

## Reynolds, Janice

---

**From:** Dillinger, Barbara  
**Sent:** Monday, July 14, 2014 2:45 PM  
**To:** Reynolds, Janice; Hamilton, Leslie  
**Subject:** FW: Wizer Block development

---

**From:** Robert Lange [mailto:rlange@exponent.com]  
**Sent:** Monday, July 14, 2014 2:43 PM  
**To:** Dillinger, Barbara  
**Subject:** Wizer Block development

I endorse the concept of development of the Wizer block.

The current structure is an eyesore and should be replaced with an architecturally appealing building that:

1. Is compatible with the existing surrounding architecture in the Village, not similar to the current structure.
2. Provides retail space for services to enrich the City.
3. Provides enough additional housing for a concentrated population to enrich the local economy.
4. Provides a surplus of underground (or hidden) parking space for residents and visitors to the Village. There should be at least two parking spaces per housing unit and a surplus to service the retail businesses at ground level. I do not know what that number should be but assume Urban Planners have codes and standards for same.

Maintenance of the current building in its current state should not be allowed.

**EXHIBIT G-1029  
LU 13-0046**



## Reynolds, Janice

---

**From:** Hamilton, Leslie  
**Sent:** Monday, July 14, 2014 3:11 PM  
**To:** Reynolds, Janice  
**Subject:** FW: Wizers

---

**From:** Jim Price  
**Sent:** Monday, July 14, 2014 3:10:58 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Subject:** Wizers

To whom it may concern,

I have, on previous occasions voiced my support of the development of the Wizer block. I continue to support this project for a variety of reasons but would like to focus on a single aspect. Phase one that stands today was never questioned as to the 'greedy developers' that put that project together. In fact they are the same developers who have attempted to block this new project for being 'cut' out of the action. But, today there is also a group of citizens who for whatever purpose harp on the an Oswego resident just trying to do the right thing for his family and the community that he and his father nurtured and supported over the years.

I am at loss to understand the rhetoric for this small but loud group of short sighted activists whose expertise seem to fall far short in their conclusions and remaining just emotional in its collective rants! It is time to move on, approve and enjoy the benefit that it will bring to our local economy and shopping and living room experience.

Jim Price



**Reynolds, Janice**

---

**From:** Hamilton, Leslie  
**Sent:** Monday, July 14, 2014 4:13 PM  
**To:** Reynolds, Janice  
**Subject:** FW: Wizer Block 137

---

**From:** Vern and Barbara Zeuske  
**Sent:** Monday, July 14, 2014 4:12:14 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Subject:** Wizer Block 137

We are unable to attend the July 21 hearing.

We are in favor of the re-design. We think LO will benefit from having that block complement the block already in existence. We are senior citizens and would enjoy an apartment or condo in the core area with access to stores, library, post office, restaurants, etc.

The existing block is an eyesore and LO needs a completed Lake View Village.

Barbara & Vern Zeuske

**EXHIBIT G-1031  
LU 13-0046**



## **Reynolds, Janice**

---

**From:** Reynolds, Janice  
**Sent:** Wednesday, July 16, 2014 9:51 AM  
**To:** Reynolds, Janice  
**Subject:** FW: Block 137 Development

**From:** Andy Olsen  
**Sent:** Monday, July 14, 2014 9:21:11 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie; Dillinger, Barbara  
**Subject:** Block 137 Development

**Thank you for the opportunity to express our support of the development of Wizer block 137.**

**We have been residents of Lake Oswego for over 30 years, and we owned a company that has had its corporate headquarters in this specific area for more than 20 years.**

**We have been involved in past community concerns regarding downtown development and have worked with, and even agreed with, some of those protesting against the current project. While we feel previous concepts weren't ideally suited to Lake Oswego's needs, from what we have seen thus far, we think this action-plan and developmental-proposal is well thought-out, appropriate and timely.**

**As an aside, we are personally comforted in knowing that Gene and Jan Wizer are long time loyal-advocates, historical-keystones-residents and generous-philanthropic-supporters of many and varied Lake Oswego concerns and highly regarded programs.**

**While some may judge them on their previous hesitance to get involved with the development of adjacent blocks, none can question their desire to make downtown Lake Oswego a better place to live and shop through the proper improvement of their long-time family owned property. By being patient - and seeking the most appropriate developmental team - we all stand to benefit from their desire to completely comply with architectural aesthetics, concern for community needs and compliance with City requirements.**

**Please closely review every aspect of this project, then join us and agree that the time has come to**

**EXHIBIT G-1032  
LU 13-0046  
2 pages**

**move forward, accentuate the positive, and continue the growth of Lake Oswego for the future satisfaction of the majority of residents.**

**Thank you for your consideration, and please feel welcome to let us how we can help make this development become a reality for all those that reside, visit and have businesses in our community.**

**Respectfully,**

**Andy & Risa Olsen**

**503.807.5914**

## Reynolds, Janice

---

**To:** Reynolds, Janice  
**Subject:** FW: Revised Application for Wizer block

**From:** Judie Hammerstad [<mailto:hammerstadj@gmail.com>]

**Sent:** Wednesday, July 16, 2014 10:11 AM

**To:** Council Distribution

**Subject:** Revised Application for Wizer block

For the Record:

I am submitting this e-mail in lieu of oral testimony at the hearing on the 21st regarding the revised application for the development on the Wizer Block. I wish to establish "standing" and to record my support of the development.

