

**From:** [Dillinger, Barbara](#)  
**To:** [Hamilton, Leslie](#); [Reynolds, Janice](#)  
**Subject:** FW: supporting Wizer block redevelopment  
**Date:** Monday, January 13, 2014 5:37:25 PM

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**From:** hpcurran@aol.com [mailto:hpcurran@aol.com]  
**Sent:** Monday, January 13, 2014 5:33 PM  
**To:** Dillinger, Barbara; Council Distribution  
**Subject:** supporting Wizer block redevelopment

As a homeowner of the Evergreen neighborhood I would like to voice my strong support of the Wizer block redevelopment. I know my neighborhood association is voicing their opposition, but I disagree. As a 4th street homeowner for the last 17 years I have witnessed first hand the impact of downtown's redevelopment. I can now stroll to Peet's, the Farmer's Market and Millennium Park. There has been no negative impact on parking, congestion or overcrowding. I am a firm supporter of redevelopment and urban density and I encourage you to increase the services and density of our downtown.

**G-103**  
**LU 13-0046**

January 15, 2013

Development Review Commission:

City of Lake Oswego

File: LU 13-0046

I support the application of Gene Wizer and his representative Evergreen Group, LLC for the development commonly known as the Wizer block.

As recommended by the staff in its January 10<sup>th</sup> report, the mixed use project containing up to 228 residential units and 28,000 square feet of residential use in three buildings meets the Community Development Code and Downtown Development District Design standards with minor exceptions. Notably, the proposed development will provide a fifth floor on a portion of each of the three buildings providing 15 residential units and a conservatory. A small number of residential units will be on the ground floor near Evergreen and 2<sup>nd</sup> street.

The partial 5<sup>th</sup> floor exception will not substantially increase the density of the project, the height of the project, the impact on parking or traffic and will make good use of what would otherwise be unused space found in the gables and within the rooflines of the project.

The small number of residential units on the ground floor will increase the attractiveness of the project and help transition the design of the project from the retail uses to the adjoining townhouses.

Applicants need to have the ability to design and submit projects that meet existing city code and design standards and not have those rules or standards changed midstream. The lack of certainty and the existence of unwritten rules discourage investment in our community. The DRC should not consider testimony that is not applicable to current code or existing design standards.

Many of the objections to the design of this project are actually objections to our community development code which has been developed over a long period of time by many city councils with the assistance of many citizens, commissions and experts. The DRC should resist the temptation to rewrite the code or design standards because of some citizen's objections to the size, height or density of the project.

The approval of the project will strengthen our downtown core commercial businesses and increase housing options for the citizens of Lake Oswego. The design as submitted is attractive with high quality materials, variation of styles, and plantings. The parking plan exceeds the code requirements by 30%.

I would urge the DRC to approve the developer's application with the staff conditions as contained in the January 10<sup>th</sup> report.

Robert LeChevallier

1570 Bonniebrae Drive

Lake Oswego,, OR 97034

**G-104**  
**LU 13-0046**

RECEIVED

To: Members of the Lake Oswego Redevelopment Commission  
Re: LU 13-0046 Block 137 Wizer Redevelopment  
From: Paden Prichard 204 6<sup>th</sup> St.

JAN 15 2014

City of Lake Oswego  
Community Development Dept.

There is much I like about this project. I believe the developer is sincere about wanting to create the best project possible. The architectural team is exemplary. For the most part the materials selected are durable and a good choice for downtown Lake Oswego. Building three separate buildings and choosing to use all three of the 'Lake Oswego Styles' is especially good as it will break up mass and provide a much more interesting streetscape as well as reinforce the 'village' character. The east west 'pedestrian street' through the project and with all the parking contained underground are significant features and neither were included in the very first concept I was shown. The Team has been responsive and there are many significant changes that have been made from the very first concept I was shown. A number of these changes were made after our general neighborhood meetings and the 'design focus group' meetings in response to neighborhood comments. These changes have brought much benefit to this project.

I supported the use of LORA funds to enable the redevelopment of this block, and I support this redevelopment project concept. I recognize and appreciate all of the positive elements this development will bring to the City and especially the downtown core. I do believe though, the 'concept of this development' should be as defined and permitted by the CDC and the Downtown Redevelopment Design District. There are some subjective elements as part of the CDC, but otherwise, the rules of mixed use with retail on the first floor and residential above are pretty well defined. Therefore, for my full support, I believe there are some modifications that should be requested.

1. Regarding the 60 foot height limit. (During my first meeting with Pat Kessi I indicated my desire and I believed the Neighborhood desire, would be for a smaller project. He explained that due to infrastructure costs this would probably not be feasible/possible. I also suggested the use of more LORA funds to 'buy down' the scale of the project. He explained that due to the 'BOLI' [prevailing wage] act, why this also would probably not be possible.)

I, like most people would prefer this development to be less than 60 feet tall or only 3 stories, however the code does permit 60 feet tall and 4 stories with certain conditions. A 3 story retail/office building with retail on the first floor and two floors of office would fit nicely into this height as usually a retail floor-to-floor height is about 20 feet and office use would require approximately 12 to 16 feet floor-to-floor. To maintain the 'Lake Oswego Style' with steeply sloping roofs, and have some space roof-top for mechanical would easily fill the 60 foot height. Likewise for mixed use residential and retail, the first floor retail uses would require a 20 feet floor-to-floor space. Each residential space would require a minimum 10 feet floor-to-floor. Three floors of residential over retail would generate an approximately 50 foot high building. Along with the steeply pitched roofs, which are required for a fourth story and mechanical space on the roof-top, the 60 foot permitted height would be easily filled. I believe this type of use is the maximum use that was the original intent when this code was written and adopted.

2. This development at 60 feet tall would not set a precedence throughout the EC zone as that part of Lake View Village facing State St. is now about 60 tall. Existing ground floor retail and 2 stories of office with steep roofs and roof-top mechanical, is the maximum that could be achieved. However, permitting a fifth story, even if residential, would be precedence setting.

3. Building B and the allowance for a fourth floor. (CDC 50.05.004.5.d.i)

'A fourth floor may be permitted if it meets certain conditions:'

(5.d.i.1) "The fourth story is residential and it is contained within a gabled or hipped roof"....

My years of practice as a residential designer would tell me that for a space to be defined as 'contained within' a gabled or hipped roof, the space would have to be in a dormer of some type. It would also be defined by the roof edge or eave containing this space, to be at or near the bottom of that space. It seems to me that when this code was written, that was the intent. If you compare the existing structures built under this code that would seem to be the case. 555 Second St. is the most notable example. It is also in the EC zone with four stories of residential and the upper floors are nicely contained within the roof and expressed as shed roof dormers, definitely in the Arts and Crafts Style. I do not believe that five stories of residential space was intended or even anticipated when this code was written.

The developer's narrative: "Building B contains four residential levels on most of the building and five residential levels on a portion of Second Street. Building B uses dormers, stepped back façade and an eave at the third level to break up the mass." In fact building B has a fifth floor all along Second Street and again on Evergreen at the entrance. There is no eave at the third level parallel along Second Street where it would be appropriately located.

In my opinion, most of the fourth floor of building B facing Second St. is not contained in what could be defined as a gabled or hipped roof structure. As designed, the fourth floor wall is set back to provide a deck space, but the roof eave is above this floor at the ceiling line. In my opinion, that does not constitute this space being contained within the roof structure as defined by code. The 'containing roof' eave or edge should be at the floor line, instead of at the ceiling line, of the fourth floor. (In my opinion for that reason, this design does not comply)

(5.d.i.2) "The site is sloping and the structure has three or fewer stories on the uphill side"....  
The site is sloping, but the structure has four stories on the uphill side. (Does not comply)

(5.d.i.3) "The fourth story is significantly stepped back from the building plane created by the lower stories"... This is subjective, but to me, the step-back to be significant for a building this size, would be greater than 3 or 4 feet. As designed, the fourth floor is set back approximately 4 feet from the bottom three floors. (In my opinion, this does not comply). (The fifth story is actually set forward of the fourth story. Does not comply.) (See sketch 1 page 8)

(5.d.i.4) "Fourth story elements are used to break up the mass"..... The fourth story is pretty much continuous along the entire Second St. facade. I do not believe this constitutes the desired breakup of mass that is intended by this passage of the code. (In my opinion, this design does not comply.)

The fifth story portion of building B facing Evergreen Road that houses the entry and the amenity space should also meet the stated requirements for a fourth story. This excessively tall space towers over Millenium Plaza and even though it is intended to give a significant presence to the primary entrance of building B, it will not serve that purpose as the only place anyone will be able to experience that, is from Millenium Plaza. I also believe this primary entrance door to building B should be located off the north/south walkway instead of the Evergreen Road sidewalk. This would improve the ground floor unit, permit a grade level entrance without stairs and it would tend to liven up this walkway.

For these reasons, I do not believe parts of building B meet the requirements set forth in the CDC. I believe the fourth floor should be set back and 'contained' in dormers or other roof features and the fifth floor along Second St. and Evergreen Road should be 'pushed back away' from the street towards the 'back' of the building. The first bay of the four story portion of building B facing Evergreen Road that is immediately west of the entrance section tower is an example of what would be an acceptable facade for the rest of building B facing Second St.

The code permits retail use along a portion of Second St., which because of floor-to-floor heights would then only allow three stories of residential above. I am certain that most of the Evergreen Neighborhood would prefer to see residential use for most of this part of the block. The exception to allow ground floor residential along this area should be granted, but not at the expense of allowing five stories of facade exposed along Second St.

In my opinion, the fifth floor of building B as designed clearly does not meet the stipulations of the code nor does the code even speak to a permission for a fifth floor. Building B should be redesigned to strictly comply with the intention of this section of the code to lessen the impact on the residential neighborhood. It may not reduce the overall height of the building to remove this fifth floor, but the perceived height would be significantly less if the primary eave were at the top of the third floor and the space above was expressed as dormers or dormers recessed for porches. Section drawings attached to this narrative explain this much better than words. (See attached sections sketches 2A, 2B page 9)

During the design focus group meetings, I tried to encourage the architectural team to adopt more identifiable elements of Arts and Crafts architecture, such as smaller windows (not floor to ceiling), trim and other design features that would break up the mass and give the façade a more residential appearance and therefore be more compatible with the townhouses across the street. I still think this should be done to soften the appearance. (See sketch 3 page 10)

#### 4. The Millenium Plaza First and Evergreen Road corner:

In my opinion, as previously designed, and now redesigned, the southwest corner of this block facing the Millenium Plaza fountain and roundabout does not "reflect and enhance the character of the City"... (as intended in Section 50.05.004 1 Purpose). It does not meet the definition of 'village character' in that the façade does not appear 'small scale'. The all glass residential spaces do not look residential, but rather more like second and third floor retail spaces. It is not 'richly textured' nor is it 'visually engaging' (50.05.004.6.a and b).

With this extensive use of glass on the upper stories there is insufficient separation of material and textures from the first to the second floor to differentiate the uses. The building appearance is not softened nor does it appear to be mixed use or have a 'village appearance' (50.05.004.6.c.ii). (See sketch 4 page 11)

This is Lake Oswego's 'living room' and it is essential this building elevation should respect that. This corner should be redesigned to be compatible and somewhat reflect the feeling or appearance of Five Spice directly across the street. This facade could be 'softened' by limiting the height to 3 stories right at the corner and then stepping back the facade a bit away from the corner to the final 4-story height, changing materials, deeply recessing decks or balconies to give the facade texture, raising the window-sills and solid deck rail to about 24" from the floor to give privacy to the occupants and provide a sense of separation for pedestrians.

#### 5. Building C elevations:

Even though the storefronts as designed appear to meet the requirements, in my opinion, the upper stories do not have any bearing on any form of the 'Lake Oswego Style'. To define this as 'Tudor' as in English Tudor falls short of reality. Just the use of white stucco, a bit of wood and some too-heavy-looking framed windows does not make it 'Tudor'. The flat-topped gables are incompatible with 'Tudor' design and the precedence of Lakeview Village. This should obviously not slavishly copy Lakeview Village, but it should at least be a design form and style that is recognizable, compatible and 'comfortable' to most of the LO residents. For some reason the design team seem to be choosing to make an architectural statement with this facade that is definitely not in keeping with the popular definition of 'Tudor' in the 'Lake Oswego Style'. The uncomfortable, too-modern and edgy design is not welcome by most people or compatible with existing structures. This is no place to make a 'statement'. The architectural team can, and should do much better here.

The windows could better reflect residential uses. There should be some vertical coordination from the ground to the upper floors instead of this present 'offset' design. The flat-topped gables should be replaced with pointed gables or a combination of hips and gables. Architectural detailing of window trim and roof edge details should have some relationship to accepted historical design and residential character.

#### 6. Building A:

The design, materials and rendering of this building are the most successful. The fourth, and in places the third floor, is contained within the gabled roof as probably originally intended by the writers of this code. I believe though, the ground floor on the west side and south side facing 2<sup>nd</sup> and the pedestrian walk presently designated as residential should be changed to retail. For this east/west pedestrian way to be really an active pedestrian "street", small-scale retail would be a more desirable use in these areas. I believe the code intent for ground floor retail applies to this area. In addition, these "less than 100%" locations could provide a less expensive alternate for some of the smaller businesses that LO residents would use on a daily basis. If the fifth floor along the south side were deleted the overall height would not be changed, but there would be greater opportunity for less mass and a more interesting roof-line.

7. The facades facing the east/west and north/south pedestrian walkways:

The elevations of buildings A and C overlooking these walkways are shown as 5 stories in many places. In some places the façade is straight up five stories without any setbacks. Since these areas are going to be used by the public and perhaps the east/west way will be a public easement, these building facades should have the appearance of three stories with the fourth story contained within a gabled or hipped roof. The five story north end of building C facade will be especially onerous as the southeast corner of building A would be the best restaurant outdoor dining area but will be completely dominated and shaded by this part of building C.

8. Parking and Traffic:

I would like to suggest the lower level parking garage be fully excavated on the north and east sides to provide an additional 58 spaces. These could be shared with the residents, apartment management and retail employees, providing more retail spaces by freeing up employee parking spaces in the retail garage. I believe that even though the number of retail spaces presently proposed somewhat exceeds code requirement, it will found to be lacking. Residential spaces, with 57 shown for guests really amount to 1.15 per dwelling or only 36 units could have 2 cars.

It is no secret that Evergreen Road from First St. to the alley between Fourth and Fifth Streets, Fifth St. from A Ave. to Evergreen Road, the west side of Fourth St. between A Ave. and Evergreen Road, both sides of Fourth St. for a good part of the block south of Evergreen Road, Third St. from A Ave. to and including part of Lake Bay Court and both sides of Second St. are now used for most of the day by employees or other long term parkers including commuters.

The code speaks to the "ready availability of on-street parking and transit"... Based on Evergreen neighborhood experience, the street-side parking is already pretty much dominated by existing uses. To add employee and residential guest parking to this is going to overload what little now exists. In addition, we do not have good transit coverage. Most employees in this block will probably drive.

The traffic study predicts 1413 new trips to the residential garage per day but goes on to state that most of these will not use the neighborhood streets. There is obviously no basis for that claim. Again the Evergreen Neighborhood experience will tell you that many of these trips WILL use the neighborhood streets. During the pre-app meeting I asked that the Third and Fourth and Evergreen corners be added to the traffic count study. Apparently staff determined that was not necessary. I believe that a significant increase in the use of Evergreen Road, Lake Bay Court, Third and Fourth Streets will result. I asked that the traffic study be modified to reflect this use and that a 3 year count similar to that required of Our Lady of the Lake be required for this project. Certain road mitigation measures may be required to divert or slow down traffic on Evergreen Road, Lake Bay Court and other streets and intersections within the Evergreen Neighborhood to discourage the cut-through traffic that will result due to the increased congestion on A Ave. The most likely scenario is, someone approaching this block from the west in the late afternoon will simply get off A Ave. at tenth and scoot down Evergreen Road to the site. (It happens now just to get more quickly to First and A. to get to State St.)

In summary:

There is much I like about this project. I believe the developer is sincere about wanting to create the best project possible. The architectural team is exemplary. For the most part the materials selected are durable and a good choice for downtown Lake Oswego. Building three separate buildings and choosing to use all three of the 'Lake Oswego Styles' is especially good as it will break up mass and provide a much more interesting streetscape as well as reinforce the 'village' character. The east west 'pedestrian street' through the project and with all the parking contained underground are significant features and neither were included in the very first concept I was shown. The Team has been responsive and there are many significant changes that have been made from the very first concept I was shown. A number of these changes were made after our general neighborhood meetings and the 'design focus group' meetings in response to neighborhood comments. These changes have brought much benefit to this project.

I supported the use of LORA funds to enable the redevelopment of this block, and I support this redevelopment project concept. I recognize and appreciate all of the positive elements this development will bring to the City and especially the downtown core. I do believe though, the 'concept of this development' should be as defined and permitted by the CDC and the Downtown Redevelopment Design District. There are some subjective elements as part of the CDC, but otherwise, the rules of mixed use with retail on the first floor and residential above are pretty well defined. Therefore, for my full support, I believe there are some modifications that should be requested.

