week and signed up to speak but will not be able to attend the meeting next week so I thought I might send email since I am officially on the agenda.

The meeting was very informative with lots of good questions asked. I had spent 2 hours reviewing all the plans of the developer prior to the meeting and have read all the letters to the editor in the LO Review.

Everyone would like the Wizer block redeveloped and everyone cares about our city. One of your members touched on my concern.

We have a need to expand our commercial core and this is a prime block. However, what we have really is a large apartment complex (90%) with only about 10% commercial. The retail area will actually be only half of the current retail space. This seems like a very limited interpretation of mixed use.

Although the proposal is upscale and is seeking the LEED certification, it is just too dense with over 200 apartments in that one block. Further, I don't see how they can use on-street parking as it is rarely available in the area. The fact that southern travel is blocked by the lake and there is no north exit puts more pressure on 1st & 2nd. I also shared concerns with a board member about how the traffic impact was measured and if it was really as minor as presented by the report.

I think this would be a good project for the Pearl but not for block 137. Also I did not hear any real reason why they need a 5th story, or even a 4th story in most places. Please do not grant those exceptions to code.

Susan Hornung
27 Tanglewood Dr
Lake Oswego

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From: The City of Lake Oswego
Sent: Monday, January 27, 2014 3:34 PM
To: Smith-Bouwer, Diana
Subject: Citizen Request 20282 - Wizer Building

A new Citizen Request has been submitted to the Citizen Support Center.

| | |
|--------------------------|---|
| Original Request | 01/27/2014 |
| SummaryDate: | |
| Reference Number: | 20282 |
| Status: | New |
| Name: | Ken & Jo Ann Slickers |
| Email: | jaslickers@yahoo.com |
| Phone: | 503-352-5150 |
| Source: | online |
| Assigned To: | dbouwer |
| Assigned Group: | Planning |
| Topic | <u>Wizer Building</u> |
| Request Details: | <p>Dear Mr. Hamilton, We moved to Lake Oswego two years ago from a similar town (Carmel, IN) that is to Indianapolis what Lake Oswego is to Portland. In the twenty two years we lived in Carmel we watched it develop from a small village into a lovely town of about forty thousand. There was a clear plan of how to develop the area while still keeping the original character and enhancing the charm. When we knew we would be moving here we immediately identified Lake Oswego as a similarly area with lovely neighborhoods, and a charming village. We are very disappointed to see the plan for the Wizer block. While we have no problem with the design of the buildings, we feel that the density of the project will have a strong negative impact on the village. If this project is built it will change the charm and appeal of the village forever. The common areas will effectively become the outdoor area for the residents of the complex. With the number of units planned, it will generate significantly more traffic in an already congested area at peak times. Rental units have more changes in residents, and less ownership and care of the facility and surrounding areas. Instead of a lovely village with quaint shops and restaurants it will be more like an urban neighborhood. We believe that this project is not a good plan for the future of Lake Oswego as a village and for the town as a whole. While it may increase tax revenues for a time, we believe the long term impact will negatively affect the desirability of living in or visiting Lake Oswego. We sincerely hope that this project will not be approved. Ken and Jo Ann Slickers 14204 Kimberly Circle Lake Oswego</p> |
| Comment: | Citizen request/question created. |

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From: [Reynolds, Janice](#)
To: [Hamilton, Leslie](#)
Subject: FW: citizen letter to the Development Review Commission
Date: Wednesday, January 29, 2014 7:49:10 AM

From: Mary Dougherty [mailto:dougherty_86@msn.com]
Sent: Tuesday, January 28, 2014 5:24 PM
To: Reynolds, Janice
Subject: citizen letter to the Development Review Commission

January 27, 2014

Dear Members of the Development Review Commission,

After viewing exhibits on the city website for the Wizer Block development and attending the DRC meeting on January 22, 2014, it seems to me that a legitimate study of traffic impact has never been done. The traffic study submitted by the W&K Developers/ Evergreen Group LLC traffic engineer estimates that 90 more peak hour trips daily will occur on A avenue and 1st and 2nd streets once the project is completed. This estimate does not seem correct. It seems to me that 228 apartments with 228-456 cars will generate a great deal more traffic than is estimated by the W&K Developers/ Evergreen Group LLC study.

The W&K Developers/Evergreen Group LLC also states that additional on street queue lengths caused by the Wizer Block development will be minimal and are not suggested to be mitigated since queue lengths are already exceeded without the Wizer development. The W&K Developers/Evergreen Group LLC reasoning here is without logic. The Wizer Block development will be adding more traffic to the already congested A avenue (at peak hours) and yet W&K Developers/Evergreen Group LLC passes on the problem to the City of Lake Oswego and its citizens to deal with! In addition, a board member of the Evergreen Neighborhood testified at the January 22 DRC meeting that the W&K Developers/Evergreen Group LLC has never done a traffic study of the Wizer Block development effect on residential Evergreen street, and on other residential streets in the area, concerning the effects of cut-through traffic trying to avoid A street congestion.

The number of new parking spaces proposed by W&K Developers/Evergreen Group LLC for the Wizer Block development also appears insufficient. Very few people live alone, and with only 1.5 spaces for each of the 228 apartments, obviously many apartment dwellers, as well as their guests, will seek residential street parking, or parking designated for retail. W&K Developers/Evergreen Group LLC is providing only 135 new parking spaces to accommodate retail customers of the new stores, as well as the 106 new store employees expected. This is hardly enough parking, and relies on already scarce street parking in the area, and on Lake View Village parking, which is completely full during Saturday Farmers Market. Retail in the area will be negatively impacted by the insufficient parking, and especially those people not living within walking distance of the downtown area, will avoid it.