As you know, I have been a long-time supporter of the redevelopment of our downtown. That has not changed. Lake Oswego will have many challenges as we go forward as a city, and our downtown redevelopment plan guides our vision of a vibrant, economically viable core. Having additional housing downtown has been a goal and is consistent with this vision.

It is up to the City Council to determine the legalities of this application and the suitability of the proposal. I wish you well in making the best decision for our city.

Judie Hammerstad  
17330 Grand View Ct  
Lake Oswego, Or 97034

**EXHIBIT G-1033**  
**LU 13-0046**



**Reynolds, Janice**

---

**To:** Reynolds, Janice  
**Subject:** FW: Wizer Block 137 Development!

---

**From:** John and Linda  
**Sent:** Wednesday, July 16, 2014 2:10:56 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Cc:** Dillinger, Barbara  
**Subject:** Wizer Block 137 Development!

Dear Leslie,

We have lived in Lake Oswego for over 40 years and have watched and enjoyed the vitality of the community grow over the years! Many years ago, I served on the East End Development Committee for several years, and later served on the Portland Development Commission for several years. In these activities, I became very familiar with the development review process and the process of gaining quality developers to build projects. I am retired from U. S. Bank after a 38 year career, holding executive positions in a number of areas and retired as president of U. S. Bank of Oregon. These positions gave me exposure to many builders and developers over the years. My wife and I are now ready to go from a home to a residential unit in the Wizer Block and we also know many retirees and young professionals looking to find a home in the Wizer Block, also.

It appears to us that the revised designs for the project meet all the the City codes. The building designs certainly are compatible with the Lake View Village buildings and provide a good mixture of needed residential and retail space. To expand retail much further could easily end up with vacancy signs. We very much like the pedestrian walkways with art and landscaping that the public and residents will enjoy. We are concerned that a project of this size must make sense to the public and the developer. We are fortunate to have Patrick Kessi and the Evergreen Group as the developer and several excellent architects involved in the improved designs. I would hate to see this process go on indefinitely and continue to see the Wizer Block remain as it is. Not good!

It seems to be a time for action and approval of this fine project!!

Sincerely,

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

**EXHIBIT G-1034**  
**LU 13-0046**



## Reynolds, Janice

---

**From:** Hamilton, Leslie  
**Sent:** Wednesday, July 16, 2014 4:46 PM  
**To:** Reynolds, Janice  
**Subject:** FW: Statement in support of the development of Block 137, Lake Oswego

---

**From:** Lisa Brock  
**Sent:** Wednesday, July 16, 2014 4:45:56 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** KJ Lewis; Hamilton, Leslie  
**Subject:** Statement in support of the development of Block 137, Lake Oswego

I have been a resident of Lake Oswego since 2000, living in the "downtown" area the entire time. I am a single mom and raised my two children here so they could attend Lake Oswego schools. My son Roger Schmitt graduated from LOHS in 2008 and my daughter, Maggie Schmitt just graduated from LOHS this past June 2014.

Prior to moving into LO myself, I spent a lot of time here because my (now -ex) husband was a 1974 graduate of Lakeridge and we had numerous friends here. Prior to living in LO, I was "next door" in Tigard and spent a fair amount of time here. I was motivated to move here primarily because of the schools and the "walkability" of the downtown area, even though I was here before the Lake Village was even built. I have been following the "plans" for block 137 for years now. As the city has made its incremental (and wonderful) improvements over the past decade, the subject of the "Wizer's eyesore" block is one well known to most residents. I, like others, have been eagerly awaiting the news that the paperwork was signed and plans are underway.

I am fully in support of the submitted plans for block 137, especially the plans for the residential units. In the 14 years that I've lived here I've watched our city become less and less diverse. Lake Oswego is really a place for young and growing affluent families. There are few enticing options for young singles, first time home buyers, empty nesters and seniors. Housing options are mostly single family homes that seem to just get larger and larger, not attainable for the first two groups and not desirable for the latter. First Addition used to be an ideal neighborhood option, however, I have watched one "small" home after another get purchased and purged for the construction of a zero-lot-line mini mansion. This trend has changed the demographic and overall feel of the neighborhood.

As my last offspring was approaching the end of high school, I found myself immediately considering where I would move next...out of Lake Oswego. As I learned of the proposed condominiums and apartments, I was immediately encouraged to know that I could have a reason to stay right here. This development project has the opportunity to revitalize Lake Oswego in the following ways:

- Provide housing units more attainable for first time buyers and young couples (pre-kids)
- This type of housing also opens more doors for other single parents (like me) who want their children to attend school here but don't have the means to afford a large home. (I was fortunate enough to have a job that provided enough money for me to afford a home here at that time. Post-2008, that is no longer the case.)
- Create housing perfect for empty nesters (like myself) eager to downsize to something cool, but not relegated to living in the Pearl
- Provide an excellent option for independent senior living. These units will provide a community where independent seniors aren't "alone" and have walkable access to anything they may need.

- The increase in population is actually sorely needed to continue to support the businesses we are working so hard to attract and keep "downtown." I have heard numerous stories of businesses struggling to stay open and have recently watched several retailers close up shop and watch "for lease" signs appear in the upper office windows across the street.
- The increased population will attract additional businesses to the city outside the immediate area of the "Lake Village."

Based on what I've seen of the plans, it appears that the developers have really thought things through. I am encouraged that they are providing 25% more parking than required by code and additional bike space. You can never have enough parking.

I am excited to see this project get underway and looking forward to downsizing straight into one of those sparkly new units.

Thank you for letting me submit my thoughts. I am planning to attend the meeting on 7/21 at 6pm in case anyone wants to question me directly.