1. The 60 height limit is permitted but I believe the original intent of the CDC was to permit that height in order to accommodate up to a maximum four stories, if the fourth meets all the criteria, and still has an interesting and appropriate roofline meeting the Lake Oswego Styles.
2. This development WOULD set precedence in the EC zone for height or number of stories if the fifth floor IS permitted. Only the strictest interpretation of the CDC should be allowed in order to maintain as much of the 'Village Character' as possible. The allowance of a significant area of flat roof permits the sectional mass to accommodate the fifth story.... and flat roofs are not permitted above 41 feet high in this zone.
3. Building B and fifth story. Push the fifth story residential space along Second St. and Evergreen Road away from the street towards the 'back' of the building over the parking structure. Incorporate the resulting space into the roofline as dormers. Even though the overall height may not be reduced, the perceived building height will be significantly reduced. Use this minimally reduced volume to advantage to create more interesting facades and roof-lines. The fenestration and detailing of building B should better reflect residential character. As designed these facades are more edgy commercial looking and should be more compatible with the townhouses across the street. Provide step-backs and variations in the façade to indicate 'small scale' design. Delete the fifth story spaces in buildings A and C. and use this decreased volume to create a more interesting roof-line and facade. (See sketches 1,2 & 3 pp 9, 10, 11)

4. The Millenium Plaza corner. Reduce and step back the height of building C at the first and Evergreen Road corner. To be truly compatible with and complementary to surrounding structures and with the incredibly important public space of Millenium Plaza this must be done.
5. Building C. The architecture of building C facing First St. should be refined to reflect the attitude of this town. Edgy, discordant, architecture is clearly not appreciated in Lake Oswego. The implication of 'Village' architecture should have a recognizable comfort level. Gabled pitched roofs as defined in the Lake Oswego Style should have 'gables' not truncated peaked flat roofs. As designed, they appear massive and they look like the end of a mansard-roofed building, and clearly not 'village' character. These could be modified with true gables and hipped roofs without any loss of floor space. (See sketch 4 page 12)
6. Building A. As designed, in my opinion, building A most clearly speaks to a 'Lake Oswego Style' and in most places follows the CDC with the fourth story contained within the gabled roof. However, the ground floor residential areas facing the south and west should be small-scale retail as per the CDC. This not highly visible, yet very accessible space could be very important to have. There are numerous small retailers that could do just fine in these spaces. This would also enliven this public walk. The CDC requires first story retail along this part of Second St. and may also require ground floor retail, not residential along this east/west public walk.
7. The residential spaces contained in the five story facades of building C facing the east/west public walkway should be redesigned to be contained within a sloping gabled or hipped roof.
8. Up to 58 more parking spaces could be provided in the lower level along the east and north sides of the site. These spaces could be shared between residents but mostly management and retail employees. Assuming approximately \$5,000,000 LORA funds for public parking, this equates to about \$50,000 to \$55,000 per space. This may be above market or even actual cost. Perhaps LORA funds should provide more than + - 90 permanent public parking spaces.
9. Other comments: Even though density is measure by floor area ratio, 228 units is also a measure of 'density' by most lay people. Combining a few apartments into bigger units might induce families to become residents here and would reduce the 'density' as defined by some.
10. Exhibit E-11 incorrectly depicts the building B roof above the fourth level. There is much less roof and much more of the fifth level exposed. This also depicts the sidewalk to be higher than the lowest floor level, which is only true for a small portion of the block, thereby distorting the impression of reduced height. In addition the exhibits present inconsistent details between the plan and elevation drawings of levels 4 and 5 shown here and on E-14.
11. Exceptions and variances:
  - Grant the driveway minor variances.
  - Residential units on the ground floor should not be permitted in building A.
  - Residential units on the ground floor should be permitted in buildings B and C.
  - The 5th story should not be allowed in most cases.
  - Store-front glazing should be as per staff recommendations.
  - Retail parking entrance on 1<sup>st</sup> should be allowed.
  - Public parking on site should be allowed.

Attached Sketches:

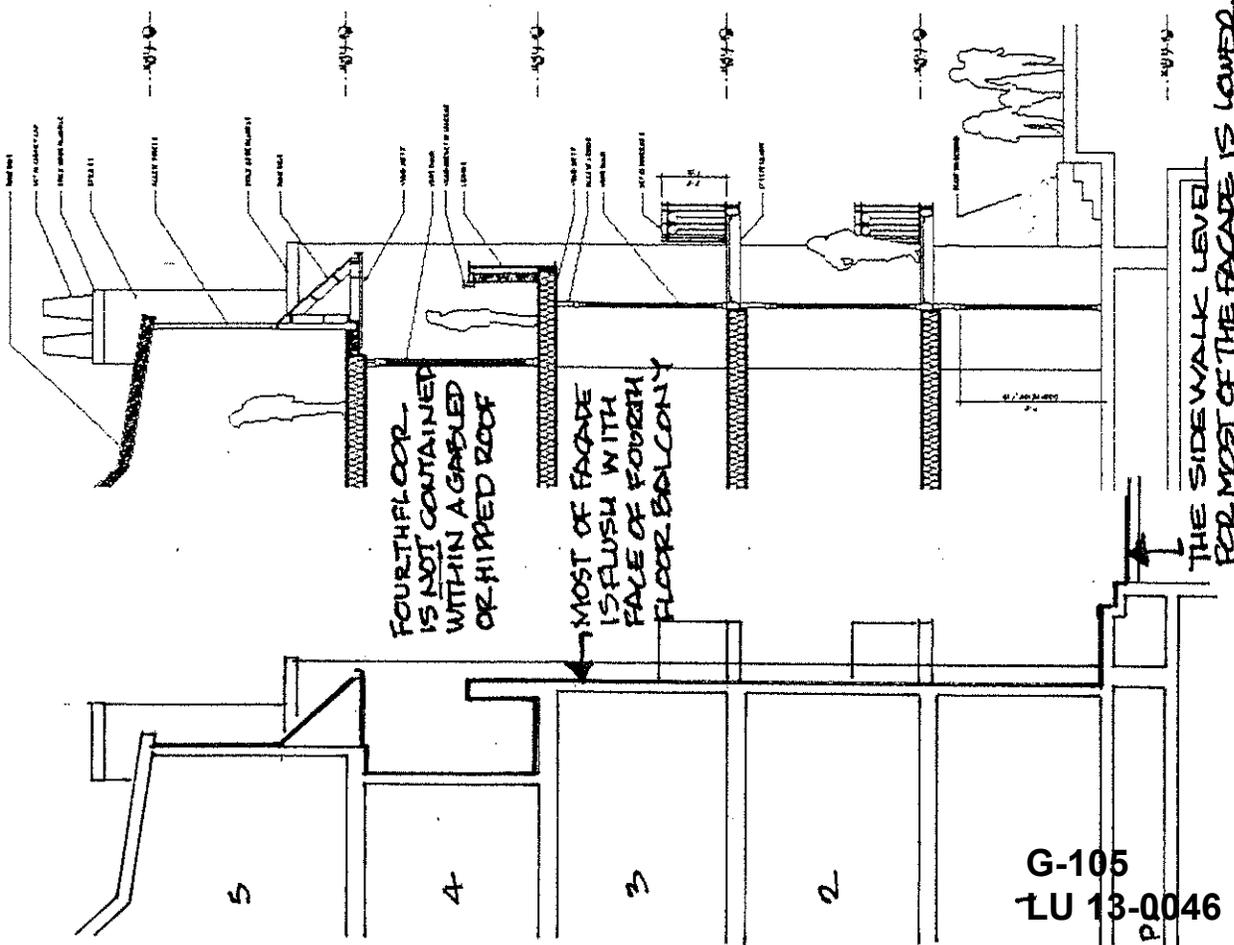
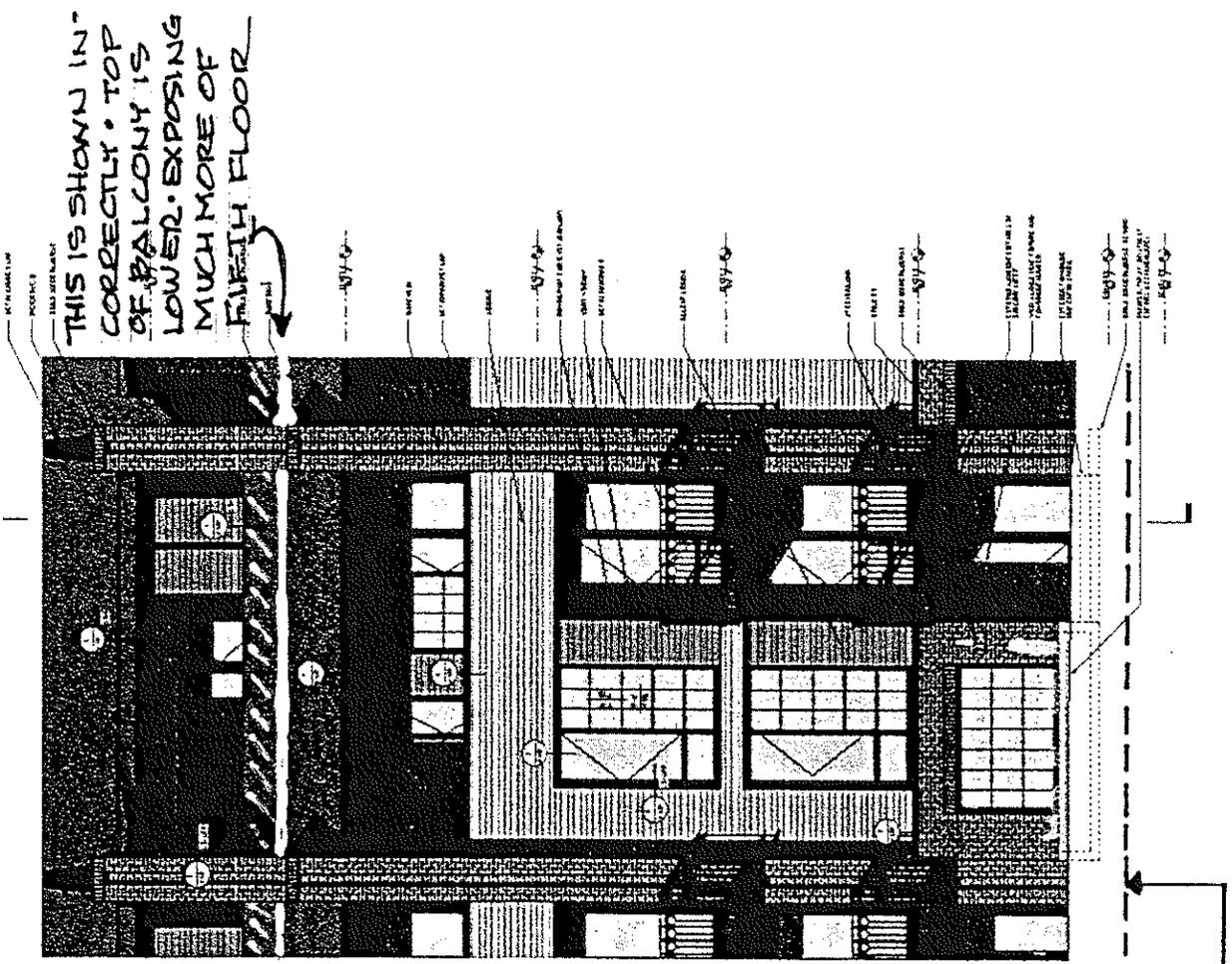
1. Illustrates building B sections as proposed, cut through the deck areas and the primary façade, clearly show that there is insufficient setback for the upper floors and that the fourth and fifth stories are NOT contained within the hipped or gabled roof form. The sections clearly show the mass appearing to loom over Second Street.
- 2A. Illustrates building B section as proposed, showing perceived height is the top of the roof of the fifth story.
- 2B. Illustrates building B section with top floors 'pushed back' from the street and the resulting spaces 'contained within' the roof form. The perceived height is significantly reduced to the top of the fourth floor and the fifth floor appears along the same sight line. Minimal loss of space occurs on the fourth floor.
3. Illustrates a possible way to break up the building mass of building B and mitigate the perceived height of the structure when viewed from Second St. and the townhouses.
4. Illustrates a possible concept only. This is not intended to provide a "design" for this space, but to show the concept of a maximum three story facade at this corner. Minimal loss of floor area occurs on floors 2, 3 and 4, but better deck areas result.

Thank-you for your time to review my comments, and in general, for the extraordinary time spent for this voluntary position.

Regards, Paden Prichard  
204 Sixth St.  
Evergreen Neighborhood



BUILDING B AS PROPOSED SECTIONS THROUGH THE DECKS AND PRIMARY FAÇADE SHOW THAT THERE IS INSUFFICIENT SETBACK AND THAT THE FOURTH AND FIFTH STORIES ARE NOT CONTAINED WITHIN THE HIPPED OR GABLED ROOF FORM. THE SECTIONS CLEARLY SHOW THE MASS APPEARING TO LOOM OVER THE STREET.

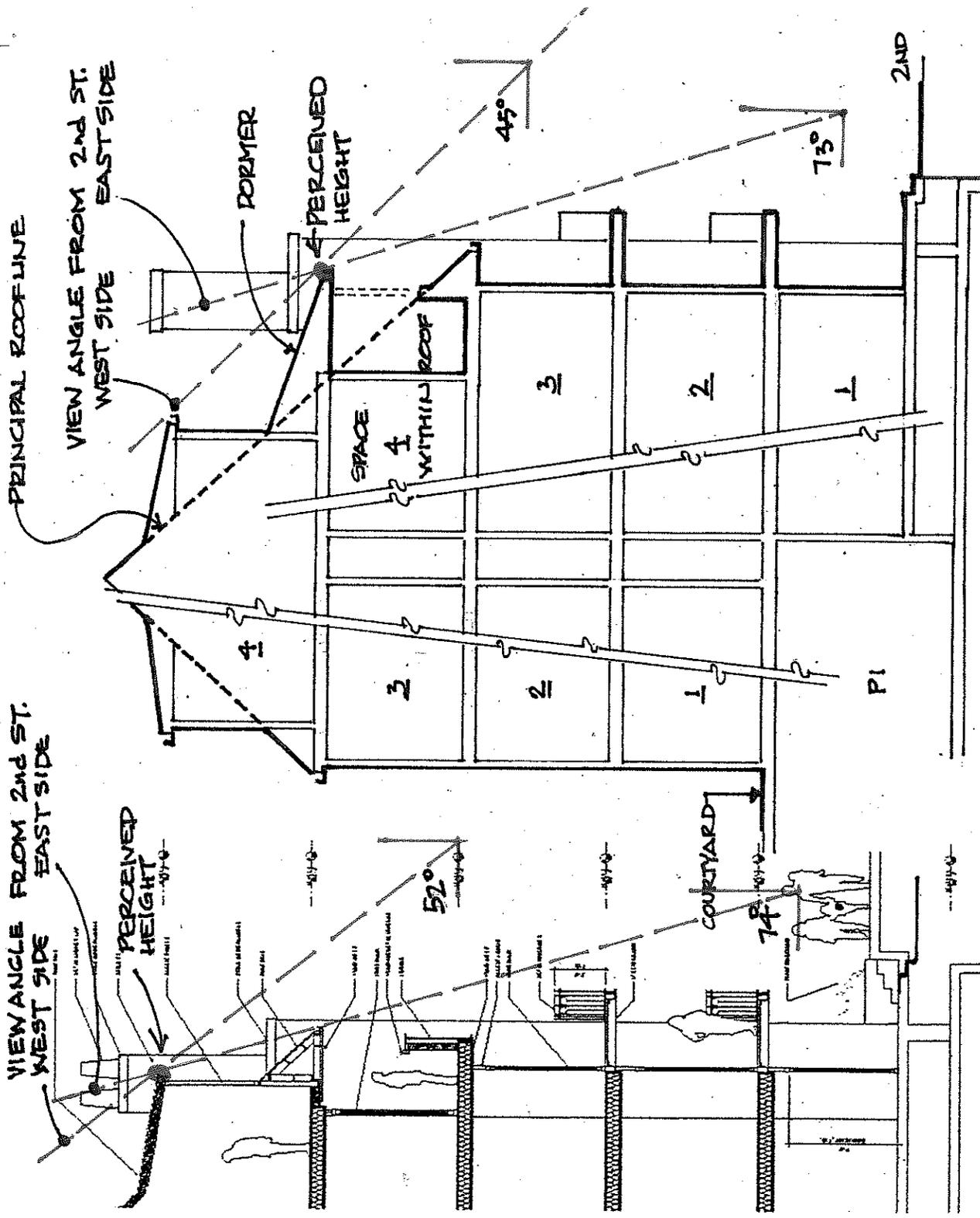


CURRENT DESIGN SECTION AND ELEVATION.

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THE PERCEIVED BUILDING HEIGHT WOULD BE SIGNIFICANTLY REDUCED IF THE FOURTH STORY IS CONTAINED WITHIN THE HIPPED OR GABLED ROOF AS REQUIRED BY THE CDC AND THE FIFTH STORY IS PLACED TOWARD THE BACK AWAY FROM THE STREET.



CURRENT DESIGN SECTION AND ELEVATION.

2A

P2 BUILDING B POSSIBLE SECTION FOR REDUCED HEIGHT AND FOURTH FLOOR CONTAINED WITHIN ROOF

2B

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BUILDING B SECOND STREET FACADE SUGGESTION TO BREAK UP MASS AND REDUCE THE PERCEIVED HEIGHT RESULTING IN MINIMAL LOSS OF FOURTH FLOOR SQUARE FOOTAGE. THE FIFTH FLOOR IS STEPPED BACK WITH LARGE ROOF TERRACES OVERLOOKING SECOND. THERE IS A LOSS OF ABOUT FOUR OR FIVE UNITS ON THIS FLOOR. SOMEWHAT MORE TRADITIONAL ARTS AND CRAFTS EXTERIOR DETAILS AND FENESTRATION COULD BE USED FOR THIS FACADE TO BE MORE COMPLEMENTARY WITH THE TOWNHOUSES.