Retail can significantly revitalize a downtown area, yet the W&K Developers/Evergreen Group LLC redevelopment plan for the Wizer Block is only 10 % retail. The development hardly seems mixed use, and is primarily an apartment building. W&K Developers/Evergreen

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Group LLC recently requested to add more 600 sq. ft. apartments and less of the larger apartments. These types of living spaces are not typically where children are raised, and so the city of Lake Oswego cannot look to the Wizer Block development to revitalize the school population, either.

The City of Lake Oswego is depending on revenue returns from the Wizer block development for almost 6 million dollars of urban renewal funds and \$400,000 to re-grade 2nd street. Although I'm concerned with overcrowding and traffic congestion on A avenue, 1st and 2nd streets and around Millennium Park caused by this development, there's another scenario that might cause concern. Those in favor of the Wizer Block redevelopment plan suggest that potential renters of the Wizer Block apartments will be empty-nesters wishing to down-size, as well as young professionals. I may be wrong, but I don't believe that many young professionals will want to live in an apartment building with several retirees. And after reading a Portland published magazine about Portland metro neighborhoods, which included a section on Lake Oswego containing unkind and erroneous opinions about our city, I concluded that many Portland area young professionals don't view Lake Oswego as a 'hip' enough place to live. It seems very possible that many of the 228 apartments will remain unrented.

I respectfully ask you not to approve the W&K Developers/Evergreen Group LLC redevelopment plan for the Wizer Block as it is now proposed. It contains far too many living units with insufficient parking and little retail.

Sincerely,
Mary Ann Dougherty
19170 Bryant Rd.
Lake Oswego, Or 97034

Cc: Mayor Studebaker and City Council Members

From: [Reynolds, Janice](#)
To: [Hamilton, Leslie](#)
Subject: FW: comment for Dev. Review Com. RE: block 137
Date: Wednesday, January 29, 2014 8:04:47 AM

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

From: Linda Brown [<mailto:brownlinda@clear.net>]
Sent: Tuesday, January 28, 2014 5:40 PM
To: Reynolds, Janice
Subject: comment for Dev. Review Com. RE: block 137

Dear Commissioners,

I want to see development on block 137 proceed, as do most people, but I am concerned that the building of small apartments rather than condos doesn't provide what we need. I suspect that within a very few years the interior of these buildings will require major remodeling to remake them into larger, owner occupied units.

Most of us Lake Oswego retirees want to downsize eventually without losing our community connections, but we will likely prefer to own rather than rent. We own homes now, and maintaining equity in our living space provides many positive benefits. Maintaining ownership allows us to maintain our resources for future needs as we age, pass a legacy to our heirs, and offers potential tax benefits to us.

While youngsters may only be able to afford apartment rental as they begin their careers, as soon as they can afford to build some equity through purchase they commonly choose to do so. Incidentally, with Portland schools in disarray and Portland taxes much higher than those in Lake Oswego, 2 bed condos would probably sell briskly even before construction begins.

The problem with the current development plan is we need a better mix of residences to fit our Lake Oswego community, and I ask you to use your influence as you can to encourage more owner occupied units.

Thank you for your service,
Linda Brown
17917 Kelok Rd, Lake Oswego 97034
503-789-2939

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RECEIVED

VILLAGERS, Dreamer and ZEALOTS-\$grabbers

JAN 29 2014

Chair of the UofO spoke last week....and in sitting by him I murmured "LESS IS MORE"...albert a frenchman...I'll quote a more recent one

City of Oswego
Community Development Dept.

1. Frank Lloyd Wright Taliesin West was my home the last many months of his life. I am the only wife in the archives because I was the only one allowed to work off the commune(reservation) in Scottsdale. We built our own tent residence. I participated in dance and chorus, but it was Q&A's on Sunday morning after Mr. Wright spoke to 14 women and the rest men when I learned the most...and still carry it with me.
2. OSMOSIS occurs with most females married to Zealot architects(even if he grew up in Burns, Oregon, and found me in a Sunday Sch. class) Husband employed at City Planning Dept. in Dallas, TX, and Phoenix, AZ, before being awarded an honor for serving 20 years in Wilsonville, OR ..and working with widening the bridge over Oswego Creek. I learned by 'osmosis' the struggles of planning. We had an apartment overlooking the deliveries made to Wizer's after I support his studies under a Japanese architect for a year,passing exams at Cal Berkeley.
3. BUT why do you seek to destroy the remnant of VILLAGE that is left in LO?We moved here 10/67, but 30 years ago my Burns guy thought LO library should be in Wizer block. YOU SAY you want to attract the students and young families. The brave student, who spoke last week, said yogurt is about the only place they afford to convene. A few days ago a mid-40s attendee at Lakewood School said, put the library on the upper level, and have shops on the lower level, so that young could go to library while shopping accomplished...thus altering the aging LO pop (go to the new Library in downtown Amsterdam, altho 3x's larger than we need, keep the present library and let the North Anchor be where apts. are designed...some are already there near the LO postoffice..relieving A'Avenue
- 4.WHY jeopardize the existing businesses...or the beauty of where Mkt. is several months a year. I served Pathway Planning 5 yrs.&CancerDr. 5 yrs.
5. WE MUST NOT SUCCUMB TO YOUR CURRENT PLAN...and get to the bottom of "retain the village" and keep this suburb unique and serving its residents now and in the future
MAUREEN MORRISON LONG (MasterDegree-History'54, around the world twice on borrowed \$, & with hope to save LO, and have 'some' influence on this local planning group.)

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