Kind Regards,

Lisa Brock  
5015 Foothills Road, Apt. D  
Lake Oswego, OR 97034  
503.381.4618  
[cyberagent99@gmail.com](mailto:cyberagent99@gmail.com)

## Reynolds, Janice

---

**From:** Hamilton, Leslie  
**Sent:** Thursday, July 17, 2014 8:38 AM  
**To:** Reynolds, Janice  
**Subject:** FW: Wizer Block

---

**From:** Bill Gordon  
**Sent:** Thursday, July 17, 2014 8:37:42 AM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Cc:** Dillinger, Barbara  
**Subject:** Wizer Block

My wife, Lyn, and I are strong supporters of the Kessi led project on the Wizer block. I'm a member of the Evergreen Neighborhood Board and also President of the Oswego Village Townhome Board (which is located next door on block 136) and have been actively involved at a number of meetings concerning the project. I also supported Mr Kessi's original development plans but with some reservations which I expressed directly to Mr Kessi and at the DRC meeting.

I think Mr Kessi and his team did an outstanding job in listening to the constructive input regarding the original plan. The revised plan has addressed my concerns and I very much like the result in all respects.

I won't outline all the positives that I see this project will bring to Lake Oswego but they are numerous and significant. I'll save that for the DRC meeting this coming Monday.

We are looking forward to seeing the project move forward. And I think that soon after it's built even the very vocal minority opposition will acknowledge that their fears were unfounded – and that the project will have enhanced our east-end downtown area. Not unlike what happened with Lakeview Village, Millennium Park and my own townhome development.

Regards,

Bill Gordon  
341 Third St  
Lake Oswego

**EXHIBIT G-1036**  
**LU 13-0046**



**Reynolds, Janice**

---

**Subject:** FW: re-design of LO

---

**From:** Katy Sweeney [<mailto:Katy@envmgtsys.com>]

**Sent:** Wednesday, July 16, 2014 11:29 AM

**To:** Dillinger, Barbara

**Subject:** re-design of LO

To the Planning Folks,

I will be unable to attend the meeting, but please know I've seen the drawings & think this project deserves the big GREEN LIGHT!

Thanks for asking!

Kathryn B. Sweeney

**Kathryn B. Sweeney**  
CEO/CFO  
**ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.**

**Milwaukie:**

503-353-9691 fax: 503-353-9695

**Oregon Coast:**

503-322-2700

**Washington:**

360-735-1190

[www.envmgtsys.com](http://www.envmgtsys.com)



Check out what's new at EMS!



 Please consider the environment before printing.

**ExchangeDefender** Message Security: [Check Authenticity](#)

**EXHIBIT G-1037**  
**LU 13-0046**



**Reynolds, Janice**

---

**From:** Dillinger, Barbara  
**Sent:** Thursday, July 17, 2014 9:12 AM  
**To:** Reynolds, Janice  
**Subject:** FW: Wizer block

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

**From:** Sally Knauss [mailto:sknauss@windermere.com]  
**Sent:** Wednesday, July 16, 2014 1:05 PM  
**To:** Dillinger, Barbara  
**Subject:** Wizer block

First of all, I want to compliment Mr. Kessi for making all the changes the city requested. Doing so, he and his associates changed the facade of the buildings and I believe this change coincides more with Lake View Village. When the block is fully developed it will make downtown Lake Oswego definitely one of the most well-planned communities in the northwest! My compliments to the Mr. Kessi and the city for their vision of this wonderful development. It's time to move along.  
Thank you, Sally Knauss, Windermere

**EXHIBIT G-1038  
LU 13-0046**



## Reynolds, Janice

---

**From:** Hamilton, Leslie  
**Sent:** Thursday, July 17, 2014 9:45 AM  
**To:** Reynolds, Janice  
**Subject:** FW: Wizer Block revised plan

---

**From:** Rob LeChevallier  
**Sent:** Thursday, July 17, 2014 9:44:37 AM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Dillinger, Barbara  
**Cc:** Hamilton, Leslie  
**Subject:** Wizer Block revised plan

I am a citizen and business owner in Lake Oswego and I support the redevelopment of the Wizer Block. I think that the revised plans fit nicely with Lakeview Village and the plan for our downtown. The new facades complement those of Lakeview Village and will help create a vibrant retail space and needed downtown housing. The revised plan is attractive and of high quality. It exceeds city requirements and will generate a substantial tax base for our city.

The developer has worked hard to meet City Codes and its requirements . He and the property owner Gene Wizer should have their plans approved by the DRC so that they can move forward with their project. Otherwise the message being sent to the development community is that it is too difficult and too expensive to build here and it will discourage investment in our community.

I am always amazed that those who are so protective of their own property rights feel that that they have the right to dictate to others how they should develop their own property. The purpose of city codes and zoning requirements is to inform the developer as to the type and amount of development that is permitted and they should not have their development plans turned down without good cause or for a public purpose.

I would encourage the DRC to approve the revised Wizer project.

**Robert Le Chevallier**  
Attorney, Shareholder



† 503.620.8900 | f 503.620.4878  
5300 Meadows Road, Suite 200 | Lake Oswego, OR 97035  
[rlc@buckley-law.com](mailto:rlc@buckley-law.com)

Visit our *NEW* website – [www.buckley-law.com](http://www.buckley-law.com)

**Attorney-Client Privilege** This e-mail message, including any attachments, may contain attorney privileged and/or confidential information. The review, disclosure, distribution, or copying of this message by or to anyone other than the named addressee(s) is strictly prohibited. If you have received this message in error, please immediately notify me by reply e-mail and destroy the original and all copies of the message.