3

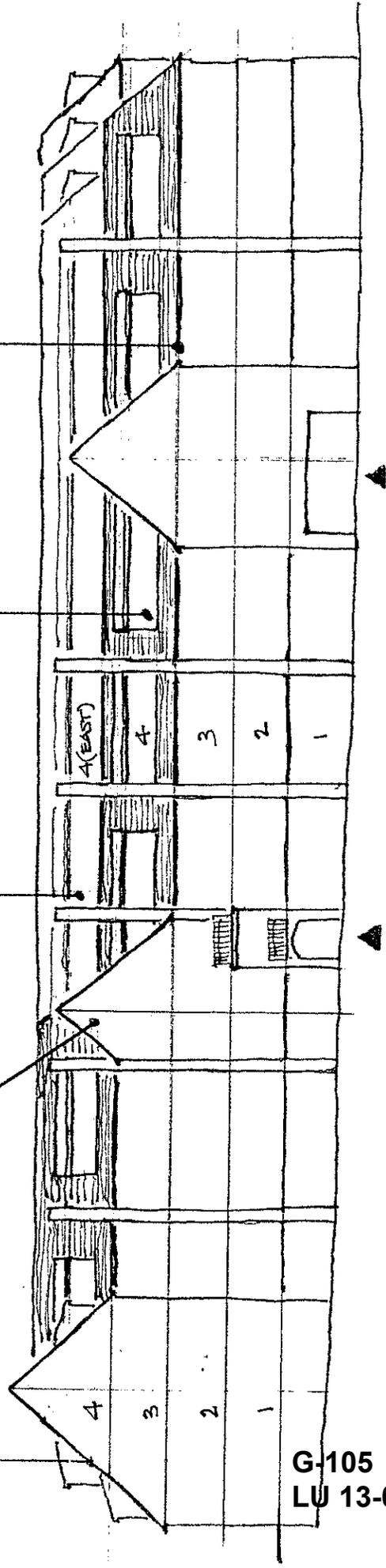
TRADITIONAL 50°  
"SUNBLEAF"  
ROOF PITCH W/  
NOTICEABLE  
EAVES

ADDITIONAL  
CABLE TO  
BREAK LINEAR  
MASS. W/  
FRONTRAMP  
BUILDING ENTRY

DEEP SET BACK  
FOR TOP FLOOR  
AWAY FROM  
STREET

FOURTH FLOOR  
DEMER.  
SPACE  
CONTAINED  
WITHIN ROOF

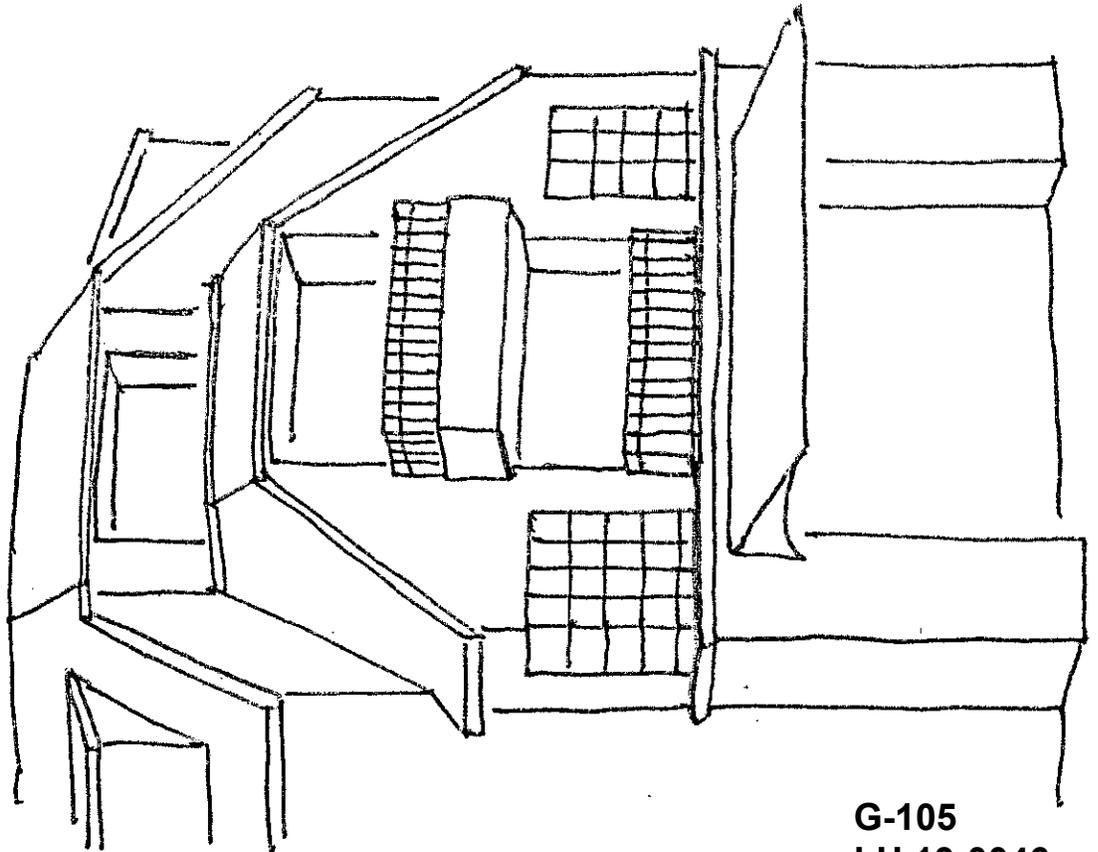
PRINCIPAL BAYE  
AT BOTTOM  
OF FOURTH  
FLOOR



G-105  
LU 13-0046

SKETCH EXAMPLES OF WAY TO REDUCE THE HEIGHT OF THE FIRST AND EVERGREEN MILLENIUM PLAZA CORNER OF BUILDING C. THE FACADE HEIGHT AT THIS CORNER SHOULD BE REDUCED TO 3 STORIES AND THE UPPER STORIES STEPPED BACK AWAY FROM THE CORNER. THESE ARE NOT INTENDED AS POSSIBLE DESIGNS FOR THIS CORNER, BUT INSTEAD TO INDICATE THAT A REDUCTION OF MASS IS POSSIBLE AND SHOULD BE ATTAINED FOR THIS CORNER TO BE COMPATIBLE AND COMPLEMENTARY TO EXISTING STRUCTURES.

4



G-105  
LU 13-0046

**From:** [elynor mcpeak](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Testimony re the Wizer Proposal  
**Date:** Sunday, January 19, 2014 11:32:51 AM  
**Attachments:** [lg.php](#)  
[printButton.png](#)

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Here are my published comments (The Lake Oswego Review, December 12, 2013) about the Wizer Proposal. I am submitting them now as my testimony in favor of DRC approval of the project.



## 'The Wizer proposal meets those guidelines'

Created on Thursday, 12 December 2013 00:00 | Written by [Elynor McPeak](#) |

[2 Comments](#)

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

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

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

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

What are some of the complaints? That the traffic generated will be bad (we've heard that one before and I'll return to it), the building is too tall (same again, but in both cases the proposals met the height limits of the development code), there will be too many dogs, acting as dogs do (this one is a new one), the design is not like the rest of our town (in fact, it adheres completely to the



McPeak

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**LU 13-0046**

designs approved for our downtown area. ... I might have liked more architectural variety, but so be it), and the buildings sit too close to the sidewalk (this also completely adheres to our community development code for the zone and is a key part of making any downtown vibrant and safe for residents and customers). I believe the proposal is asking for just one waiver to the development code: a fifth floor that will not make the building taller than the limit.

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

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

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

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

ellie

**From:** [Bill Gordon](#)  
**To:** [Reynolds, Janice](#); [Hamilton, Leslie](#)  
**Subject:** Wizer Block Re-Development Project  
**Date:** Monday, January 20, 2014 1:09:54 PM

---

As an Evergreen Neighborhood Board member and the President of the Block 136 townhome HOA adjacent to the Wizer block, I've participated in a lot of meetings, had many conversations and have taken much time to consider the pros and cons of the proposed development.

My overall preference would be a project that's smaller, less dense with condos in the mix; however, I generally support the proposed project for the following reasons:

- 1) It's largely a private transaction and project between Gene Wizer and the Evergreen Group, a vetted area-based developer, who are both committed to a very high quality development.
- 2) The prospective LORA funding of about \$5.5mil, roughly 6% of the total project cost, seems in-line and supports established East End Redevelopment goals.
- 3) The developer has requested very few code exceptions and the City's Planning Dept's Staff Report recommends project approval with conditions – which should be met. Even though the much discussed 5<sup>th</sup> floor exception doesn't add many incremental residential units and, most importantly, still would fall under the 60 foot height limit I think the DRC needs to very carefully address that exception or deny it.
- 4) A rejected project likely would lead to much greater financial participation by the City, and perhaps litigation.
- 5) A rejected project would probably delay the long awaited redevelopment of arguably the City's most central block for many years.
- 6) Even though the project is a bit too dense for my taste, if the City supports higher density in some areas this central downtown block is the place for it, and
- 7) The project will further re-vitalize the east-end retail business community.

So, with some reservations, I support the proposed re-development project. The City and developer should work with our townhome residents to control on-going traffic effects around and through our complex, and also to minimize negative impacts during construction.

And lastly, regardless of what happens with this specific proposal, it seems that a fresh review of the downtown's EC code would be appropriate.

Thank you.

Bill Gordon  
341 Third St  
Lake Oswego, OR 97034

**G-107**  
**LU 13-0046**

Jan Coulton  
623 Middlecrest Rd.  
Lake Oswego, OR 97034

January 19, 2014

I have lived in Lake Oswego for more than forty years, and have enjoyed watching the city grow into a vibrant place where wonderful shops and restaurants are thriving. I shopped at Wizer's grocery store for most of those years and loved the friendly staff and the wonderful meats and produce offered there. But after the Lake View Village and Millennium Park were completed, it was clear Block 137 was not fitting in with the other developments surrounding it. Much as I hated to see Wizer's close, I am excited about the plans that are being developed to make full use of that property.

I support the plans to develop this block, providing for more downtown living and retail development because it will enhance the livability of our community, bring in additional tax revenue, give us more options for shopping and dining out and add jobs.

The team developing the plans for this block has been very willing to listen to citizen input and make adjustments. The time is right to get this project approved and built.

Jan Coulton

**G-108**  
**LU 13-0046**

January 19, 2014

RECEIVED

JAN 21 2014

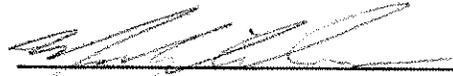
City of Lake Oswego  
Community Development Dept.

Dear DRC Board,

I am in support of the Wizer development on Block 137 in Lake Oswego. This type of development will be great for our community. You should approve this development.

Lake Oswego frankly does not have enough well-planned developments, such as this one. This project will benefit schools and the local tax base, will create needed jobs, will provide attractive residential units for a variety of individuals, and frankly will bring needed "character" and opportunity to the greater Lake Oswego area.

As a long-time Lake Oswego resident, I am in favor of this development.



Michael Wise

9 Hillshire Drive

Lake Oswego, OR 97034

G-109  
LU 13-0046

January 17, 2014

City of Lake Oswego  
Design Review Commission

RECEIVED

JAN 21 2014

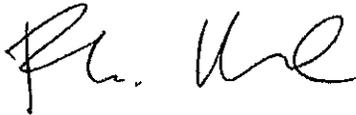
City of Lake Oswego  
Community Development Dept.

RE:

Dear Commissioners,

Thank you for the opportunity to provide public comment regarding the proposed Wizer development. This development will be a welcome extension of the recent investment in downtown Lake Oswego. While reviewing the application material, staff input and public input, I urge you to approve this development and feel that it meets the relevant approval criteria.

Sincerely,



Rhys Konrad  
PO Box 8971  
Portland, OR 97207

G-110  
LU 13-0046

RECEIVED

JAN 21 2014

City of Lake Oswego  
Community Development Dept.

Dear DRC Board, I am in support of the Lake Oswego development on Block 137 (Former Wizers). This development will help bring younger families to our community, enhance the natural landscape of the Lake and bring more businesses to Lake Oswego. Please approve this great project.

Joe Kappler



16018 Parker Rd.

Lake Oswego, OR 97035

**G-111**  
**LU 13-0046**

January 15, 2014

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

RECEIVED

JAN 21 2014

City of Lake Oswego  
Community Development Dept.

Dear DRC Board,

I am fully in support of the Wizer development on Block 137. I have followed the planning process and I am very excited for the numerous benefits this project has to offer the city both financially and aesthetically.

I realize that I am very fortunate to have been raised in Lake Oswego and receive an education from Lake Oswego High School before attending college. I would like my kids to have a great experience in that community as well. I have a genuine interest in Lake Oswego's future. Please approve this beautiful development.



Brian Mitchell

5656 SW Sequoia Dr.  
Tualatin, OR, 97062

**G-112**  
**LU 13-0046**

RECEIVED

January 20, 2014

DRC Board Members  
Lake Oswego, OR 97035

JAN 21 2014

City of Lake Oswego  
Community Development Dept.

Re: Wizer Block Development

Dear DRC Board:

I am in support of the Wizer development on Block 137. Development of this property will be great for our community. I have faith in the board's ability to review this project fairly and to determine if the project meets the needs of, and the development intent of, the whole community.

Sincerely,



---

Jeff Patton  
17157 Blue Heron Rd  
Lake Oswego, 97034

G-113  
LU 13-0046

January 16, 2014

RECEIVED

JAN 21 2014

City of Lake Oswego  
Community Development Dept.

Dear DRC Board,

I am in support of the Wizer development on Block 137. This will be great for our community, and I feel it meets all of the City criteria nicely. Please approve this beautiful development.

Sincerely,



Lena Monika Araujo  
231 Cervantes  
Lake Oswego, OR 97035

G-114  
LU 13-0046

January 16, 2014

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

RECEIVED

JAN 21 2014

City of Lake Oswego  
Community Development Dept.

Dear DRC Board:

The Wizer development on Block 137 is a great opportunity for our city. As residents of Lake Oswego for more than 40 years, we are writing to you to express our support.

This development will provide much-needed upscale residential housing and new retail and restaurants. Block 137 will greatly enhance the village, and appears to conform to city codes on height and parking requirements. The new residential housing will only add great value to the retailers and restaurants in the neighborhood.

We encourage you to approve this beneficial development.

Sincerely,

*John Eskildsen*      *Linda Eskildsen*

John & Linda Eskildsen  
14013 Amberwood Circle  
Lake Oswego, Oregon 97035

**G-115**  
**LU 13-0046**

January 16, 2014

Planning & Building Services Dept.  
City of Lake Oswego  
PO Box 369  
380 "A" Avenue  
Lake Oswego, OR 97034

RECEIVED

JAN 21 2014

City of Lake Oswego  
Community Development Dept.

Dear Development Review Commission Board:

I am writing in support of the Wizer development on Block 137. I am familiar with the development team and their attention to detail and high quality. This development will be a great addition to the Lake Oswego community, and I feel it not only meets but exceeds the City's criteria. Please approve this outstanding development.

Sincerely,



937 Condominiums Board of Directors

Brian Johnson  
937 NW Glisan St Unit 1435  
Portland 97209

G-116  
LU 13-0046

January 16, 2014

Planning & Building Services Dept.  
City of Lake Oswego  
PO Box 369  
380 "A" Avenue  
Lake Oswego, OR 97034

RECEIVED

JAN 21 2014

City of Lake Oswego  
Commission Development Dept.

Dear Development Review Commission Board:

I am writing in support of the Wizer development on Block 137. I am familiar with the development team and their attention to detail and high quality. This development will be a great addition to the Lake Oswego community, and I feel it not only meets but exceeds the City's criteria. Please approve this outstanding development.

Sincerely,

C. Allen Martin  
937 NW Glisan SE,  
Unit 1136  
Portland, OR 97209

G-117  
LU 13-0046

January 16, 2014

Planning & Building Services Dept.  
City of Lake Oswego  
PO Box 369  
380 "A" Avenue  
Lake Oswego, OR 97034

RECEIVED

JAN 21 2014

City of Lake Oswego  
Community Development Dept.

Dear Development Review Commission Board:

I am writing in support of the Wizer development on Block 137. I am familiar with the development team and their attention to detail and high quality. This development will be a great addition to the Lake Oswego community, and I feel it not only meets but exceeds the City's criteria. Please approve this outstanding development.

Sincerely,

  
3063 SE oak  
Hillsboro, OR 97123

JULIE BALESTRERI

G-118  
LU 13-0046

January 16, 2014

Planning & Building Services Dept.  
City of Lake Oswego  
PO Box 369  
380 "A" Avenue  
Lake Oswego, OR 97034

RECEIVED

JAN 21 2014

City of Lake Oswego  
Community Development Dept.

Dear Development Review Commission Board:

I am writing in support of the Wizer development on Block 137. I am familiar with the development team and their attention to detail and high quality. This development will be a great addition to the Lake Oswego community, and I feel it not only meets but exceeds the City's criteria. Please approve this outstanding development.

Sincerely,



TOM DREWES  
937 NW GLISAN ST.  
PDX 97209

G-119  
LU 13-0046

January 16, 2014

Planning & Building Services Dept.  
City of Lake Oswego  
PO Box 369  
380 "A" Avenue  
Lake Oswego, OR 97034

RECEIVED

JAN 21 2014

City of Lake Oswego  
Community Development Dept.

Dear Development Review Commission Board:

I am writing in support of the Wizer development on Block 137. I am familiar with the development team and their attention to detail and high quality. This development will be a great addition to the Lake Oswego community, and I feel it not only meets but exceeds the City's criteria. Please approve this outstanding development.

Sincerely,

*David Mitchell* - David Mitchell  
*Judy Bradley* - Judy Bradley  
937 Glisan St., #1337  
Portland, Or. 97209

G-120  
LU 13-0046

RECEIVED

JAN 21 2014

City of Lake Oswego  
Community Development Dept.

January 16, 2014

Dear DRC Board,

We recently bought a home at 618 2<sup>nd</sup> St (3 blocks from the proposed development) and we are in full support of the Wizer development on Block 137. This will be great for our community, and neighborhood, and I feel it meets all of the City criteria nicely. Please approve this beautiful development. Thank you!

Sincerely,

DocuSigned by:  
Sara Lewis  
F3DE720771C2496...

DocuSigned by:  
Andrew Lewis  
B43C5D0A119E416...

Sara & Andrew Lewis

618 2<sup>nd</sup> St

Lake Oswego, OR 97034

G-121  
LU 13-0046

January 17, 2014

Planning & Building Services Dept.  
City of Lake Oswego  
PO Box 369  
380 "A" Avenue  
Lake Oswego, OR 97034

RECEIVED

JAN 21 2014

City of Lake Oswego  
Community Development Dept.

Dear Development Review Commission Board:

I am writing in support of the Wizer development on Block 137. I lived in Lake Oswego for 13 years and noticed how little was accomplished during that time. Now when I travel that way I notice that great strides have been made towards the improvement of the downtown (old addition) corridor. I believe this building will be complimentary and to the continued benefit of the Lake Oswego community.