**EXHIBIT G-1039**  
**LU 13-0046**



**Reynolds, Janice**

---

**Subject:** FW: The Wizer Block

**From:** Frank Vandeventer  
**Sent:** Thursday, July 17, 2014 10:25:48 AM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Cc:** Dillinger, Barbara  
**Subject:** The Wizer Block

To whom it may concern,

Please find attached my letter of support for the Wizer development.

Respectfully,

--  
Frank VanDeventer  
503-702-9255

To whom it may concern,

I have heard many opinions on the Wizer Block proposal. That's fine – we live in a democracy. But what is not fine, are arguments against the proposal which are not based on correct facts.

I am a long time Lake Oswego resident and also a person who for many years owned a construction company. My professional life was spent with codes and meeting building standards. It appears the re-designed Wizer proposal meets all code standards and fits the vision our City had many years ago, when it looked to the future development of our downtown core.

I support the re-designed proposal because it fits our future demographics, meets code and will architecturally be a great addition to our center, with its retail, its high end residences and its open pedestrian walkways.

The Development Review Commission is tasked with being stewards of the code set by the City. Wizer meets the code and I urge all members to approve this important project and the benefits it will bring to Lake Oswego.

Respectfully,



Frank VanDeventer

16587 Maple Circle

Lake Oswego, OR 07034

**EXHIBIT G-1040**  
**LU 13-0046**



**Reynolds, Janice**

---

**From:** Hamilton, Leslie  
**Sent:** Thursday, July 17, 2014 1:58 PM  
**To:** Reynolds, Janice  
**Subject:** FW: Wizer Block

---

**From:** Robert Bonney  
**Sent:** Thursday, July 17, 2014 1:58:17 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Subject:** Wizer Block

Development Review Board:

We are in complete support of the development proposed for Block 137, the Wizer Block. The Wizer family have been supporters of the progress of our City for many years and now have a development that will assure the City proceeds forward with a viable development that fits into the Village feel that our City is striving to achieve. The new block will fit in nicely between the two existing developments and will further solidify a town center.

Bob & Mary Bonney

**EXHIBIT G-1041**  
**LU 13-0046**



## Reynolds, Janice

---

**From:** Hamilton, Leslie  
**Sent:** Thursday, July 17, 2014 3:33 PM  
**To:** Reynolds, Janice  
**Subject:** FW: Wizer Block 137

---

**From:** Rick Van Wyngarden  
**Sent:** Thursday, July 17, 2014 3:33:03 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Cc:** Dillinger, Barbara  
**Subject:** Wizer Block 137

My wife & I reside at 317 Third Street in Lake Oswego, also known as the Oswego Village Townhomes. We will not be able to make the meeting on Monday, July 21<sup>st</sup> & wish to cast our vote in favor of the planned development.

We agree with those who envision a stronger business community in the downtown core & more diversified housing options.

Thank you,

Rick & Marsha Van Wyngarden

**EXHIBIT G-1042**  
**LU 13-0046**



Mike Hewlett  
17720 Overlook Cir  
Lake Oswego, OR 97034

July 14, 2014

DRC Participants

Over the 31 years I've lived here in LO, I continue to be pleased and amazed at how the community has developed. Having traveled extensively, I've come to realize that few locations equal the beauty and comfort of our LO community. Much of the credit goes to our City Council planning and adherence to established development code and approval processes. It's my hope that we continue our careful development of this vital community.

In my opinion the evolving Wizer block development plans carry forward the look and feel of our downtown area, generating an area where I and others would enjoy living and visiting. The revised development plans would help reach the critical balance of local businesses and near-by residences necessary for a vital community. Lacking the adequate local residential foot traffic local businesses struggle to survive and start to show signs of stagnation.

The effort of many concerned community citizens to ensure the evolving plans meet community needs and comply with established standards has resulted in several major revisions and a significantly better plan. With community addressed and if there are no critical code violations, it seems to me, it's time to move ahead, or change the LO development codes.

As one who enjoys the buzz of our farmers' market, local restaurants, and the concerts, it's being with people enjoying themselves I actually like most. In this spirit I look forward to the Wizer block development plan bringing a sense of completion and vitality to LO downtown that many will enjoy for years to come.

I enthusiastically support this plan.

Sincerely,

***Mike Hewlett***

**EXHIBIT G-1043  
LU 13-0046**



## Reynolds, Janice

---

**From:** Ruth Hamilton <ruthhamilton@q.com>  
**Sent:** Thursday, July 17, 2014 8:32 PM  
**To:** Reynolds, Janice  
**Subject:** attention: DRC re: LU 13-0046

Hello,

I support the architect's revised plans for the Wizer block. I live directly across Second Street and welcome a lively mix of commercial and residential to the neighborhood. I particularly like that the plans call for residential units facing our home.

Thank you for considering my opinion.

Ruth Hamilton

Residing at 310 2nd St.

Mailing address is PO Box 144

Lake Oswego

**EXHIBIT G-1044**  
**LU 13-0046**



City of Lake Oswego Design Review Commission:

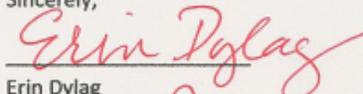
We live in Lake Oswego and have been following closely the push and pull over the Wizer development, and we re alarmed by what we see and hear. The distortion of facts and misinformation is troubling. It is fine to have different opinions, but it is not helpful to muddy the facts to convince others to agree with you.

Recently, we have heard statements from opponents that the project is three times larger than the Wizer block. In fact, both projects are between 2:1 and 3:1 density as Lake Oswego code allows. Here is a simple way to think about it: The Wizer proposal is about 290,000 square feet above grade. If the project is three times larger than Lake View Village, Lake View Village would be less than 100,000 square feet of development above grade on a 100,000 square foot block. That amounts to a one story building approximately 20 feet in height. That is simply ridiculous. Lake View Village is a 2-3 story project with heights between about 40 and 60 feet.

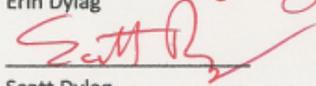
Perhaps the opponents are counting the underground parking garage to be build on the Wizer blocks to arrive at this comparison. If so, this is a good example of how the opposition is distorting facts, because the underground garage is not visible from street level and has allowed the developer to build a large public accessway through the project. Is not desirable to have parking underground and utilize above ground space for additional residences, retail space and amenities?

We have seen pictures of the proposed project and it is a first class design with materials that surpass Lake View Village in terms of quality. It is time to redevelop the Wizer block and further enhance Lake Oswego's downtown core. The Commission should vote in favor of this project.

Sincerely,



Erin Dylag



Scott Dylag

{00283693;2}

**EXHIBIT G-1045**  
**LU 13-0046**



## Reynolds, Janice

---

**From:** Hamilton, Leslie  
**Sent:** Thursday, July 17, 2014 10:13 PM  
**To:** Reynolds, Janice  
**Subject:** FW: Wizer Block 137

---

**From:** cdperrin@aol.com  
**Sent:** Thursday, July 17, 2014 10:12:58 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Cc:** Dillinger, Barbara  
**Subject:** Wizer Block 137

I write in support of the **Wizer Block** development, both from a personal and a professional viewpoint.

Having spent a great deal of time in Lake Oswego and nearing a decision to downsize, I have my name on the wait list for one of the residences in the heart of downtown. Needless to say, I have followed the evolution of the design and, of course, the community dialogue. The design is architecturally very appealing, the dialogue somewhat confusing. As a former Sr. Vice President of a retail chain I was heavily involved in land use issues and in code standards. I know emotions often run high when a new development is proposed. But let us not get side-tracked with emotions and subjectivity.

The re-design of **Wizer** is not only visually pleasing but it also meets all the objective goals the City had for this block. It is well within the code standards set by citizens' task forces and the City of Lake Oswego. It should and must be judged on those objective standards.

I urge all members of the Development Review Commission to vote in support of this project. I look forward to living in a building that from any objective standpoint is in harmony with the rest of downtown Lake Oswego.

Cheryl Perrin  
6411 SW Burlingame Place  
Portland 97239

**EXHIBIT G-1046**  
**LU 13-0046**



**Reynolds, Janice**

---

**From:** Hamilton, Leslie  
**Sent:** Thursday, July 17, 2014 10:55 PM  
**To:** Reynolds, Janice  
**Subject:** FW: Letter in support of Wizer Block 137

---

**From:** MP Bresnahan  
**Sent:** Thursday, July 17, 2014 10:54:53 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Subject:** Letter in support of Wizer Block 137

To Whom It May Concern,

I write to express my support for the redevelopment of Wizer Block 137.

The design is great and I support the project wholeheartedly. Please approve it and let's get moving on construction!

Thank you,

Mary Bresnahan

**EXHIBIT G-1047**  
**LU 13-0046**



## Reynolds, Janice

---

**From:** Hamilton, Leslie  
**Sent:** Thursday, July 17, 2014 11:31 PM  
**To:** Reynolds, Janice  
**Subject:** FW: "In Support of Wizer Block 137"

---

**From:** John DeCosta  
**Sent:** Thursday, July 17, 2014 11:30:58 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Cc:** Dillinger, Barbara  
**Subject:** "In Support of Wizer Block 137"

I am unable to attend the 7-21-2014 DRC Meeting. Today is the annual LO Golf Outing for the Chamber of Commerce and "Friends of the Children".

Please accept this email as my input to the Wizer Block discussion.

I am in Support of the Wizer Block revised plan being approved, built and enjoyed by everyone in Lake Oswego.

### **Wizer - Another Step Forward to Viability. It's Time to Grow and Complete our Village Center**

We have a key downtown block that is frozen in time. It contributes little to the vitality of our community. We need a viable core to our community that is economically sustainable. No project is going to meet everyone's desires. The planning over the last 3 decades produced criteria for this block. Why are we being asked to throw all of that effort away? What we have now is a dead block. That is a shame for the community, the property owner, and the tax base of our town. All of the planning should point to this project being approved, built, and enjoyed by all of us.

So I would like to remind these opponents of some facts. Metro mandates that Lake Oswego be prepared to handle more than a thousand new residents each year in their 2030 plan. Where are they going to live?

Metro and the City of Lake Oswego have spent decades and millions of dollars in planning for this growth. This block has an approved design criteria. This project meets this standard. The developer and designer are top notch. They are well funded. The design is well done, and incorporates the input from the community. Job well done by the planners, the City, the neighbors, the owner, and the developer. Our growth process works.

Our core needs retail. Retail needs customers. Studies show that customers are gravitating towards residences in the core and within walking distance of retail. They want to walk to shopping and dining.

Notice the new homes all over First Addition. Notice the swelling tax base. Notice the jobs. Change is making our community vibrant. Not all were happy with the growth in First Addition, but it looks spectacular.