I have seen first-hand the building this team developed in the Pearl District I feel that this development team pays a great deal of attention to detail and high quality. This building will be a great addition to the Lake Oswego community, and I feel it not only meets but exceeds the City's criteria. Please approve this outstanding development.

Sincerely,



Cindy L Cowling

**G-122**  
**LU 13-0046**

January 16, 2014

Planning & Building Services Dept.  
City of Lake Oswego  
PO Box 369  
380 "A" Avenue  
Lake Oswego, OR 97034

RECEIVED

JAN 21 2014

City of Lake Oswego  
Community Development Dept.

Dear Development Review Commission Board:

I am writing in support of the Wizer development on Block 137. I am familiar with the development team and their attention to detail and high quality. This development will be a great addition to the Lake Oswego community, and I feel it not only meets but exceeds the City's criteria. Please approve this outstanding development.

Sincerely,



Jill Miller

**G-123**  
**LU 13-0046**

January 17, 2014

Planning & Building Services Dept.  
City of Lake Oswego  
PO Box 369  
380 "A" Avenue  
Lake Oswego, OR 97034

RECEIVED

JAN 21 2014

City of Lake Oswego  
Community Development Dept.

Dear Development Review Commission Board:

I am writing in support of the Wizer development on Block 137. I work nearby Lake Oswego and drive through the community every day. As I travel that way I notice that great strides have been made towards the improvement of the downtown (old addition) corridor. I believe this building will be complimentary and to the continued benefit of the Lake Oswego community.

I have seen first-hand the building this team developed in the Pearl District. I feel that this development team pays a great deal of attention to detail and high quality. This building will be a great addition to the Lake Oswego community, and I feel it not only meets but exceeds the City's criteria. Please approve this outstanding development.

Sincerely,



Anne Prior

**G-124**  
**LU 13-0046**

January 16, 2014

Planning & Building Services Dept.  
City of Lake Oswego  
PO Box 369  
380 "A" Avenue  
Lake Oswego, OR 97034

RECEIVED

JAN 21 2014

City of Lake Oswego  
Community Development Dept.

Dear Development Review Commission Board:

I am writing in support of the Wizer development on Block 137. I am familiar with the development team and their attention to detail and high quality. This development will be a great addition to the Lake Oswego community, and I feel it not only meets but exceeds the City's criteria. Please approve this outstanding development.

Sincerely,



Ray Winge

**G-125  
LU 13-0046**

January 17, 2014

Planning & Building Services Dept.  
City of Lake Oswego  
PO Box 369  
380 "A" Avenue  
Lake Oswego, OR 97034

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

Dear Development Review Commission Board:

I am writing in support of the Wizer development on Block 137. My sister lived in Lake Oswego for 13 years and remarked how little was accomplished during that time. Now she and I remark that great strides have been made towards the improvement of the downtown corridor. I believe this building will be complimentary to the community.

I have seen first-hand the building in the Pearl District and know that this development team has a great deal of attention to detail and high quality. This building will be a great addition to the Lake Oswego community, and I feel it not only meets but exceeds the City's criteria. Please approve this outstanding development.

Sincerely,



Belinda A Winge

G-126  
LU 13-0046

**To:** City of Lake Oswego Development Review Commission  
Evergreen Group, LLC (Applicant/Owner's Representative)

**From:** City of Lake Oswego Sustainability Advisory Board

**RE:** Wizer Block 137 Development (LU 13-0046) – Sustainability Considerations

January 20, 2014

The Sustainability Advisory Board (SAB) is a citizen board convened to advise the City of Lake Oswego about sustainability matters. We support Lake Oswego moving towards a livable and walkable community and see this project as a step in the right direction. We appreciate sustainability design/LEED certification as part of this development project, and offer the following suggestions we would like to be considered and prioritized as part of the final project design:

- **Plug-In Electric Vehicles (EV):** EVs are becoming increasingly popular in Oregon and is one of the priorities of Governor Kitzhaber. We would recommend at least a sub-set of the resident parking have the infrastructure<sup>1</sup> to charge and individually bill the resident. This would allow residents to access preferred residential/off peak rates. In addition, “EV parking” would also be an attractive amenity for the building visitors and could be source of revenue.
- **Solar Panel on Roof Tops:** This development has good southern exposure making solar an attractive consideration. With cash incentives together with state and federal energy tax credits, a significant portion of the initial investment can be offset. In addition to off-setting potential electricity expenditures for common areas (hot water, heating, etc.), surplus energy could be sold back to the grid.
- **Heating, ventilation and air conditioning (HVAC):** In addition to an Energy Star certified HVAC system, the best engineering practices, such as additional insulation in duct work in the exterior walls, not using wall cavities as ductwork, R-6 insulation, etc., should be used. Furthermore, the HVAC operations should be connected to the centralized Building Management system (BMS) to ensure efficient use. It should be noted that quieter, more efficient HVAC systems eliminate the need for masking background noise.
- **Waste Management:** LEED certification for any new construction, at a minimum, requires that recycling be made available. To facilitate the recycling program for paper, cardboard, glass, plastics, and metals, an appropriate infrastructure (segregate, collect) should be in place inside and outside the development. For required exterior storage of waste and recyclables, the franchised solid waste hauler should be consulted to determine design, sizing, and truck access for current and future requirements in this area as well as neighborhood impact.

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<sup>1</sup> Charging can be done two ways: home charging station (with a special 240V plug) or a regular outlet. With a typical EV, the 240V outlet will create a full charge in about 4 hours. A regular outlet will create a full charge in about 10 hours.

In addition to complying with regional mandates requiring recycling of construction and demolition debris during the construction phase it is strongly urged that credits pertaining to construction waste diverted from landfills and re-use of material be considered.

- **Energy Management Considerations (SMART metering, lighting, etc).** Furthermore, an integrated Building Management System would ensure efficient management. Smart Metering should be considered as part of the design. At a minimum, the development should be easily upgradable to include SMART metering in the future. Building energy consumption can be significantly reduced by installing energy efficient equipment for interior and exterior lighting.
- **Noise Reduction:** As part of the development design, noise reduction should be given appropriate consideration specifically during material selection. Acoustical products can double as thermal insulators, serving two purposes for the price of one (acoustical absorption and thermal efficiency). Other products can help earn LEED Certification points for their percentage of recycled content and waste management. Additional points may be accrued by employing acoustic features that contribute to the indoor environmental quality.
- **Water Management:** Consider designing a rain water harvesting and storage system (including surface run-off and/or roof run-off) and grey water re-use system<sup>2</sup> for landscape irrigation or indoor water use. In addition, site design features should include measures to minimize erosion and storm water runoff.

We believe that above mentioned considerations would not only improve the environmental footprint of the development but also improve the attractiveness and economic viability of this project and the quality of life for residents of Lake Oswego.

We welcome a dialogue to further discuss these recommendations in detail.

Respectfully,

Members of the Sustainability Advisory Board –  
Lisa Adatto, Co-Chair  
Sarah Asby  
Andre DeBar  
Aden Eilers, Youth Member  
Gary Hanifan  
Priya Judge, Youth Member  
Vidya Kale  
Gregory Monahan  
E. Jay Murphy  
Mary Ratcliff, Co-Chair  
Ron Smith

---

<sup>2</sup> Grey water systems are subject to local codes and may require special permits.

**From:** [Simpson, Anne-Marie](#)  
**To:** [Hamilton, Leslie](#)  
**Cc:** [Pishvaie, Hamid](#); [Williams, Brant](#)  
**Subject:** FW: Wizer Block Proposal  
**Date:** Tuesday, January 21, 2014 10:34:34 AM

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

From: Sheryl Warren [<mailto:sherylwarren@comcast.net>]  
Sent: Saturday, January 18, 2014 1:28 PM  
To: Council Distribution  
Subject: Wizer Block Proposal

Dear Council Members:

I write in support of the Wizer Block proposal. I have been a resident of Lake Oswego for nearly thirty years. For many years I lived in the Uplands neighborhood, but for the past seven years I have lived in the First Addition neighborhood.

I have been thrilled to see the developments in downtown Lake Oswego over the past few years. When we first moved to Lake Oswego, there was absolutely no reason to come downtown. Now there is hardly any reason to leave downtown Lake Oswego!

The developments are charming and have made our Community attractive and welcoming. The proposals currently under review will only add to the vibrancy of Lake Oswego. The design is lovely and compatible with the surrounding neighborhood area. Bringing in additional residential units will provide more options for folks, enhance the economy, and make our merchants even more successful and stable. Isn't that what we would all like?

I urge you to support the proposal before you. Thank you for your consideration.

Sheryl M. Warren  
566 2nd Street  
Lake Oswego, OR

**G-128**  
**LU 13-0046**



Development Review Commission  
City of Lake Oswego

Re: Block 137 – Wizer Block

To the Commissioners:

As a long term resident of Lake Oswego and architect with considerable experience in this type of development, I wholly support the approval of the proposed design put before the DRC. I find the proposed design to be very much in alignment with the Community Development Code and East End Redevelopment Plan. Stylistically the materials and composition pay homage to the historic styles included in the EERP while maintaining a more modern interpretation. The massing is broken down into human-scaled components and low roof lines bring the code compliant height down to an even more pedestrian friendly level. The architectural vocabulary at the street and pedestrian level is nicely executed, fine grained and will promote a vibrant street level experience.

When the code was written and vetted, the 60 foot maximum building was carefully considered and determined to be in keeping with the smaller scaled downtown aspirations which has been the dubbed the Lake Oswego Village feel. Lakeview Village to the east has heights of nearly 50' along 1<sup>st</sup> Street and over 60' at a few peak points but still maintains the much valued village feel. The proposed Wizer Block design is only a few feet higher than Lakeview Village along 1<sup>st</sup> Street and under the maximum allowed 60' throughout the project. By utilizing deep sloping roof lines, dormers and stepbacks in the facades, the building presents an overall stature which is completely in keeping with the CDC goals of pedestrian friendliness and neighborhood context.

Lastly, the material palette proposed is exceptional for this type of project. Stone and brick masonry, heavy timbers, traditional NW wood, and high quality divided windows comply with, and in fact exceed CDC requirements for quality materials and historic reference.

In closing, I want to urge the Development review Commission to approve this project including the minor variance for the small amount of 5<sup>th</sup> floor apartments. This project reflects the true essence what we all perceive as the Lake Oswego style. Thank you.

Bruce Brown, AIA  
2323 Wembley Park Road  
Lake Oswego, OR

RECEIVED

## Comment supporting proposed block 137 development

JAN 21 2014

R A Fontes - 310 2nd St, Lake Oswego [no mail]  
[mail: PO BOX 144, Lake Oswego, 97034] rfontes@q.com  
January 18, 2014

City of Lake Oswego  
Community Development Dept.

[Disclosure: We live directly across the street from the proposed project. Its increased height would decrease our exposure to summer sun, making it slightly easier and cheaper to keep our home cool.]

### Summary:

The proposed development would be an asset to our community. The increased public parking would relieve pressure on downtown and nearby neighborhoods during high demand periods. Adding to the number of downtown residents would aid the viability of downtown businesses while minimally impacting our street and road system. The applicant understates public transit availability while overstating parking/private automobile trip demand and impact. The requested code exceptions are minor and do not depart from existing standards and practices.

We've seen several block 137 proposals over the years. 2008's Trammell Crow project was similar in size and impact to this one. We've had many years to modify Lake Oswego's code. Please don't penalize Gene Wizer and the developer for opponents' complacency and procrastination.

### Specifics:

**Public parking:** The project's public parking component would be the equivalent of converting about half of existing Wizer Shopping Center parking to general public use. A 2010 parking study commissioned by the city found that, in general, downtown parking is adequate, that off-street parking is overabundant, and that both on and off-street parking could be managed more efficiently. The exceptions to this almost exclusively involve Millennium Plaza Park events. The park has no dedicated parking, yet regularly attracts thousands to its farmers' markets and special events such as the Christmas Tree lighting. The park is so small and poorly designed that the city needs to close off part of Evergreen Road and eliminate some on-street parking just when demand is highest. Lake Oswegans who experience the area mainly when attending these events can leave with a biased impression of downtown. This project's additional public parking would alleviate part but not all of the excess demand from Millennium Plaza activities.

**Residential parking and traffic impacts:** The accepted standards and resources used to determine project residential parking and traffic impacts appear to overgeneralize requirements thereby overestimating demand. Downtown Lake Oswego is highly unusual and perhaps unique within the metropolitan area in having so much available within a short walking distance that meets daily needs. Apartment residents in West Lake or just about anywhere else need to rely on private cars. We don't. I can't speak for others, but living across the street from the proposed development has enabled my wife and I to average less than 400 miles a month in our car over the 7 1/2 years that we've owned it. Our Subaru is not a luxury car, but having it is a luxury. People who live here can and do walk to local supermarkets, other businesses, the library, the 'Adult Center', etc. We can and do use public transit for trips to downtown Portland, Oregon City, Tigard, and elsewhere. It's not that block 137 residents won't have or use private cars; it's just that they'll be needing fewer of them and will be using them less than they would if they were living elsewhere. What's the point of people paying top dollar for a small apartment in downtown Lake Oswego if they intend to live a car-oriented lifestyle?

**Public Transit:** Applicant acknowledges the two primary bus lines which serve downtown, but does not mention the two secondary lines which provide weekday service. The 36 shares the block 137 bus stop with the 35, providing more commute period connections with downtown Portland and all day service along South Shore to the Tualatin Park & Ride. The 37 runs from the Transit Center by Safeway along Country Club and Boones Ferry to the Tualatin Park & Ride.

**Requested exceptions:** While it's likely that opponents will challenge every requested exception, only two have received significant public comment: the partial fifth floors and the retail parking entrance. The proposed partial five story design is similar to the existing building at 555 2nd which has four stories facing west and five east. Existing condos on the lower part of Furnace Street have up to seven stories. The proposed project design will fit our downtown well. The requested retail parking entrance location will minimize queueing while allowing for coordinated traffic control with block 138.



R A Fontes

G-130  
LU 13-0046

Written Testimony from:  
Corinna Campbell-Sack  
208 Durham St.  
Lake Oswego Or 97034  
503 6978192

To: Development Review Board

We may call LO a village but it is in fact a city. I moved here in 1951 when the town really was a village of only 3000 souls, but now as a city of more than 30,000 residents, careful planning is imperative. I have witnessed development both good and bad and the good decisions often take years to come about. A perfect example is Lake View Village and the expansion of the library. In both cases the public was up in arms protesting these beloved places in the beginning. It took literally years for the decisions to be finally made. Why is it easier to protest a good idea than advocate for one?

I urge the DRC to approve the development for block 137 for the following reasons.

We need to increase density where it is most appropriate and protect residential neighborhoods from development, where it is inappropriate. The city should encourage development both commercial and residential where infrastructure already exists such as public spaces, public transit, shopping, restaurants and cultural amenities. I am shocked that the residents protesting this development care little about the logic of this development on private property.

**G-131**  
**LU 13-0046**

The city cannot thrive without planning housing for both younger residents as well as the retired folks. I am retired, but I understand that younger people must be able to live in LO if we are to maintain a tax base that can enhance our community. We need more children and young families to support schools, businesses, and culture and help all the residents to thrive. Single people become families and families add vibrancy to our city. LO is tilting on the verge of a city of retired people and the very rich.

Gene Wizer has taken many years to decide on a plan for his property. This is a plan that is not cast in stone and I believe that Mr. Wizer and the developers are willing to adjust the plan so it is acceptable to the community as a whole. We must not throw out this plan that is so close to achieving the appropriate density in the correct location for development. If this thoughtful plan is rejected, we have no assurance that the next proposal will be better.

**From:** [Jane Taber](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Block 137 Support  
**Date:** Tuesday, January 21, 2014 2:14:21 PM

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Dear Leslie and the DRC Board, I am in support of the Wizer development on Block 137. This will be great for the Lake Oswego community, and I feel it meets all of the City criteria nicely. Please approve this beautiful development.

Thank you, Jane

Jane Taber  
905 SW 16th Ave.  
Portland, OR 97205

**G-132**  
**LU 13-0046**

**From:** [Rachael Kaapu](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Lake Oswego Development - Block 137  
**Date:** Tuesday, January 21, 2014 2:19:37 PM

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Dear DRC Board, I am in support of the Wizer development on Block 137. This will be great for our community, and I feel it meets all of the City criteria nicely. Please approve this beautiful development.

Thanks,  
Rachael

**G-133**  
**LU 13-0046**

**From:** [Claire Castellanos](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Wizer development on Block 137  
**Date:** Tuesday, January 21, 2014 2:20:07 PM

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Dear DRC Board, I am in support of the Wizer development on Block 137. This will be great for our community, and I feel it meets all of the City criteria nicely. Please approve this beautiful development.

Claire Castellanos

16489 NW Canton St.

Portland, OR 97229

**G-134**  
**LU 13-0046**

**From:** [Joel Adair](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Lake Oswego Development - Block 137  
**Date:** Tuesday, January 21, 2014 2:20:33 PM

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Dear DRC Board, I am in support of the Wizer development on Block 137. This will be great for our community, and I feel it meets all of the City criteria nicely. Please approve this beautiful development.

Best,  
Joel Adair

**G-135**  
**LU 13-0046**

**From:** [Ming Lee Lacey](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Block 137 Fan  
**Date:** Tuesday, January 21, 2014 2:46:30 PM

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Dear DRC Board,

I am in support of the Wizer development on Block 137. This will be great for Lake Oswego and a huge improvement over what is currently at the site.

Please approve this development.

Regards,

Ming Lacey

2828 SW Sunset Blvd

Portland OR 97239

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Ming Lee Lacey  
[minglee415@gmail.com](mailto:minglee415@gmail.com)  
917-340-7251

**G-136**  
**LU 13-0046**

**From:** [andrew@uvarts.com](mailto:andrew@uvarts.com)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Block 137  
**Date:** Tuesday, January 21, 2014 5:04:18 PM

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I am writing to express my strong support of the development plan. It is a plan that will solidify and even improve the high quality of life we are so fortunate to enjoy in Lake Oswego

Andrew Apter

431 Lakewood Rd.

Lake Oswego

**G-137**  
**LU 13-0046**

**From:** Dan [<mailto:dan@g2ci.com>]

**Sent:** Monday, January 20, 2014 4:52 PM

Dear DRC Board, I am in support of the Wizer development on Block 137. As a small business that calls Lake Oswego our home, we welcome opportunities that will strengthen our community. We believe that redeveloping the area in question will provide a similar look and feel to the downtown area as the other surrounding redeveloped areas. This is great for property values, as well as the overall strength of this local economy. These, in turn, are great for businesses such as ours.