The same foresight and determination that was used to build the Kruseway, Lake View Village and Millennium Park is now needed to redevelop the Wizer Block. Lake View Village was built in spite of vocal opposition and now who would live without it, and all that it has to offer our village. The redesigned Wizer project offers an exciting long-term future for Lake Oswego. It fits the direction we should be heading – a mixed-use project in the center of our village that will attract to the high grade, high-end residences a cross section of people. It will attract people who will bring new energy to this community. It is what the many planners envisioned over all of these years.

I respect their time and efforts in properly planning our future growth. I respect the opposition and the valuable points of view that they bring to the discussion.

I urge our community to think long term. This dead block can be revitalized. The Downtown Plan is valuable; developing the Wizer Block into reality from this re-design is an option.

Let's take another step forward to viability and village harmony. This is a privately funded, well-designed development. Most towns would cherish having a project like this.

It produces many needed jobs, and will bring great customers for our merchants, and some children for our schools.

I am a 30 year resident, business owner and shopper in Lake Oswego; and I am pleased to serve on the board of the LO Chamber of Commerce.

This has given me the insight to see how important it is to get our businesses the boost they deserve, and the boost in property tax receipts that will benefit everyone in our town.

Although I realize no project will please everyone, it would be nice to see our businesses have the growth that they need to survive, and our village have a completed core, that we can enjoy and cherish.

John DeCosta

Nick Tahran  
3525 Lake Grove Ave.  
Lake Oswego, OR 97035

July 18, 2014

I am writing in support of the revised design of the Wizer Block development. While the full benefits of this project have been detailed elsewhere, I'd like to briefly touch on why I think this project would enhance the community I've lived in for over 20 years.

I've seen downtown development provide opportunities for shops, cafes, and restaurants that have flourished and transformed themselves into fixtures of our town. Businesses such as Kyra's Bake Shop, Saint Honore, Manzana, and others have helped define downtown Lake Oswego and turn it into a vibrant destination. Furthermore, the structures that house these businesses have helped turn a disjointed collection of buildings into a cohesive downtown with a unique "sense of place." The proposed mixed-use development would provide even more aesthetically pleasing space for new restaurants, shops, and cafes that would complement the existing Lake Oswego Village development and build on Lake Oswego's recent success in creating a livelier downtown.

While some have criticized the project's size, I believe a smaller project would look incongruous next to the existing Lake Oswego Village development, and I believe the design breaks up the building's mass to look significantly less imposing than the cartoon rectangular skyscraper on the project opponents' signs would lead you to believe. Furthermore, the size conforms to the Community Development Code (CDC). Critics have also targeted the density of the residential units. Like the size of the project, the density also conforms to the CDC, and I actually see density as an asset since it places more residents in a well-connected location that's near the Lake Oswego Transit Center and within walking or biking distance to many necessities. This strategy reduces the residents' reliance on cars, which benefits the environment and the tenants, who are expected to be empty-nesters who desire to live an active, independent lifestyle. The site's location and proximity to transit will ensure adequate mobility as the tenants age, and a higher density development would provide an active, independent lifestyle for a greater number of our residents.

I hope the Development Review Commission takes advantage of this unique opportunity to transform an eyesore into an asset designed by a team of renowned architects and consultants. It's time to take the next step in revitalizing our downtown.

Sincerely,

Nick Tahran

**EXHIBIT G-1049**  
**LU 13-0046**



## Reynolds, Janice

---

**From:** Hamilton, Leslie  
**Sent:** Friday, July 18, 2014 9:21 AM  
**To:** Reynolds, Janice  
**Subject:** FW: Block 137

---

**From:** Chuck Fisher, SRA  
**Sent:** Friday, July 18, 2014 9:20:48 AM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Subject:** Block 137

July 18, 2014

To: lhamilton@ci.oswego.or.us

City of Lake Oswego

RE: Block 137

This email is to encourage approval of the development of "The new block 137" provided it meets the requirements of the applicable development code.

In the main, Lake Oswego city government has done an excellent job guiding the development of the city. Lake Oswego is truly a delightful place to live.

However, it appears there have been instances when barriers to development have been, at best, well intended but excessive. At worst, it appears, there have been instances when barriers to development were based on a few individuals view of what the city should remain rather than reflecting the applicable code.

Having followed the news with respect to Block 137, it is clear there has been real effort by the those seeking its development to comply with the development requirements of the City of Lake Oswego. Without expressing an opinion as to the design itself, it is clear that the development review and approval process that LO city government stewards has been properly, and perhaps even honorably, followed.

Providing "The new block 137" meets the applicable development code, approval is the only proper action.

Chuck Fisher

15721 Boones Way

Lake Oswego, OR 97035

**EXHIBIT G-1050**  
**LU 13-0046**



To the Development Review Commission:

I was a strong supporter of the original design and I feel the new design is even better. Revising the height to meet the code without the need for a Code Modification improves the scale and will provide for a better architectural relationship to the adjacent neighborhood and commercial development. Creating additional façade divisions will also help blend the project scale into its surroundings. The project's opponents who have aspirations of preserving the Lake Oswego Village feel, should be quite satisfied with the new design updates. Their objections to scale and density have been addressed while still allowing the project to remain economically viable.

This project's quality of design, careful selection of materials, and dedication to place-making will allow the East End Redevelopment Plan to make a large step forward in its fulfillment of the City's vision for Lake Oswego's commercial core. It will also raise the bar for future development by showing what is possible; that you can follow the letter and the intent of the Development Code with its traditional ethos and still produce quality architecture.

I cannot see how any reasonable conclusion other than approval could be rendered. Any minor modification which may still apply can be more than justified within the context of the overall urban solution. The ultimate goal of any urban mixed use project is to create a sense of place and this project certainly fulfills that goal handsomely. 1<sup>st</sup> Ave. is going to become an amazing two-sided vibrant street after so many years as a lop-sided story half told and the A Street frontage will take on the prestige it deserves. Lastly, the Lake Oswego nexus at 1<sup>st</sup> and A will take a giant leap towards being the City Center intersection it should be instead of a sad collection of surface parking lots.

I urge the Commission to recognize this proposed project as an amazing interpretation of our city's design and redevelopment aspirations and approve the application. Allow this project to move forward for the benefit of us all.

Thank you

Bruce C. Brown, AIA  
2323 Wembley Park Road  
Lake Oswego, OR 97034

**EXHIBIT G-1051  
LU 13-0046**



**Reynolds, Janice**

---

**From:** Hamilton, Leslie  
**Sent:** Friday, July 18, 2014 10:03 AM  
**To:** Reynolds, Janice  
**Subject:** FW: Wizer's project

---

**From:** Bob & Barbara Balen  
**Sent:** Friday, July 18, 2014 10:02:51 AM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Subject:** Wizer's project

It's time to move on and get started. This will be such an improvement for the neighborhood. Wizer and Kessi have gone to great measures to meet everyone's needs.

Bob and Barbara Balen



## Reynolds, Janice

---

**From:** Hamilton, Leslie  
**Sent:** Friday, July 18, 2014 11:43 AM  
**To:** Reynolds, Janice  
**Subject:** FW: Wizer Block 137

---

**From:** Missy at Organizers Northwest  
**Sent:** Friday, July 18, 2014 11:42:21 AM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Cc:** Dillinger, Barbara  
**Subject:** Wizer Block 137

I write in support of the newly designed Wizer block development.

As a business owner and member of the Lake Oswego Chamber (which has just endorsed the Wizer project), I know firsthand that businesses need certainty and economic vitality to succeed. As a former student of Forest Hills and Lake Oswego Junior High School I benefited from superior schools which of course needed a solid tax base. As someone just moving back into LO I know how narrow the housing options are.

I love Lake Oswego and I would never support anything or any development that would damage the small town feeling and the sense of community. I am one hundred percent behind this Wizer project. It fits in with everything our City wanted when it established code standards for our downtown. It's street level retail will attract people back to our center and its high quality residences will keep in town, the people who are downsizing and committed to the community. Young people (sorely needed in the aging population) will be able to afford housing.

In short it is a project for all the right reasons and I urge the DRC members to support it.

Thank you,

Missy Gerber



Missy Gerber  
Organizers Northwest LLC  
[www.organizersnw.com](http://www.organizersnw.com)  
Portland, Oregon  
503-245-3564  
Less mess. Less stress. Better life.



**EXHIBIT G-1053**  
**LU 13-0046**



## Reynolds, Janice

---

**From:** Hamilton, Leslie  
**Sent:** Friday, July 18, 2014 12:09 PM  
**To:** Reynolds, Janice  
**Subject:** FW: Wizer block project support

---

**From:** James Stewart  
**Sent:** Friday, July 18, 2014 12:07:56 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Cc:** Dillinger, Barbara  
**Subject:** Wizer block project support

My wife and I would like to go on record as strong supporters of Mr Kessi's proposal for improving the Wizer block. It is clear Mr. Kessi's proposal conforms with the cities vision for this property and with city code save for a few very minor exceptions. We believe this project will be a long term benefit for the city and our downtown businesses. We live just 2 blocks from this property and while we do have some apprehension regarding overflow parking, overall we think this development will be very attractive and appropriate for this property.

Additionally, we think it would be a grave mistake to discourage a development that conforms to existing city code. Future developers may well decide Lake Oswego is not a location they want to consider for development projects when they cannot count on approval and support for proposals that conform to city code. We do not think it unreasonable to think it may well be decades before another opportunity arises for development of this and possibly other properties in this community.

Jim and Karen Stewart  
230 4<sup>th</sup> St  
Lake Oswego OR 97034

**EXHIBIT G-1054**  
**LU 13-0046**



**Reynolds, Janice**

---

**From:** Hamilton, Leslie  
**Sent:** Friday, July 18, 2014 11:12 AM  
**To:** Reynolds, Janice  
**Subject:** FW: Downtown Development

---

**From:** DAN LEINBACH  
**Sent:** Friday, July 18, 2014 11:12:25 AM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Subject:** Downtown Development

**This letter is a letter of " strong support " for the current plans for the development of the Wizer Block.**

**We have been residents of Lake Oswego now for approximately nine years. In that time we have seen the completion of the Lake View Village, as well as many other great improvements for downtown Lake Oswego. The completion now of the Wizer Block development, as shown in the plans presented to the City Council, can only bring positive growth, beauty and development to downtown Lake Oswego.**

**We strongly urge the Lake Oswego City Council to move with upmost speed to approve this project. Let's move into the future with a beautiful downtown area that is an envy to all of Oregon.**

**Dan and Ellie Leinbach  
5032F Foothills Road  
Lake Oswego, OR 97034**

**EXHIBIT G-1055  
LU 13-0046**



**Reynolds, Janice**

---

**From:** Hamilton, Leslie  
**Sent:** Friday, July 18, 2014 1:10 PM  
**To:** Reynolds, Janice  
**Subject:** FW: Re-designed Wizer Block/DRC July21, 2014

---

From: Richard Reamer  
Sent: Friday, July 18, 2014 1:09:54 PM (UTC-08:00) Pacific Time (US & Canada)  
To: Dillinger, Barbara; Hamilton, Leslie  
Subject: Re-designed Wizer Block/DRC July21, 2014

To Whom It May Concern -

I am unable to testify in person so I am writing in support of the new design for the development of the Wizer block.