Please approve this beautiful development.

Dan Rouse, CIEC, CMC  
G2 Consultants, Inc.  
560 First Avenue  
Lake Oswego, OR 97034

**G-138**  
**LU 13-0046**

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

From: Barbara Balen [<mailto:RFB37@COMCAST.NET>]

Sent: Monday, January 20, 2014 1:20 PM

Gene Wizer and his associates have put a huge effort in providing a very attractive and much needed structure.

He has kept the city informed and followed code restrictions. It's time to get moving.

Bob Balen

**G-139**  
**LU 13-0046**



**From:** [Robert Bonney](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Wizer Block  
**Date:** Tuesday, January 21, 2014 7:40:52 PM

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Gentlemen,

We are in strong support of the proposed development on the Wizer Block. True, Wizer's has been a real signature business in downtown Lake Oswego for many years and will always give us fond memories of shopping in their friendly store but, it has come time to hang up the apron and move forward by taking down the store, which has been a monument in downtown L.O. for so long, and building something really special on this site. The proposed development will attract new business to the downtown merchants, enliven the activities in the downtown area and will be something we can all be proud to support.

Wizer's has been a firm supporter of all things Lake Oswego for so many years. He is always the first one to volunteer for anything from Rotary activities to helping with packing and delivering Christmas baskets to those in need. We have truly lost one of the last genuine merchants in L.O. but his project will live on as a engine to further all businesses in the area.

The propose buildings will obviously be bigger in area and height from the existing building but the developer has worked with his architect to minimize the impact and brought the project into scale with the blocks to the East and West of this project. The apartments will be upscale in size and finish so that the project can be converted to condominiums when the economy get better. These will attract a wide range of people including couples just starting out to widows and widowers who need to move from the large homes to something more livable. This will not be a transient population but one that wants to live and possibly work in the L.O. area.

Those that oppose this project need to assess their reasons to do this. Do they just oppose any change at all? If they would clear their minds and look at the facts and the proposed documents that show what is intended to be built, they might come to a more reasonable conclusion and support progress. We cannot demand the world to not change because we want to keep it to ourselves. Progress will happen, let's get behind a great project and help it along.

Bob & Mary Bonney

**G-140**  
**LU 13-0046**

Lake Oswego Residents since 1965

**From:** [jill](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Wizer development  
**Date:** Wednesday, January 22, 2014 7:07:41 AM

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Dear DRC Board,

I am in support of the Wizer development on Block 137. This will be great for our community, and I feel it meets all of the City criteria nicely. Please approve this beautiful development.

Regards,  
Jill N Williams  
1125 NW 9th Avenue, 309  
Portland, OR 97209

**G-141**  
**LU 13-0046**

**From:** [Nora Apter](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Block 137 Project  
**Date:** Wednesday, January 22, 2014 7:16:42 AM

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Hi Leslie,

I am writing to share my strong support for the Block 137 project. I believe the development would be a great benefit to Lake Oswego.

Thank you for your time.

All the best,  
Nora

Nora Apter  
971-275-6179

**G-142**  
**LU 13-0046**

**From:** [mike finley](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Wizer Block Development  
**Date:** Wednesday, January 22, 2014 7:19:40 AM

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Dear DRC Board,

I am in support of the Wizer development on Block 137. I am a property owner in Lake Oswego (6355 SW Dawn Street, Lake Oswego, OR 97035). This will be great for our community, and I feel it meets all of the City criteria nicely. Please approve this beautiful development.

Thank you,

Mike A. Finley

1125 NW 9th Avenue, 309

Portland, OR 97209

**G-143**  
**LU 13-0046**

**From:** [Reynolds, Janice](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** FW: Written testimony regarding Wizer's block development - in favor  
**Date:** Wednesday, January 22, 2014 7:58:27 AM

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**From:** Moshin Lee [mailto:moshinlee@gmail.com]  
**Sent:** Wednesday, January 22, 2014 1:02 AM  
**To:** Reynolds, Janice  
**Subject:** Written testimony regarding Wizer's block development - in favor

### Letter in Support of Proposed Wizer's Block Redevelopment

Per the staff report of the City's Planning Division, the proposed Wizer's Block Development meets over twenty separate code standards with respect to design and character, over a dozen standards with respect to landscaping and exterior amenities, over ten with respect to safety and engineering, over fifteen with respect to traffic and parking, with only five minor requested variations. It appears to me that the proposal has been designed with care to meet or exceed the extensive requirements that have been set forth to preserve Lake Oswego as a great place to live. It would be a great improvement over the current underused space sitting in the middle of our downtown.

Regards,  
Moshin Lee

**G-144**  
**LU 13-0046**

**From:** [Jan Holibaugh](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Proposed Wizer Block development  
**Date:** Wednesday, January 22, 2014 8:19:37 AM

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To Whom This May Concern:

I am in favor of the development of the Wizer Block. Our community needs more multi-family housing and less single family homes in the downtown area. After reviewing the plans, it seems that the developer has taken the zoning requirements and the area's needs into consideration. I am not able to be at the meeting, but hope that my voice will count.

Thank you,

Jan Holibaugh

**G-145**  
**LU 13-0046**

**From:** [d.d](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Block 137  
**Date:** Wednesday, January 22, 2014 8:37:09 AM

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To: Development Review Commission

As a 22 year resident and home owner in L.O., I strongly support the Block 137 development project and feel it would benefit our fair city. I know that the devil is in the details, but we can do this! Sincerely, Diana K. Dutton 420 Lakewood Rd. 97034

**G-146**  
**LU 13-0046**

**From:** [Elaine Howard](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Wizer's Block  
**Date:** Wednesday, January 22, 2014 9:21:41 AM

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I am writing in support of the proposed development on the Wizer's Block, being reviewed by the DRC this evening. Small downtowns across the nation are dying. Two things that help save downtowns are increased populations of residents living in the downtown and increased retail opportunities to help create synergism in the area. This proposed development does both. I urge the DRC to focus on the issues relevant to the city code and to helping Lake Oswego flourish with development to support us all. Thank you, Elaine Howard

--

[Elaine Howard](#)  
[Elaine Howard Consulting, LLC](#)  
503.635.2783 cell 503.975.3147  
[www.elainehowardconsulting.com](http://www.elainehowardconsulting.com)

**G-147**  
**LU 13-0046**

**From:** [Reynolds, Janice](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** FW: Wizer Block Re-Development  
**Date:** Wednesday, January 22, 2014 9:43:37 AM

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**From:** Robert Moir [<mailto:rmoir@elkrockcapital.com>]  
**Sent:** Wednesday, January 22, 2014 9:19 AM  
**To:** Reynolds, Janice  
**Subject:** Wizer Block Re-Development

My wife Tracy Moir and I own property in Lake Oswego, we are in favor of Wizer's plans for re-development of their property. Please submit our comments to the Commissioner's.

Thanks you. Tracy & Bob Moir

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Robert L. Moir  
Principal



Elk Rock Capital Partners, LLC  
Griffon-May Building  
696 McVey Avenue | Suite 203  
Lake Oswego, Oregon 97034

503.675.1700 Office  
503.887.3669 Mobile  
[rmoir@elkrockcapital.com](mailto:rmoir@elkrockcapital.com)

\*\*\* *Please visit our new website* [www.elkrockcapital.com](http://www.elkrockcapital.com) \*\*\*

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**G-148**  
**LU 13-0046**

**From:** [Calynda Meister](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Wizer's block DRC hearing  
**Date:** Wednesday, January 22, 2014 9:50:49 AM

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I am writing in support of the proposed development on the Wizer's Block. I have lived in Lake Oswego for the last four years and notice there are very few residents my age, in the mid 20's. I look forward to the opportunity to raise my children in Lake Oswego to go to their excellent schools. I also look forward to a downtown that is vibrant, and the opportunity for more young adults to live in Lake Oswego. This proposed development will help add to the livability of Lake Oswego and provide opportunities for people to live, work, shop and play in downtown Lake Oswego. Thank you, Calyn Meister

**G-149**  
**LU 13-0046**

**From:** [Robert Vanden Bos](#)  
**To:** [Hamilton, Leslie](#)  
**Date:** Wednesday, January 22, 2014 9:57:36 AM

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Please accept my written testimony in support of the Wizer's Block development. I look forward to increased vitality in our downtown, and an increased tax base for our citizens. As our community ages, it is important to create additional value to our tax base to help support our core services. Thank you.

Robert J Vanden Bos  
705 Terrace Drive  
Lake Oswego, OR 97034  
Phone: 503 241-4869

**G-150**  
**LU 13-0046**

**From:** [ronspears@hasson.com](mailto:ronspears@hasson.com)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Block 137 - Wizer block  
**Date:** Wednesday, January 22, 2014 9:58:14 AM

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I am in favor of the proposed project if it were designed without the requested "exceptions" to the existing city code. It will bring additional vitality to the downtown area though the size of the project will undoubtedly generate additional traffic through the Evergreen neighborhood which is not a consideration of the projects traffic analysis. Therefore. traffic calming in the Evergreen neighborhood should be a requirement of the development approval.

Ron Spears  
885 Lake Forest Drive  
Lake Oswego, OR 97034

Past Chairman of the Evergreen Neighborhood Association

**G-151**  
**LU 13-0046**

**From:** [Lynne Wintermute](#)  
**To:** [Hamilton, Leslie](#)  
**Cc:** [Lynne Wintermute](#)  
**Subject:** Approve the redevelopment of block 137/Wizers  
**Date:** Wednesday, January 22, 2014 11:33:34 AM

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I urge the DRC to approve the wonderful design for block 137/Wizers development.  
For the last 30 years we have been in and out of negotiations for the redevelopment of our downtown.  
Finally Lake View Village and the Windemere/  
Accessories from the Heart block were redeveloped -and they have been very popular and invaluable to our downtown.  
It is time to put the last piece of the puzzle together with the development of the Wizers block.

We are hearing many of the same complaints that we heard 10 years ago with Lake View Village, do you remember when those who were against the project tried to convince us that the equivalent of Washington Square Mall was being built on the block , drawings even put an amusement park on the top!

I don't believe that anyone objects to Lake View Village now!

It is hard to be a retailer or restaurant in Lake Oswego, retail breeds retail, having more retail will keep more people in Lake Oswego and every dollar spent in our town stays here.

On the housing issue, we desperately need more one level housing and more apartments , many of my generation see no need to buy after retirement, it makes much more financial sense to rent. I want to be someplace where I can walk , not drive to everything.  
We have few places for our young people to live, a small apartment close to public transportation would be perfect.

On the height complaints, does the opposition realize the tallest building with be only 2 feet taller than the highest point at Lake View Village?????

Many people complained about so much parking on block 138, now you can hardly find the parking lot! All parking will be underground and out of sight on block 137 and there will be fewer spaces than Lake View.

I know change is hard for some but change is inevitable, it is exciting and good. A beautiful architectural plan has been submitted, please approve it and make our village better than ever.

Lynne Wintermute  
11 Greenridge Court  
Lake Oswego 97035  
lynne@opusnet.com  
503 860 7089

25 year resident and former downtown business owner

testimony to DRC for January 21 2013

**G-152**  
**LU 13-0046**

**From:** [Angie Galimanis](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Wizer Block  
**Date:** Wednesday, January 22, 2014 11:56:48 AM

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Dear DRC board,

I wanted to let you know I am 100% in support of the proposed development on Block 137. I grew up in Lake Oswego and plan to move back very soon. This development is exactly what the city needs to continue quality growth. Please approve this amazing development.

Best,

Angie Galimanis  
15780 SW Galena Way  
Beaverton, OR 97007

**G-153**  
**LU 13-0046**

**From:** [Laurie Sterkowicz](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Wizer development  
**Date:** Wednesday, January 22, 2014 12:00:30 PM

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Dear DRC Board:

I am in support of the Wizer development on Block 137. This will be great for our community, and I feel it meets all of the City criteria nicely. Please approve this beautiful development.

Sincerely,

Laurie Sterkowicz

1658 Fircrest Drive

Lake Oswego, OR 97034

**G-154**  
**LU 13-0046**

**From:** [Sterkowicz@comcast.net](mailto:Sterkowicz@comcast.net)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Wizers  
**Date:** Wednesday, January 22, 2014 12:28:05 PM

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The Block 137 project represents a unique opportunity for our town of Lake Oswego to take a step into the future. With an upscale feel that will hold housing, dining and retail space, this is a golden opportunity to infuse additional life into our downtown community, without having to sacrifice the village feel that so many of us have come to treasure.

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

Ample parking will be available for residents and retail patrons and will be kept underground. This means that there will be no unsightly, concrete parking structure that will interfere with the tranquility of the area. In regards to traffic, studies have been done to ensure that the current infrastructure will be able to handle the additional patrons that will be visiting the new restaurant and retail locations. And having seen some of the renderings myself, I feel that the buildings' aesthetic will make a great addition to our downtown.

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

Kind regards,

Mike Sterkowicz  
1658 Fircrest Drive  
Lake Oswego, OR 97034

**G-155**  
**LU 13-0046**

According to Lake Oswego's Downtown Redevelopment District Design Standards (LOC 50.05.004.1 -12) village character is not a downtown that looks like a reproduction of the turn of the century small town, but is utilizing design standards that encourage the development of a sophisticated small city that is pedestrian friendly, creates a sense of community and attracts people to the downtown in the same manner and using similar design concepts as historic small towns and neighborhood centers once did. For the past several months the development team has shared designs, listened to community concerns and responded with modifications to move toward a project that will enhance the Wizer Block.

With this additional housing in our downtown shopping, restaurants, and services will be more economically vital. This is also good for existing businesses and provides opportunities for new businesses to set roots and invest here. While we have a great core of businesses, our business district could be stronger, and a stronger business district helps make this a more vibrant community.

The people living in the residences will help our local businesses by shopping in the downtown. This proposed development provides 30 percent more parking than the city requires and all of it hidden from view in underground lots. One parked, users can travel by foot instead of car. Residents of the development need not use their cars downtown at all.

The three buildings that would be built on the Wizer block feature distinct and yet compatible architectural styles that honors Lake Oswego's historic architectural traditions: Arts and Crafts, English Tudor and the Oregon Rustic Styles. The public walkway between the buildings adds to the pedestrian feel. The developer is asking for a "code exception" for the fifth story, which fits within the gabled roof and does not add to the 60 foot height limit of the building. The three proposed buildings range from 47 to 58 feet in height. The Block 137 project represents a unique opportunity for our town to take a step into the future with high quality materials and green design upscale ensure a timeless quality.

**From:** [Dillinger, Barbara](#)  
**To:** [Hamilton, Leslie](#); [Reynolds, Janice](#)  
**Subject:** FW: 5 Story High Density Apartments on Wizer Block  
**Date:** Wednesday, January 22, 2014 1:33:43 PM

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**From:** Bob Candello [mailto:[candello@hevanet.com](mailto:candello@hevanet.com)]  
**Sent:** Friday, January 17, 2014 3:17 PM  
**To:** Dillinger, Barbara; Council Distribution  
**Subject:** Re: 5 Story High Density Apartments on Wizer Block

To Whom It May Concern:

As 40-year residents of Lake Oswego, we would like to express our deep concern over the planned development on the the Wizer Block.

First we object to the 200 planned apartments. There is huge difference between renting and owning. Renters typically are not invested in the community and tend to move around more than homeowners. This frequent turnover is often a major problem for existing surrounding homeowners.

Secondly, traffic and parking will become a nightmare. For example, it is getting harder currently to find a spot to park and have coffee with friends at Peet's. We would not like our activities downtown curtailed simply to cater to the huge influx of people which the city simply cannot accommodate.

Thirdly, the planned five story building is not compatible architecturally with the existing surrounding structures; this huge building will tower over and not enhance our town.

Please rethink this plan carefully, perhaps building several smaller structures for more access to pedestrians. We rarely visit Portland these days for our once favorite restaurants because of increased parking problem and other issues. We do not want to feel the same way about Lake Oswego and would like to continue visiting the downtown area without experiencing parking and congestion problems.

Thank you for your attention to this important decision.

Judy and Bob Candello  
[candello@hevanet.com](mailto:candello@hevanet.com)

**G-157**  
**LU 13-0046**

**From:** [Danielle Johnson](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** I am in support of the Wizer development on Block 137  
**Date:** Wednesday, January 22, 2014 1:56:40 PM

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Dear DRC Board,

I am in support of the Wizer development on Block 137. This will be great for the community, and for bringing our neighbors and friends back to downtown Lake Oswego. I also feel it meets all of the City criteria. Please approve this development and this important opportunity.

Cliff and Danielle Johnson  
533 N. Jarrett St.  
Portland, OR 97217

**G-158**  
**LU 13-0046**

January 20, 2013

Development Review Commission  
City of Lake Oswego  
File: LU 13-0046

I support the application of Evergreen Group LLC and Gene Wizer for the Block 137 development as described in the Staff Report dated January 10.

I have read the staff report and all other materials available through the City of Lake Oswego web site. It appears that virtually all elements of the mixed use project meet the Downtown Development District Design Standards and the Community Development Code. Any modifications called out appear to be reasonable requests of the developers or negotiable with the City. To a non-developer, these design modification requests seem daunting, but are probably typical with a project this significant, and especially in Lake Oswego.

When Block 138 was developed, objections also arose, most of which boiled down to not wanting any development at all in downtown, or at least none which would pencil out for the developer or be useful in the long term. We have seen many citizens mount subjective arguments against various perceived negative elements of this development, including traffic density, parking, companion animals, sunlight obstruction, height excess and overall and specific architectural design features. In any citizen conversation about the design of Block 137, opinions arise, but I have heard no objections supportable or significant enough to deny the project's approval.

Mr. Wizer and his development partner need the approval to go ahead with this project. It fits within existing guidelines and standards developed over the years by staff, boards and commissions and citizen input. It adds to the planned and needed continuing development of business and housing options in Lake Oswego. To deny approval would be analogous to rewriting/changing applicable code and rules after compliant applications were submitted.

Please approve the developer's Block 137 application as modified by the staff report dated January 10, 2014.

Karen S Jacobson  
15721 Boones Way  
Lake Oswego, OR 97035

503-684-4585

**G-159**  
**LU 13-0046**

**From:** [Tyler Frisbee](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Wiser 137 Block  
**Date:** Wednesday, January 22, 2014 2:00:33 PM

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I grew up in Lake Oswego, and would love to move back, but only if there were housing options that didn't force me to rely on a car. Please move forward with, and support, the Wizer 137 project!

Thank you,

Tyler

**G-160**  
**LU 13-0046**

## TESTIMONY OF TODD PRENDERGAST

January 22, 2014

Before the Development Review Commission

- My name is Todd Prendergast. I am the founding partner of Realty Trust Group and have been in the real estate business, primarily sales and marketing, for the past 22 years.
- We have offices in Lake Oswego on “A” Street, in the heart of Lake Oswego village.
- I am here tonight to encourage your approval of this project and ask you to endorse the recommendation of your City staff.
- In this market, it is important to understand **the culture, lifestyle and design characteristics** that make a development successful. The Block 137 project has adopted and integrated all of these important influences in the Lake Oswego market in a highly successful manner.
- Not only is the project designed to meet the code requirements for the site, it does so while responding directly to the demographic needs, quality design and lifestyle demands of the Lake Oswego resident.
- This project provides a response to the high demand for luxury downsizing in the City. Whether the project ends up all apartments or a mix of apartments and condominiums it will serve the real and present needs of the real estate market in Lake Oswego. From older families deciding to downsize or newer families entering this market, the Block 137 project will provide options that are currently underserved in Lake Oswego.
- With the very rich and detailed design, gracious pedestrian walkways splitting the block, opportunities for first in class retailers and luxury amenities, this project will have a quality presence in the downtown for years to come. It takes an existing and emerging village core and makes it more walkable, more livable and plays very well off of the village character to incorporate more art, more places to eat and meet on the street and more residents who will call the downtown core home.
- This project sets a new high bar in Lake Oswego for quality design and lifestyle living. It accomplishes all of this while staying well under the height limit allowed for the block and within the permitted density allowance.
- I have been in the business long enough to know that opinions on architecture vary. But in this case, the project quality will set a new standard in Lake Oswego.
- Thank you for your consideration of my comments and I hope we see this project move forward in the very near future.

**G-161**  
**LU 13-0046**

**From:** [Cody Sanger](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** In Support of the Wizer Development  
**Date:** Wednesday, January 22, 2014 2:18:53 PM

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Dear DRC Board,

I would like to let you all know that I AM in support of the Wizer development. The proposed design meets city criteria and I know it would be a valued addition to the area. Please help us and approve this necessary development.

Best,  
Cody Sanger

**G-162**  
**LU 13-0046**

**From:** [Jenna Fallon](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Tonight's Support  
**Date:** Wednesday, January 22, 2014 2:29:08 PM

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I support the development of Block 137, and hope that you will also see the positive impact this project will have on our community.

As a Lake Oswego resident of 4 years, I believe this project will be a refreshing change for the community and will be a dynamic addition to the downtown area. The aesthetic of downtown will not be altered, and city's current height regulations for new developments are more than adequate for preserving the village feel. I think it's time that Lake Oswego embraced a development like this.

Not only will this project bring in entirely new businesses to downtown, but the increased residential population will also benefit the existing businesses and enterprises. The increased tax revenue will also provide a substantial amount of additional funding to the City each year.

Sincerely, Jenna

**G-163**  
**LU 13-0046**



**From:** [grahamsstat@aol.com](mailto:grahamsstat@aol.com)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Letter to the DRC  
**Date:** Wednesday, January 22, 2014 1:29:15 PM

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Lake Oswego Development Review Commission  
January 22, 2014  
File: LU13-0046  
Testimony Submitted by Paul Graham

I have been a resident of Lake Oswego for 52 years. My wife and I own & operate a 56-year old downtown business. We are nearing retirement, so do not expect to accrue any special business benefit as result of development of the Wizer Block.

We support the application of Gene Wizer and the Evergreen Group, LLC for the proposed development of Block 137.

Over the years we have joined the Chamber of Commerce, City Councils and Commissions to promote and improve our downtown business district. For many years our business district, although serving the community, was an eyesore. For years we have worked to develop a roadmap for business growth, quality and the critical mass of goods and services that our residents want. This work has culminated in the vision of the comprehensive plan and the codes and standards that have led to what we enjoy today.

Thirty years ago,

- 1) Lakewood was a school not a community arts center.
- 2) Lake Place Shopping Center was a car dealership.
- 3) Oswego Pointe Apartments didn't exist.
- 4) Sundeleaf Park was a parking lot.
- 5) Lake View Village replaced the ramshackle buildings that included City Hall.
- 6) Millennium Plaza didn't exist.
- 7) A Street Station, housing Tucci, Accessories From The Heart & Windermere, finally grew where a dilapidated hardware store building had stood for years.

We are in a much better place now, but each of these improvements brought comments about how they would harm Lake Oswego's 'village character.' Our downtown is no longer an 'eyesore', but we can't stop improving it.

Concurrently over the last 30 years, our competitors have surrounded our community. The development of Washington Square, Bridgeport Village, Costco, the Big Boxes, Walmart and Amazon all compete with our downtown. We must continue to grow our downtown to satisfy the needs of our residents, who want to do business locally.

The Wizer proposal is the kind of downtown project envisioned in our East End Redevelopment Plan. The development compliments Lake View Village to the east and the Townhouses to the west. Its 3 buildings are all below the height maximum of 60'. Its 28,000 sq ft of retail along A & 1st Streets will have a positive synergy with the surrounding businesses to draw more residents to the area to shop in our diverse and compact shopping district.

The proposal of up to 228 one-three bedroom residential units is good for the downtown and the community. They are ideal for current residents who want to downsize and younger people who want to get a start in Lake Oswego. People bring the density of activity meant for a thriving downtown. Residents of the Wizer Block can walk to their downtown destinations. They will also add to the tax base that supports our City and our schools.

I have been on many parking study groups. One challenge with downtown development is providing enough parking for tenants, customers, employees & the public without spilling out into the neighborhoods. The Wizer property and proposal accommodates these needs on site & underground. Retail parking is separated from residential parking and each is more than code requires. Reducing the current number of driveways into the block from today's 7 to the proposed 2 will provide needed spaces for delivery vehicles.

The high quality of architecture, materials and street art along with the diversity of styles, attention to detail and landscaping will positively affect subsequent properties that develop in the area.

The proposal meets the Community Code and Downtown Development District Design standards. The exceptions are minor. The one discussed the most seems to be the '5th floor'. However, here it makes sense for otherwise unused space. The 15 units in those spaces do not affect the height of the project.

**G-164**  
**LU 13-0046**

The proposal is in sync with the visioning, planning, design and code standards that have successfully guided our downtown's development for the past 27 years. We join the staff in their January 10th report with conditions urging the DRC to approve the application for this development.

Paul Graham

4215 Fruitwood Ct.

Lake Oswego, OR 97035

**From:** [gwenfree@comcast.net](mailto:gwenfree@comcast.net)  
**To:** [Hamilton, Leslie](#)  
**Subject:** In favor  
**Date:** Wednesday, January 22, 2014 2:51:45 PM

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My name is Gwen Freeman...resident of Lake Oswego since 1988...2 kids in the school system. We live in a great place with some great people...it's never lost on me. We need to take this opportunity for growth and expansion. The good will far outweigh the bad and to be honest a lot of the arguments opposing seemed to be thinly veiled messages against a canvas of diverse faces more than anything else. As a community we need to distance ourselves from the reputation and quite frankly, the nick names that lingers in the air like bad gas to this day.

I would like to add that I lived in "apartments" (gasp) for 18 years with my grandparents so I take offense to the insinuation that we are inviting a low life element to dwell among us...only a bitter wealth supremacist could even come up with such rubbish...let's do what's best and shame on the rest sincerely ,  
G. Freeman

Sent from Xfinity Connect Mobile App

**G-165**  
**LU 13-0046**

**From:** [gwenfree@comcast.net](mailto:gwenfree@comcast.net)  
**To:** [Hamilton, Leslie](#)  
**Subject:** In favor  
**Date:** Wednesday, January 22, 2014 2:51:45 PM

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My name is Gwen Freeman...resident of Lake Oswego since 1988...2 kids in the school system. We live in a great place with some great people...it's never lost on me. We need to take this opportunity for growth and expansion. The good will far outweigh the bad and to be honest a lot of the arguments opposing seemed to be thinly veiled messages against a canvas of diverse faces more than anything else. As a community we need to distance ourselves from the reputation and quite frankly, the nick names that lingers in the air like bad gas to this day.

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G. Freeman

Sent from Xfinity Connect Mobile App

**G-165**  
**LU 13-0046**

Lake Oswego Development Review Commission

January 22, 2014

Agenda Item: LU 13-0046

Testimony of Michael C. Dotten

My name is Michael Dotten and I am an attorney who grew up in Oregon. I have resided in Lake Oswego for 23 years. I have no economic stake in the outcome of the decision regarding the Wizer Block 137. Instead, my appearance before the Commission addresses the esthetic and good government issues that arise from the application.

I strongly support the application pending before the Commission. I have reviewed the application, portions of the studies underlying the application and the diagrams and sketches of the project. I believe the project is esthetically pleasing, adheres to height and density requirements in the city code and is a compliment both visually and functionally to the surrounding uses in downtown Lake Oswego.

I think the City of Lake Oswego has a tremendous stake in approving this project to convey to other potential developers that Lake Oswego fairly reviews proposed projects, favors public involvement that is listened-to, and in the end, is prepared to approve good design. This message is particularly important to developers who provide multiple uses in attractive buildings, increase the density of the core and contribute to the vibrancy of Lake Oswego, not just as a place to live, but as a destination for shopping, culture and pedestrian-friendly pursuits. I believe the proposed design of the Wizer block does all these things.

Although the building contains a fifth story, it meets the height limitations contained in the City Code and I believe, fits very nicely with its neighbor Lake View Village, both in scale and

design attributes. The Northwest-inspired design of the three buildings on the Wizer block are different, yet complimentary to the surrounding uses.

I recall when the downtown Lake Oswego fire station was on the site now occupied by Lake View Village and Millennium Park. There was controversy over that structure, as well. But time has proven that good design and more retail and restaurant space has greatly increased the vibrancy of downtown Lake Oswego. The net result of good downtown planning has been a desire for people to live in downtown Lake Oswego, something that will be contributed-to by the residences made possible by the Block 137 design.

I am a traditionalist. I love things to remain the same. I would love for Gene Wizer to keep his store exactly as it is. But that decision is not before the Design Review Commission or the City Council. Change will happen. Fortunately, this community has people of vision who have turned our old village into something walkable, with good restaurants, shops and a wonderful “vibe.” We all know that increased density provides more efficient use of infrastructure, a greater tax base and the easier provision of city services. But increased density in Lake Oswego has also benefitted all of us in Lake Oswego by giving us great new restaurants, shopping opportunities and more community interaction than our old village afforded.

When I moved to Lake Oswego, most people drove to Portland for a good dinner, or for shopping or for cultural events. Today, we have a variety of good restaurants that keep my wife and me eating very well in Lake Oswego. We have shopping within the downtown that prevents the need to drive to Bridgeport, Washington Square or downtown Portland. Increased density in downtown Lake Oswego has made much of this possible by giving restaurant and shop owners a local supply (a critical mass) of customers.

A number of my friends, thoughtful people, oppose the Block 137 proposal. They might prefer less height, less density, condos instead of apartments, the absence of mixed-use, a different design—and a variety of other preferences.

Good government requires those who advance a good idea (even if it is not a perfect idea) to receive approval if their design meets thoughtfully expressed design standards, City Code requirements and responds to public input. The developers of Block 137 have met this standard. They propose a feasible, well-designed project that fits well with our evolving Lake Oswego village. The problem with saying “no” is that there is no assurance that the next design (whenever that might come about) will be as pleasing, will as closely adhere to the City Code or that it won’t face even more objections. After 37 years of practicing law, I am regularly reminded that the pursuit of one person’s idea of perfection, often defeats many people’s idea of excellent, or very good. In my view, Block 137 is an excellent design that deserves a yes vote by the Design Review Commission.

I would be pleased to answer any questions the Commission may have.



To: Lake Oswego DRC  
From: Bob Sack, 208 Durham Street, Lake Oswego OR 97034  
Re: Redevelopment of Block 137

### Evaluating the plan for the Wizer property

Lake Oswego was initially developed when zoning regulations sought to separate residential, commercial, and industrial uses, and the automobile linked home, work, and the shopping center. Not long ago, it became apparent to many city planners that this separation was not always ideal; in fact, the New Urbanism movement grew out of the need to provide a different way of thinking about city planning. From this perspective, "complete communities" could contain housing, work places, shops, entertainment, schools, parks, and civic facilities -- all essential to the daily lives of residents -- within easy walking distance of each other. There is now an opportunity to create such a new residential neighborhood in downtown Lake Oswego that will provide residents with the alternative of a more urban/pedestrian way of life.

I think it is useful to review how the Wizer Block 137 proposal meets the ten principles currently recognized as fundamental to good urban planning.

- 1) *Walkability*. Leaving the car in the garage and walking for what you need is good for your health as well as your property values. Clearly, the proposed development provides a highly walkable neighborhood for many more Lake Oswegans.
- 2) *Connectivity*. The present Wizer building breaks up any connection between Blocks 136 and 138. The new buildings provide an attractive pass-through that will tie the three blocks together.
- 3) *Mixed-use & diversity*. The proposal will add residences to the current array of shops, restaurants, and offices on Block 138, thus producing the first true mixed-use neighborhood in L.O.
- 4) *Mixed housing*. The development will offer a range of sizes and prices. Admittedly, there is a need for a broader mix, but more varied housing options in the downtown area will likely follow.

G-167  
LU 13-0046

5) *Quality architecture & urban design.* The architects are considered some of Portland's best and have offered a variety of styles in keeping with established guidelines.

6) *Traditional neighborhood.* By this is meant a neighborhood organized around a recognizable center with a quality public space. With Millennium Park Plaza and Lake View Village already in place, this neighborhood is already halfway there.

7) *Increased density.* This is the feature that scares some people, but density is the key to walkability, efficient use of services and resources, as well as more frequent face-to-face encounters with other people.

8) *Smart Transportation.* More residents will live close to the transit center and will likely make greater use public transportation.

9) *Sustainability.* The building will be LEED certified.

10) *Quality of life.* I predict that the residents of the redeveloped Block 137 will find it a great place to live, work, and play. A pedestrian friendly neighborhood will offer more opportunities to get to know other people and form meaningful relationships. It can provide more freedom and independence for children and the elderly. The location is close to the lake, bike trails, parks, and nature. The development will involve more efficient use of tax money with less spent on spread-out utilities and roads.

In short, we have the opportunity to build an alternative, pedestrian-friendly residential neighborhood in Lake Oswego, rapidly becoming the preferred option by many people of all ages. Let's do it.

January 22, 2014

Development Review Commission  
City of Lake Oswego  
File: LU 13-0046

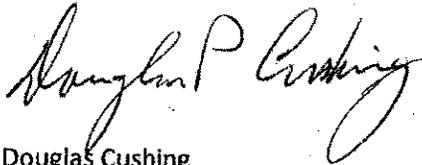
I wish to support the application of Evergreen Group LLC for the Block 137 development as described in the Staff Report dated January 10.

I have read the staff report and much of the materials available through the City of Lake Oswego web site as well as both pro and con letters and circulated position statements. The staff report makes clear that only small issues remain under the Downtown Development District Design Standards and the Community Development Code. Should the DRC feel further reasonable modifications are needed, one would hope for prompt negotiation with the developers and the City. Mr Wizer has had too many prior 'false starts' on developing this site.

I served on the DRC when Block 138 was first proposed, and when the block to the West was developed. It is ironic, given objections made then, that they are compared today as optimal projects. Further development such as this is essential for our downtown. It also must be financially rational for Gene Wizer and the developer in the long run. Subjective arguments against the project do not suggest specific defined criteria for development which are violated.

Many in the development community – LO builders among them – have long felt our city was too tough on development projects. That has assured quality projects, but when a project such as this meets existing guidelines and standards the rules of the game should not be changed midstream.

The long term benefit from approval of the Block 137 application, conditioned by staff and the DRC will be significant. What is on that site today needs to be replaced.



Douglas Cushing  
4311 Glacier Lily  
Lake Oswego, OR 97035

503-598-5538

**G-168**  
**LU 13-0046**

RECEIVED

JAN 22 2014

City of Lake Oswego  
Community Development Dept.

January 14<sup>th</sup>, 2014  
Edward La Berge  
7755 SW Burlingame Ave.  
Portland, OR 97219

Dear Lake Oswego DRC Board,

As a lifelong resident of SW Portland, I am writing to offer my support of the proposed development on the Wizer Block 137 site. Though not a citizen of Lake Oswego, I've lived nearly my entire life in SW Portland near the northern extents of Terwilliger Blvd. and Boones Ferry Rd. Consequently, I frequently visit and patronize the businesses of downtown Lake Oswego. Over the course of my life, I have made many memories in the heart of LO – from ice cream cones at the LO Creamery as a child, to beers at the Gemini with friends over college breaks, and now delicious dinners with my wife at Lake View Village's great restaurants – down town Lake Oswego is a place that is near and dear to my heart. In reviewing the proposed Wizer Block development, I am convinced that its size, scope, aesthetic and function will complement nicely the LO downtown I've come to know and love. Therefore, I strongly encourage the Lake Oswego DRC Board to support the Wizer Block 137 Development.

Thank you for your consideration.