The developers have spent an enormous amount of time listening to and responding to the city and citizen comments on this project. Some of those comments have bordered on the absurd (the number of dogs for instance) and some of the comments have been out and out lies meant to scare people or obscure the facts. Everything I have read leads me to the inescapable conclusion that the developer and Gene Wizer comply with city code and requirements. They have done their due diligence in terms of traffic, parking and retail/commercial viability.

It is, at times, an embarrassment to see how the residents of this city respond to these kinds of projects and then see what other communities have and are doing with the same opportunities. It seems many of our citizenry want to remain in the past and refuse to see the possibilities of the future. Those are not the voices of the majority of this city but unfortunately they are the loudest and angriest.

It is time to approve this project and add much needed vitality to the downtown. This project supports new and established commercial interests, it adds revenue to the city coffers and it enhances the beauty and sense of community in the downtown area.

I wholeheartedly support this move forward.

Regards,

Richard Reamer and Kathi Misner  
398 Furnace St

**EXHIBIT G-1056**  
**LU 13-0046**



**Reynolds, Janice**

---

**From:** Hamilton, Leslie  
**Sent:** Friday, July 18, 2014 1:10 PM  
**To:** Reynolds, Janice  
**Subject:** FW: Re-designed Wizer Block/DRC July21, 2014

---

From: Richard Reamer  
Sent: Friday, July 18, 2014 1:09:54 PM (UTC-08:00) Pacific Time (US & Canada)  
To: Dillinger, Barbara; Hamilton, Leslie  
Subject: Re-designed Wizer Block/DRC July21, 2014

To Whom It May Concern -

I am unable to testify in person so I am writing in support of the new design for the development of the Wizer block.

The developers have spent an enormous amount of time listening to and responding to the city and citizen comments on this project. Some of those comments have bordered on the absurd (the number of dogs for instance) and some of the comments have been out and out lies meant to scare people or obscure the facts. Everything I have read leads me to the inescapable conclusion that the developer and Gene Wizer comply with city code and requirements. They have done their due diligence in terms of traffic, parking and retail/commercial viability.

It is, at times, an embarrassment to see how the residents of this city respond to these kinds of projects and then see what other communities have and are doing with the same opportunities. It seems many of our citizenry want to remain in the past and refuse to see the possibilities of the future. Those are not the voices of the majority of this city but unfortunately they are the loudest and angriest.

It is time to approve this project and add much needed vitality to the downtown. This project supports new and established commercial interests, it adds revenue to the city coffers and it enhances the beauty and sense of community in the downtown area.

I wholeheartedly support this move forward.

Regards,

Richard Reamer and Kathi Misner  
398 Furnace St

**EXHIBIT G-1056  
LU 13-0046**



## Reynolds, Janice

---

**From:** Hamilton, Leslie  
**Sent:** Friday, July 18, 2014 1:29 PM  
**To:** Reynolds, Janice  
**Subject:** FW: The Wizer Block Redevelopment

---

**From:** Greg Bedell  
**Sent:** Friday, July 18, 2014 1:25:43 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** Hamilton, Leslie  
**Subject:** The Wizer Block Redevelopment

To Whom It May Concern:

I am sorry that I won't be able to attend the July 21<sup>st</sup> meeting regarding Wizer's. Please allow me to voice our businesses support of the project in writing.

The proposed redevelopment of The Wizer Block looks phenomenal. As downtown business owners we feel that this incredible project will add value to the area. All of us in our company wish Gene Wizer and his family the best with this project. We sincerely hope The City of Lake Oswego and its citizens can agree to allow the property owners to develop their land in a way that will benefit the owners personally and the entire community with these tremendous improvements. We do not wish to weigh in on condos versus apartments, just to simply show our support for the construction of the proposed residential upper floors with the lower retail spaces. Our belief is that this project will be positive for downtown Lake Oswego visually and economically for those of us doing business in the area. This project looks like it has the potential to be as iconic to downtown Lake Oswego as Wizer's its self has been.

Thank you for your time,

Greg Bedell  
President  
Westover Inns

**EXHIBIT G-1057**  
**LU 13-0046**





July 18, 2014

Lake Oswego Development Review Commission  
c/o [lhamilton@ci.oswego.or.us](mailto:lhamilton@ci.oswego.or.us)  
cc: [Planning@ci.oswego.or.us](mailto:Planning@ci.oswego.or.us)

re: Wizer Block Redevelopment LU-13-0046

On behalf of the Board of Directors of the Lake Oswego Chamber of Commerce, I wish to urge approval by the Development Review Commission of the re-design Wizer Block 137 project.

The addition of high quality residential options, along with the enhanced retail space in the redesigned plan, constitutes vitally needed economic development and jobs here in Lake Oswego. The staff findings illustrate the buildings are within the limits of the City code as to height, they provide more onsite parking than the City code mandates. This project will provide significant property tax increases and financial benefits to both the Lake Oswego schools and the City, all of which make this a project that calls for approval.

This block has seen a number of efforts at development projects within the past several years. None of those have come to fruition. Mr. Wizer as a private property owner should be entitled to sell and develop his property within the City code. There should be a prompt decision to approve the revised plans and get this project on the way.

Respectfully submitted,

Douglas P. Cushing  
President  
Lake Oswego Chamber of Commerce