Sincerely,



Edward La Berge  
7755 SW Burlingame Ave.  
Portland, OR 97219

G-169  
LU 13-0046

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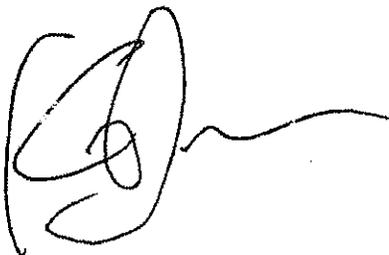
JAN 22 2014

City of Lake Oswego  
Community Development Dept.

Dear DRC Board –

As a member of the Lake Oswego community for 20+ years, I would like to voice my support for the Wizer development on Block 137. It will be a positive addition to our existing community, without disrupting the character of the surrounding area. It will also generate revenue for the city, create jobs, while falling under the LEED umbrella for sustainable building.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Dodds', with a long horizontal flourish extending to the right.

Kevin Dodds

17433 Schalit Way

Lake Oswego, OR 97035

G-170  
LU 13-0046

RECEIVED

JAN 22 2014

City of Lake Oswego  
Community Development Dept

January 19, 2014

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

Dear DRC Board:

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

This development will be great for the community, and I feel it meets our City criteria nicely. Please approve this beautiful development.

Sincerely,



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

G-171  
LU 13-0046

January 20, 2014

To: Development Review Commission

Re: The proposed Wizer re-development

Dear Members of the Development Review Commission:

My name is Rob Fallow, owner of property in the Foothills area. I have resided, operated a business and/or owned property in Lake Oswego since 1973. I have been directly and indirectly involved in a number of redevelopment processes over the years.

First, I would like to comment that zoning and the comprehensive plan are both A) a protection to the neighbors to an area that may want to develop that it must meet certain criteria and B) a protection to the owner of the property that they have invested in that they can develop their property if they meet the same certain criteria.

Specific to the Wizer project, we have heard these damning statements that it is too massive, it is too high and it is not in character with our community. I would like to address these:

- It is too massive. In fact, the Lakewood Village building is larger in mass than any one of the three buildings proposed on the Wizer site. The developer has done a masterful job of breaking up the mass into three separate and distinct buildings – none of which approach the size of the Gramor project.
- It is too high. In fact, the Lakewood Village building by Gramor is higher by at least two feet. Are we hearing a cry to redo it? No, it continues to be embraced a huge success and addition to our city bringing life and vitality to our downtown core.
- It is not in character with our community. We keep hearing that we must keep things as they are. This has never been the case with our community since it started. Please look at pictures of the progression to improvements that allowed the current residents to enjoy the wonderful life style we enjoy. Our city has grown in numbers and the services to accommodate these new citizens have to be provided. This includes schools, police, fire, restaurants, banks, etc. The architects have done a wonderful job in working to blend the exteriors of these buildings into the fabric of our downtown.

We have heard that there are too many variances that have to be allowed for this project. In reality, it has about ½ of the variances that the Gramor Lakewood Village project required. All of the requested variances are small.

This project will be an asset to our schools. The market study indicates that many of the new residents to the project will be empty nesters not wanting to leave Lake Oswego. This migration will open up those 3,4 or 5 bedroom homes to those families with children wanting to live in our beautiful city and send their children to our wonderful schools. I know that I have two children currently looking to find a home here and it is tough.

RECEIVED

JAN 22 2014

City of Lake Oswego  
Community Development Dept.

G-172  
LU 13-0046

I applaud Mr. Wizer, Pat Kessi and his team of architects in the work they have done to listen to the comments of citizens and professionals in developing the great project that is before you. I respectfully request that you vote to move this project forward with your positive endorsement.



Rob Fallow  
91 Foothills Road  
Lake Oswego, OR 97034

January 20, 2014

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

RECEIVED  
JAN 22 2014  
City of Lake Oswego  
Community Development Dept

Dear DRC Board:

A visionary, I own three hair salons in South America, and was a part of the first shopping center in Quito, Ecuador. That shopping center became a destination. With 35 years in the industry, I have worked for Vidal Sassoon in New York, and I have worked for Toni & Guy. Over the years I have developed a sense of how businesses are built, especially where there is little to no business.

I first came to Lake Oswego almost a decade ago, and I opened a salon near 1<sup>st</sup> & B. About that time, the new building at Lake View Village was underway. I saw the potential in Lake Oswego with this new development. It reminded me of Carmel, California, where people can walk, shop, have their hair done, and go to galleries. To my surprise, though, the development of the Wizer building next door never took off. This created a break, a fracture, in the development of the downtown Lake Oswego area. Then the economy collapsed in 2008 and 2009. I saw businesses collapse. Twenty-four businesses came and went because there were no customers. People came to downtown Lake Oswego with their dreams, only to see their dreams collapse.

For a business in downtown Lake Oswego it is very hard. The area needs more people. Even though this is an affluent city, many of the residents can't afford to shop here. I took an informal survey among my clients. I asked how often they frequented the downtown Lake Oswego area. They told me at most maybe only once or twice a week. Because of this, most businesses in the downtown can barely survive. They need more traffic.

In the block where my salon was located, everyone else left. It felt like a ghost town, and of the businesses at the time I was the only one remaining. I saw at least four or five businesses that couldn't hold for even six months. What kept my business going was the internet, and being online and able to draw people from other locations.

I'm not a survivor, I'm a winner. To be in business I had to look for a different option. I was invited to join a retail area on Boones Ferry Road at Pilkington. And so I moved my salon out of the downtown area.

Another salon moved into my former space near 1<sup>st</sup> and B. But the surrounding spaces are still empty. Businesses don't want to rent space right now.

**G-173**  
**LU 13-0046**

I remember a clothing boutique in downtown Lake Oswego, with beautiful clothes and with prices not too high. Being social, I walked in one day to say hello. The owner looked teary-eyed. I asked how she was doing, and she burst into tears. She said, "Do you know you are my first customer of the day?" She eventually moved her boutique out of Lake Oswego.

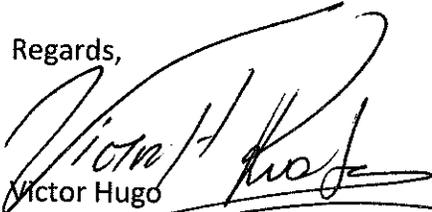
I remember when the flower shop closed its doors. It broke my heart.

I remember when I first came to Lake Oswego, and joined a local business organization. I was at a BBQ in the summertime, and was talking to a resident of Lake Oswego. He was a member of the country club. I shared with him my vision and my view of downtown LO. He said to me, "Didn't you know that coming to Lake Oswego was the kiss of death?" This was my introduction to the city.

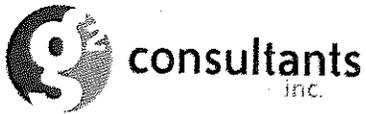
I love downtown Lake Oswego, and I would love to come back, but we would need a new generation of people. More residents will be healthy for businesses, and from a business side they are needed desperately. Like they say in New York, if you can make it there, you can make it anywhere.

This letter is in support of the Wizer development on Block 137. I hope that you approve this development. It is very much needed.

Regards,

A handwritten signature in black ink, appearing to read "Victor Hugo", with a large, sweeping flourish underneath.

Victor Hugo Salon  
17050 Pilkington Road  
Lake Oswego, OR 97035



RECEIVED

JAN 22 2014

City of Lake Oswego  
Community Development

January 20, 2014

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

Re: Support of the Wizer development on Block 137

Dear DRC Board,

As a small business located in the City of Lake Oswego, we support of the Wizer development on Block 137. This will be great for our community, and feel it meets all of the Cities requirements with limited and reasonable concessions. The mixed use approach and the proposed architecture compliments the similar approach taken across the street, and will strengthen the downtown area for commerce. One of the reasons we chose the downtown Lake Oswego area as the location for our office is the direction the City of Lake Oswego seems to be moving, by allowing continued growth of businesses, retail, restaurants, etc.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Noal Kraft', written over a white background.

Noal Kraft  
Principal  
G2 Consultants, Inc.

**G-174**  
**LU 13-0046**

RECEIVED

JAN 22 2014

City of Lake Oswego  
Community Development Dept.

Duane and Julie Hoffinger  
15781 Twin Fir Road  
Lake Oswego, OR 97035

January 22, 2014

Dear DRC Board:

My family moved to Lake Oswego forty years ago, when I was very young. I have been a long-time resident here, and my wife and I love this town in which we live.

I've been hearing about the Wizer redevelopment and the proposed plans for new retail and housing. These proposed plans will be beneficial for the Lake Oswego community, and will help meet the economic goals of the City. Our City's economic development strategy is to accomplish a more vibrant, connected, and sustainable community by the year 2025. This cannot be accomplished by stagnation or by resting on our laurels.

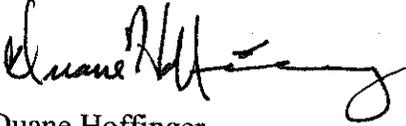
The Wizer redevelopment plan is in harmony with our City's desired lively "pedestrian-friendly shopping and dining districts," will provide a "broader range of housing options," fulfills the "strategic higher-density infill and redevelopment" desired, and will help achieve the goal of "thriving businesses." This is the Economic Vision shared by our City as part of the Lake Oswego Economic Redevelopment Strategy.

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

Redevelopment within the code-established guidelines will help our city continue to be a wonderful place to live.

We are writing to express our support of the Wizer development on Block 137. We respectfully request that you approve this beneficial development.

Sincere regards,

  
Duane Hoffinger



G-175  
LU 13-0046

January 22, 2014  
Development Review Commission  
City of Lake Oswego  
380 A Avenue  
Lake Oswego, OR 97034

RECEIVED  
JAN 22 2014  
City of Lake Oswego  
Development Review Commission

RE: LU13-0046: A Request for a Development Review Permit to Construct a Mixed Use Project (Wizer Block Redevelopment)

Members of the Commission:

I am writing to support the redevelopment project proposed for the Wizer Block. I have reviewed the applicant's proposal and the City Staff Report and Recommendations.

I urge you to approve the permit request as recommended in the Staff Report and the Staff's proposed conditions.

I agree with the Staff Report that the project meets the requirements and conditions of our Comprehensive Plan and appropriate codes.

Our community needs a strong, vibrant downtown core to make Lake Oswego a great place to live along with a vital local economy. We won't have strong neighborhoods if we don't have a healthy, viable downtown to complement them. This mixed-use development will help us provide a variety of housing types to attract young people and support our local businesses. It encourages pedestrian activity downtown and provides the necessary parking for retail and residents.

I was born and raised here in Lake Oswego and have lived here most of my adult life. When I first returned to town after college, I lived in apartments until I could afford to buy a house here. We need apartments and condominiums to attract young people for our future. We can't just be a bunch of expensive single-family homes with an aging population.

Our downtown is a great place for this kind of mixed-use development. The downtown plan encourages this development. It helps us provide for a variety of housing types and the necessary customer base to support viable local businesses.

Please approve the permit request as recommended in the Staff Report.

Thank you for the opportunity to comment.

Tom O'Connor  
1960 Egan Way  
Lake Oswego, OR 97034

G-176  
LU 13-0046

New Reply Delete Archive Move to Categories

Search Sent

### Block 137 Support

Folders

Inbox 65

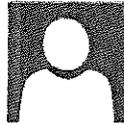
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Drafts

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New folder



Jane Taber 1/21/14  
To: lhamilton@ci.oswego.or.us

Dear Leslie and the DRC Board, I am in support of the Wizer development 137. This will be great for the Lake Oswego community, and I feel it meets City criteria nicely. Please approve this beautiful development.

Thank you, Jane

Jane Taber  
905 SW 16th Ave.  
Portland, OR 97205

RECEIVED

JAN 22 2014

City of Lake Oswego  
Community Development Dept

**From:** Michael LeChevallier  
**To:** Hamilton, Leslie  
**Subject:** I support Wizer Block 137  
**Date:** Wednesday, January 22, 2014 4:31:06 PM

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Dear Leslie Hamilton,

I am writing to support the Wizer Block 137. While I no longer live in Lake Oswego, as a young person I would love to be able to return if there were nice apartments to rent in a walkable area. As a regular patron of the coffee shops and shops down there, I can only imagine that this would be good for their business and good for creating a healthy downtown area. We need a healthy center so that we can have a healthy community. Please include my statement for the Development Review Commission.

Many thanks,  
Michael Le Chevallier

**G-178**  
**LU 13-0046**

Candace Kramer  
503-804-9628

~~CANDACE KRAMER~~

My husband Drew Prell and I (Candace Kramer) are business owners, have residential rentals and also developed commercial & residential properties in downtown Lake Oswego. We lived on the lake for over 20 years and our children attended Lake Oswego schools. We are proud to be a part of this community.

I have been a broker for Windermere real estate for the last 12 years and marketed two condominiums projects on 2nd st and B ave; Stafford Commons and the 555 condominiums the last 7 years.

As the on site marketing broker for the two most recent Condominium projects in First Addition, I was often asked if the condos would be rentals and even today I am called for inquiries about rental housing in the downtown area.

Today baby boomers are preparing to retire and downsize, trading homeownership for rentals, yearning to stay in a lively walkable community, trading two car garages for more compact living. 20.1 million senior households will attempt to sell their homes between 2015 and 2030. The housing market has already seen a surge in senior downsizing, between 2002 and 2012 the number of renters ages 55 to 64 increased by 80%. Empty nesters are selling their large homes, yet not wanting to part with the community where they raised their children for the past 30 years. They want to go to the same library, restaurants, shopping and parks- only on a smaller scale, without a 30 year mortgage, apartment living is a viable option. Baby Boomers often have second vacation homes and or a city pied de tier suits their needs.

Our personal rentals are immediately leased for top value, most of the rental housing in the downtown area is dated and there is a need and desire for high end quality apartments. People moving from out of state often will rent before they purchase to get settled and experience a community. Younger professionals are drawn to the downtown Lake Oswego area for the outstanding school district, parks and recreation. They start as renters and soon become homeowners as they settle into their professions.

As business owners of the Lake Theater & Cafe we look forward to a downtown area with housing and businesses that create a vibrant walkable community to parks, shopping and dining. The Wizer block development will provide the missing link for the community, offering diverse upscale housing that honors a variety of lifestyles.

I only wonder what wonderful poem William Stafford would be writing about growth & change for this area that is growing up and no longer a sleepy bedroom community. A toast to his centennial celebration this February!  
Cheers Mr Stafford!

G-179  
LU 13-0046

515 SE NEHALEM AVE., PORTLAND, OR 97202



WRITTEN  
CITIZEN INPUT

Date: 1/22/14 Case No: LU 13-0046

Name: Barbara Baker

Address: 18160 Greenbluff Dr.

City/State/Zip: LO. 97034

Phone: 503-636-9715

Proponent

Opponent

Neither For Nor Against

Are you part of an Organized Presentation:  
(Representative of a recognized neighborhood association,  
homeowners association, government or government agency,  
or other incorporated public interest organization)

Yes

No

If yes, List Speakers in Order of Presentation:

Please submit this form to the Recording  
Secretary

G-180

LU 13-0046



*WRITTEN*  
CITIZEN INPUT

Date: 1/22/14 Case No: LU 13-0046

Name: Margaret Breimayer

Address: 910 Evergreen Rd

City/State/Zip: L.O 97034

Phone: 503-850-4675

Proponent  Opponent   
Neither For Nor Against

Are you part of an Organized Presentation:  
(Representative of a recognized neighborhood association,  
homeowners association, government or government agency,  
or other incorporated public interest organization)

Yes  No

If yes, List Speakers in Order of Presentation:  

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Please submit this form to the Recording  
Secretary  
G-181  
LU 13-0046



WRITTEN  
CITIZEN INPUT

Date: 1/22/14 Case No: LU 13-0046

Name: ROBERT BALEN

Address: 18160 GREEN BLUFF

City/State/Zip: LAKE OSWEGO

Phone: 503 636 9715

Proponent  Opponent

Neither For Nor Against

Are you part of an Organized Presentation:  
(Representative of a recognized neighborhood association,  
homeowners association, government or government agency,  
or other incorporated public interest organization)

Yes  No

If yes, List Speakers in Order of Presentation:

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Please submit this form to the Recording  
Secretary G-182  
LU 13-0046

Dee Denton  
580 Sixth Street  
Lake Oswego, OR 97034

Residing, living (which is different than just residing), and working actively for a better Lake Oswego for over 52 years prompted me to express my thoughts on the proposed development on the Wizer Block. My 33 ½ years as Executive Director of the Lake Oswego Chamber of Commerce has given me solid background to be able to look outside the box, consider our history, and ultimately commend the developer for the proposal, which I believe reflects the Comprehensive Plan.

Thank heavens that our state legislature had the foresight and vision to require that all counties and cities have long-term comprehensive plans to help communities plan for future growth needs, such as open space, industry, business, public facilities, density, infrastructure, and so forth. Many hours of staff and citizen participation went into making this plan happen. Having this plan in place helps our city make realistic decisions, based on long-term thinking rather than the emotional reactions of a few vocal people.

For decades, the people of this city have worked to make Lake Oswego more than just a bedroom community. Even before the Comprehensive Plan, we recognized the importance of having vibrant business districts and events that brought the citizens together. We also recognized that communities have to plan for some growth; if not, we would be stagnant. Growth shows that our community is alive, that we have new tax revenue, and we are keeping up with the times. Our Comprehensive Plan reflects this. The current proposal for the Wizer Block, although a big change from what is there now, fits the future needs of this community.

We are fortunate to have an involved citizenry. However, for as proud as I am of my community, there have been many times where I have been embarrassed by the pettiness and grandstanding within our community dialogue seen on television, the Internet, and in the letters to the newspapers. Developing the Wizer Block is not going to destroy our quality of life, just as the controversial projects before have not. Throughout our history people have come out of the woodwork to object to projects such as the first water treatment plant (giving us our own access to water independent of Portland), the Kruse Way Corridor, Mountain Park development, the LOHS pool, the Mormon Temple, Millennium Plaza, and even allowing our first pizza restaurant to sell beer.

There are so many opportunities to contribute to this community. It is my sincere hope that when this is all over, some of this energy can be directed toward something fun and positive.

G-183  
LU 13-0046

Kristin Johnson  
2 Mountain Circle  
Lake Oswego, OR 97035

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

- (1) It adheres to the height and density requirements of the Code.** While the proposal requests an exception for a fifth story, this does not push it over the 60-foot height limit. The three proposed buildings range from 47 to 58 feet. This project is congruent with the height limits contemplated by this community when the Code was drafted.
- (2) As a general rule, we should be OK with proposals that fit within the Code.** We set rules in anticipation of development, so landowners and neighbors know what to expect. If we want more stringent requirements, then we amend the Code. Challenging projects on a case-by-case basis creates a bad precedent and discourages developers from wanting to invest in our community. Let’s be careful about rejecting projects that fit within the Code and are the result a collaborative and transparent design process with many documented public meetings.
- (3) Better utilizing Block 137 diffuses congestion by creating more points-of-interest and creating more connectivity between adjacent blocks.** Any congestion experienced at Lake View Village can be directly traced to the fact that a large portion of downtown activity is concentrated in a single block with one parking lot with one entrance. By developing the adjacent lot, we diffuse some of that concentration by providing more public parking (135 parking spots reserved for retail and public use). Additionally, the proposal creates more pedestrian pathways and storefronts that will keep shoppers interested and moving up “A” Avenue and down Second Street toward “B” Avenue, where we have businesses that are currently isolated from bustle of Lake View Village.
- (4) It’s good for business, and that’s good for the community.** LO businesses provide an incredible amount of voluntary support to this community. Bringing more economic vitality downtown is good for existing businesses, and it provides opportunities for new businesses to set roots and invest here.
- (5) Increased tax revenue.**

**(6) It provides jobs and activities for young people.** Having attractive public spaces adjacent to retail and food provides opportunities for different generations to voluntarily occupy the same space, both as visitors and employees.

**(7) We should want to create opportunities for young professionals to move to LO.** Many young professionals like a little density when it means they can walk to a grocery store, a coffee shop, and a bar. New residents fall in love with LO. Let's encourage young people to come, get attached, and stay so that we encourage generational diversity. Then, when they are ready to buy a house for their growing children, they purchase here too.

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

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

## THE WIZER BLOCK

I'VE HAD THE PLEASURE OF LIVING IN LAKE OSWEGO SINCE 1970 WHEN THE POPULATION WAS ABOUT 13,000. NOW THE GENERAL POPULATION IS APPROXIMATELY 37,000.

SINCE WE NEED MORE LIVING SPACE IS THERE A BETTER PLACE THEN THE WIZER BLOCK TO FULFILL OUR NEEDS? WHEN MR. WIZER MADE THE DECISION TO DEVELOP THE BLOCK HE WAS WISE TO PICK THE VERY BEST DEVELOPERS. NOTHING BUT THE BEST FOR LAKE OSWEGO!

WHILE THERE IS OPPOSITION TO SOME FOR THIS DEVELOPMENT THERE'S ALSO A LARGE FACTION THAT SEES THIS DEVELOPMENT AS THE BEST THING THAT'S COME ALONG IN A LONG TIME.

SOME APARTMENTS, BUT A SUPPLY OF THE MOST BEAUTIFUL, LIVABLE CONDOMINIUMS POSSIBLE. COVERED PARKING FOR THOSE WHO WILL LIVE HERE, PLUS SEPARATE PARKING FOR RENTERS. A GRASS GARDEN ON TOP OF ONE BUILDING, VIEWING THE PARK AND LAKE.

A WHOLE NEW EXCITING UPSCALE BOUTIQUE SHOPS AND RESTAURANTS. THE RUMOR OF A BIG BOX STORE IS NOT IN THE PLAN

WHEN A PROJECT SUCH AS THIS OFFERS TO JOIN THE VILLAGE, THEY SHOULD BE WELCOMED ---WITH OPENED ARMS.

SALLY KNAUSS

750 1<sup>ST</sup> ST.

LAKE OSWEGO, OR

503-522-5666

DRC

Paden Prichard and Norma Prichard  
204 6<sup>th</sup> St.  
Evergreen Neighborhood  
January 22, 2014

I am a residential building designer with 45 years experience, and as a member of the Evergreen Neighborhood Board, I am very committed to the preservation of the Neighborhood and the appropriate development of our town. I have followed this proposal closely since the beginning and recognize the many demographic and financial benefits.

I wish to express my support for this project. I believe this is the right type of development, it is the right time and the right team. They are committed to a very high quality project and have been responsive to community needs and comments. As a result of several community and design focus meetings, they have made many changes to the plan since the initial concept. To list a few:

Retail parking was originally planned above grade, now all parking is underground,  
The pedestrian walkways through the site did not originally exist,  
The residential parking entrance originally planned for Evergreen is now on 2<sup>nd</sup> St.  
The tower planned at the corner of 2<sup>nd</sup> and Evergreen has been removed,  
The maple tree, was not originally planned to be saved, it is now being saved,  
The improvements to 2<sup>nd</sup> St. which was not even on the radar,  
Using 3 separate LO styles instead of a single building type.

Even though I support this project, I believe there are some things that should be modified in order for this plan to more completely comply with the CDC and the requirements of the Downtown Redevelopment Design District ..... I believe compliance is essential in order for final approval.

I will briefly list the things I believe should be modified as they are covered extensively in my letter to the DRC:

1. Building B:

The Second St. and Evergreen Road facades: (code requirements)

A. "A fourth story may be permitted subject to the following". LOC 50.05.004.5.d.i

1. "The fourth story must be residential and is contained within a gabled or hipped roof." For the fourth floor space to be contained within the roof, the eave would have to be at the floor level of the fourth story and the spaces should appear as dormers out of this roof. In my opinion, the fourth story as designed does not meet this criteria.

2. "The site is sloping and the structure has three or fewer stories on the uphill side;" This design clearly does not meet this criteria.

3. "The fourth story is significantly stepped back from the building plane created by the lower stories;" In my opinion the design as proposed does not meet this criteria as there is insignificant step-back and articulation. (See sketch 2A and 2B of letter)

**G-186**  
**LU 13-0046**

4. "Fourth story elements are used to break up the mass ....." In my opinion, the facade is uniform and without significant break up of mass or elements. The deck and roof-line of the fourth story are consistent for the length of the facade apart from the gable towers and chimneys.

B. I do not see any specific language in the CDC that permits a fifth story, with or without an exception to the code. If the fifth floor of building B facing Second and Evergreen were to be pushed back away from the street to be mostly over the parking garage and contained within the roof, the eave of which was at the floor line of the fourth story, building B could be considered to be primarily four stories and could possibly meet the requirements of this section of the code. (See sketch 2B of letter)

C. Building B, through articulation, revised fenestration and detailing, should more reflect residential use and would then be more compatible with the townhouses.

## 2. Building C:

A. The First and Evergreen – Millenium Plaza corner. (code) LOC 50.05.004.6.j.

i. "Be designed to complement and be compatible with other corner buildings....."

In my opinion this corner façade is neither complementary nor compatible with the surrounding corner structures and should be redesigned to be no more than three stories right at the corner and be substantially softened in appearance. The façade could then be stepped back away from the corner to attain full height.

B. As mentioned in the staff report, there should be some element of coordination between the ground floor and upper stories of the First St. facade. I believe, the flat topped or truncated gables should be changed to pointed gables and hipped roofs. The facades of building C are just too "edgy" to be compatible with existing structures.

## 3. Building A:

A. This is the most successful of the building designs, but I believe the CDC requires retail uses on the ground floor of building A at 2<sup>nd</sup> and at the public walkway.

## 4. Parking and traffic:

Even with the number of parking spaces being offered, I believe parking will be found inadequate. I believe the north and east sides of the lower (residential) level of the garage should be fully excavated to obtain approximately 50 to 60 additional spaces. These spaces could be used for building management and retail employees. Since LORA funds are being used to obtain the retail section of the garage, it should be fully utilized for public parking.

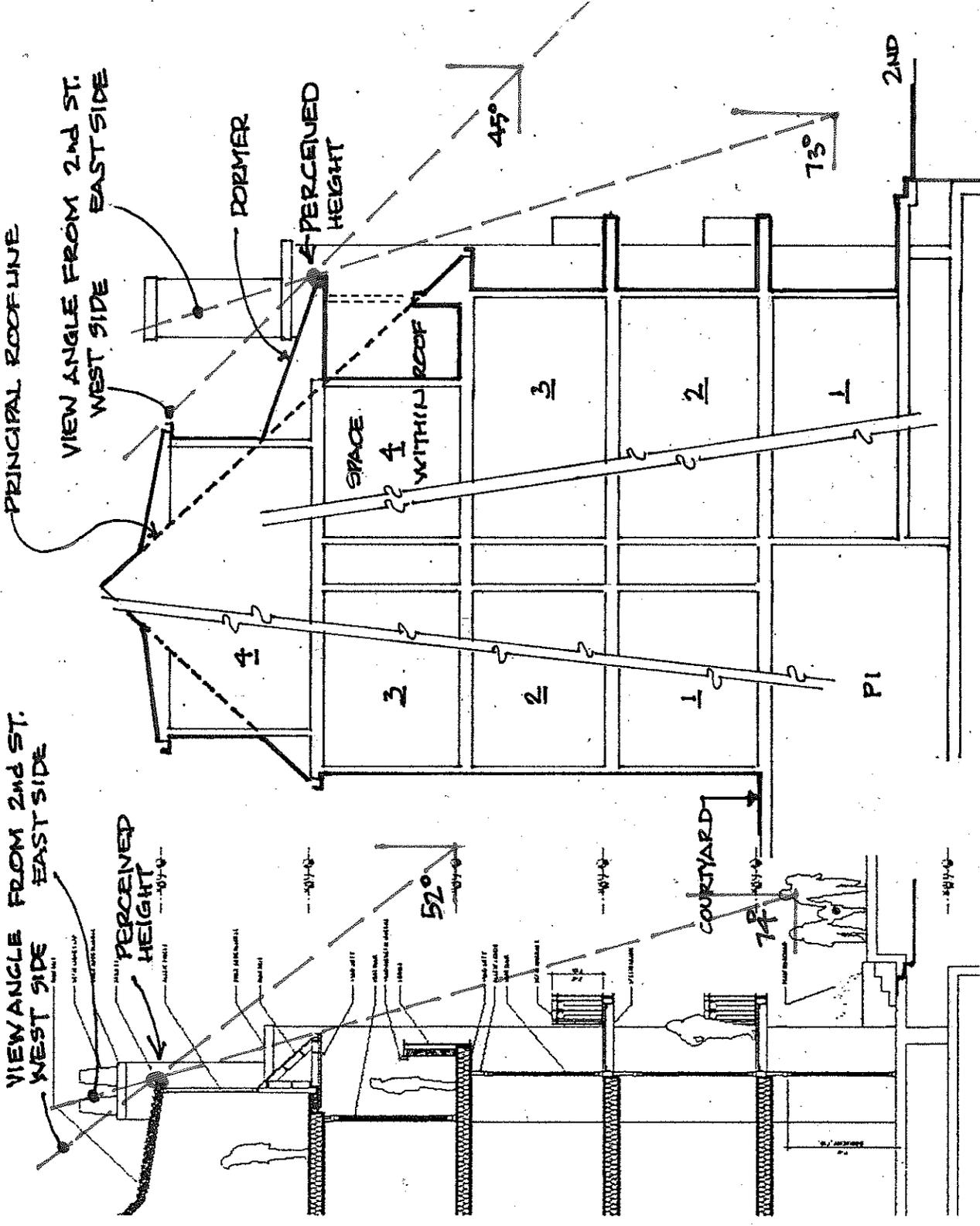
I wish to complement the staff and in particular Leslie, for an excellent job on the staff report on this extremely complicated project. I believe the DRC should have the final say over any modifications and conditions and they should approve this application after the modifications are made that strictly comply with the CDC.

Thank you for your consideration,  
Paden and Norma Prichard

**G-186**  
**LU 13-0046**

2

THE PERCEIVED BUILDING HEIGHT WOULD BE SIGNIFICANTLY REDUCED IF THE FOURTH STORY IS CONTAINED WITHIN THE HIPPED OR GABLED ROOF AS REQUIRED BY THE CDC AND THE FIFTH STORY IS PLACED TOWARD THE BACK AWAY FROM THE STREET.



2A

CURRENT DESIGN SECTION AND ELEVATION.

2B

P2 BUILDING B POSSIBLE SECTION FOR REDUCED HEIGHT AND FOURTH FLOOR CONTAINED WITHIN ROOF

January 22, 2014  
Development Review Commission  
City of Lake Oswego  
380 A Avenue  
Lake Oswego, OR 97034

RE: LU13-0046: A Request for a Development Review Permit to Construct a Mixed Use Project (Wizer Block Redevelopment)

Members of the Commission:

I am writing to support the redevelopment project proposed for the Wizer Block. I have reviewed the applicant's proposal and the City Staff Report and Recommendations.

I urge you to approve the permit request as recommended in the Staff Report and the Staff's proposed conditions.

I agree with the Staff Report that the project meets the requirements and conditions of our Comprehensive Plan and appropriate codes.

Our community needs a strong, vibrant downtown core to make Lake Oswego a great place to live along with a vital local economy. We won't have strong neighborhoods if we don't have a healthy, viable downtown to complement them. This mixed-use development will help us provide a variety of housing types to attract young people and support our local businesses. It encourages pedestrian activity downtown and provides the necessary parking for retail and residents.

I was born and raised here in Lake Oswego and have lived here most of my adult life. When I first returned to town after college, I lived in apartments until I could afford to buy a house here. We need apartments and condominiums to attract young people for our future. We can't just be a bunch of expensive single-family homes with an aging population.

Our downtown is a great place for this kind of mixed-use development. The downtown plan encourages this development. It helps us provide for a variety of housing types and the necessary customer base to support viable local businesses.

Please approve the permit request as recommended in the Staff Report.

Thank you for the opportunity to comment.

Tom O'Connor  
1960 Egan Way  
Lake Oswego, OR 97034

**G-187**  
**LU 13-0046**



**From:** [Dillinger, Barbara](mailto:Dillinger.Barbara)  
**To:** [Hamilton, Leslie](mailto:Hamilton.Leslie); [Reynolds, Janice](mailto:Reynolds.Janice)  
**Subject:** FW: Wizer's Block redevelopment  
**Date:** Friday, January 24, 2014 8:44:04 AM

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**From:** Zak Bennett [mailto:bennett.zak@gmail.com]  
**Sent:** Thursday, January 23, 2014 6:00 PM  
**To:** Dillinger, Barbara  
**Subject:** Wizer's Block redevelopment

Please direct this to whom it may concern.

I'm writing to support the redevelopment of the Wizer's block site in downtown Lake Oswego. As a bit of background, I grew up and spent 20 years living in Lake Oswego, Presently I work in Vancouver, BC in city planning and maintain close ties with friends and family in my hometown. The furor that has been kicked up by this proposal is pure NIMBYism. The architecture is in line with Lake View Village and other downtown area developments that have sprung up in the past 15 years. It leverages the investments in Millennium Park and Lake View Village, building on the success of those initiatives. 6 story buildings, particularly with this level of design and pedestrian access, are emphatically not out of scale with the area. The commercial frontage proposed along A would further complement the retail on the opposite side of the street. It would take a dead strip mall that currently makes a hole in downtown LO into a place of activity and is the next logical step in the development of the city's core.

Further, the proposal fulfills some of our obligations as a Metro regional town center and allows growth of the population despite our now-limited land supply. Traffic is a valid but non-pressing concern; City of LO and State of Oregon traffic counts show a steady drop in traffic on both State and A over recent years. If anything, the only real issue is the oversupply of parking, particularly with the subsidization of LORA, but that seems done deal and as such I doubt it will be seriously revisited. At the least, I hope you can use this as further evidence that people connected to Lake Oswego who care about the city's future.

Pass this development and keep building up a better downtown Lake Oswego.

Sincerely,

Zak Bennett  
Vancouver, BC

**G-188**  
**LU 13-0046**

Development Review Commission  
Re: Wizer Block Proposal

I am writing to express my concerns that some members of the DRC appear to be letting their personal feelings about the Wizer Block proposal interfere with their obligation to judge the proposal on how well it meets the criteria outlined in Comprehensive Plan and Community Development Code and on its compliance with the City's land use and design regulations.

This proposal meets or exceeds all those criteria, and it is very well designed and will be an important addition to downtown Lake Oswego, which has finally acquired a sense of place due to the many improvements and changes in the past decade. Yes, it will be quite a change but so was Millennium Park, Lake View Village and the many new residential units in that area. And they all make Lake Oswego a more interesting and vibrant place to live, one that draws new people into our community and that can accommodate seniors who wish to stay in Lake Oswego.

Please approve of this proposal based on its merits and its ability to meet the required criteria. There is no rationale for not doing so.

Thank you.  
Nancy Gronowski

**G-189**  
**LU 13-0046**

**From:** [Lynn Hennagin](#)  
**To:** [Hamilton, Leslie](#)  
**Subject:** Wizer testimony  
**Date:** Wednesday, January 22, 2014 10:44:42 AM

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I have lived in Lake Oswego for 44 years and have been an active participant in our community serving as a director on the Chamber of Commerce, The Historical Council, The Arts Council and Lake Oswego Rotary. As a videographer I have produced promotional video for the City of Lake Oswego, The Lake Oswego School Foundation and The Arts Council.

When it came time for us to down size, we never thought of leaving Lake Oswego. We were looking something smaller yet gracious. We waited for Foothills to become a reality or the Wizer Block to develop. Our goal was to live within walking distance of the downtown area of Lake Oswego.

After eighteen months of looking for the right property in Lake Oswego, we expanded our thinking and eventually moved out of Lake Oswego. Should Lake Oswego develop comfortable smaller condos, we would be the first to consider returning to the city we love.

Lake Oswego needs to keep in mind the long time residents who are getting older and want to stay in the city they love but choose to live in smaller well designed condos that are within walking distance to downtown Lake Oswego.

*Lynn Hennagin*

**G-190 (previously G-2)  
LU 13-0046**