

Reynolds, Janice

From: Hamilton, Leslie
Sent: Saturday, July 12, 2014 8:46 AM
To: Reynolds, Janice
Subject: FW: The revised Development Plan for Block 137

From: Judy Davis
Sent: Saturday, July 12, 2014 8:45:52 AM (UTC-08:00) Pacific Time (US & Canada)
To: Hamilton, Leslie
Subject: The revised Development Plan for Block 137

To: Lake Oswego Development Review Commission

We write to request that the Development Review Commission honor the letter and spirit of the Lake Oswego building codes and the East End Development Plan. The revised development plan for 207 apartments and 35,000 sq. ft. of commercial continues to violate the limitations on the size and type of structures suitable for this block in the commercial center of our village.

Like all Lake Oswego citizens, we have looked forward for years to the redevelopment of Block 37 which has stood virtually unchanged for the past 40 years. However, the gross OVERdevelopment plan put forward by Mr. Wizer and Mr. Kessi will overwhelm the heart of our city with massive apartment structures where commercial activity was planned.

Block 137 cries out for redevelopment at a size and height that does not damage Lake View Village and Millennium Park which hosts 60+ events yearly. **Adding 250+ cars and allowing the Kessi development plan to lay claim to the extremely limited street parking now available along A Avenue and Evergreen is unthinkable.** Traffic at the intersection of A Avenue and First Street is virtual gridlock every workday at rush hour now.

The sheer number of cars, people, pets, moving vans, and utility vehicles that will come with the Kessi plan for Block 137 will create congestion at a level that will harm existing businesses and restaurants along First Avenue and our treasured farmers market at Millennium Park. The Kessi plan violates village height limitations for structures and creates a canyon effect that will block sunlight from Lake View Village diners and shoppers.

We implore you to honor the work of citizens and city staff who have bequeathed good building codes and plans for the commercial heart of our city. We count on you to assure that any plan approved for Block 137 complement the vibrancy and health that now exists in this commercial area. The Kessi plan does not meet this standard. It will only discourage residents and visitors from shopping and dining at Lake View Village or visiting Millennium Park.

Judy Davis and Jack Kysar

17617 Arbor Lane, Lake Oswego 97035

**EXHIBIT G-417
LU 13-0046**

Reynolds, Janice

From: Reynolds, Janice
Sent: Wednesday, July 16, 2014 8:41 AM
To: Reynolds, Janice
Subject: FW: Development Review Permit Block 137

From: Alma J [<mailto:tolovana@seasurf.com>]
Sent: Friday, July 11, 2014 3:20 PM
To: Reynolds, Janice
Cc: Dillinger, Barbara; COUNCIL
Subject: Development Review Permit Block 137

Given the overwhelming dismay of the **citizens of Lake Oswego** at the magnitude of the proposed apartment/retail development of the Wizer block it is difficult to understand why the project as it currently stands is still under consideration.

We urge that the developer's requested Exceptions to the Community Development Code standards be denied.

Alma and Michael Jackson
173 Furnace Street
Lake Oswego

EXHIBIT G-418
LU 13-0046

Reynolds, Janice

To: Reynolds, Janice
Subject: FW: Stop the Wizer McMansion

From: Rick Kappler [<mailto:rickk@sunsetforest.com>]
Sent: Wednesday, July 16, 2014 12:11 PM
To: Council Distribution
Subject: Stop the Wizer McMansion

Dear Lake Oswego city council,

Please adhere to the Lake Oswego city code about businesses and apartments adhering to the city code. Lake Oswego does not need towering buildings. Please convert the Willamette Shore Trolley into a trail. Highway 43 is not safe for either pedestrians or bicyclists. There will likely be historic levels of pedestrian and bicycle traffic on the new Sellwood Bridge next year. Please plan to accommodate it.

Rick Kappler
Sunset Forest Products

9400 SW Barnes Road
Portland, OR 97225
800-853-2753
503-501-5455 (fax)

<http://www.sunsetforest.com/>

EXHIBIT G-419
LU 13-0046

Reynolds, Janice

To: Reynolds, Janice
Subject: FW: Wizer block
Importance: Low

From: Jonathan Harnish [<mailto:jth@harnishlaw.com>]
Sent: Wednesday, July 16, 2014 10:10 AM
To: Council Distribution
Subject: Wizer block
Importance: Low

Dear Mayor and Council: I appreciate your work and that of the DRC on this project, as well as the changes made by the developers. I would encourage you to further modify the application to require at least 2/3 of the residential be condominiums and not more than 1/3 rental apartments. If possible increase the size of all (which may reduce the number). This would provide better quality of the development and assist in traffic, density, dog, etc issues. Thanks for all you do.

Sincerely,

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

EXHIBIT G-420
LU 13-0046

Reynolds, Janice

To: Reynolds, Janice
Subject: FW: written testimony for DRC on revised Wizer development

July 17, 2014

To the City of Lake Oswego Development Review Commission,

I would like to thank you, members of the Development Review Commission, for your careful consideration of the first Wizer Block application and for denying that application. The current, revised application does not address concerns stated during the first public hearings, when the application was denied, and therefore I believe the application should once again be denied.

Kessi's revised development plan continues to ignore both Lake Oswego City Code and the East End Redevelopment Plan. Kessi's proposed development (approximately 290,000 sq. ft.) is still three times larger than Lake View Village (approximately 91,000 sq. ft.), which is directly across from it, and Kessi's development is still so dense it nearly maximizes FAR. One of the three buildings in Kessi's development is longer than a Portland city block. Lake View Village is separated by walkways into six buildings that are a mix of 2 and 3 stories in height, and it has a public courtyard. Kessi's massive development has three buildings and a residents-only courtyard.

Two of the three Kessi buildings are still the same height in the revised application as they were in the first application. In Lake View Village, the St. Honore building peaks at 41.5 ft., while at the opposite corner, the Kessi building will peak at 58 ft. (16.5 ft. taller!) and cast a shadow over outdoor diners at St. Honore and Zeppo restaurants.

Lake Oswego City Code defines 'village character' as small scale structures. The East End Redevelopment Plan states that any new structures should compliment surrounding structures. Instead of complimenting Lake View Village, the Kessi complex will be massive in comparison.

Astonishingly, in the revised Wizer Block application the number of parking spaces has been reduced by 60. In the first application provided parking was already inadequate, and now there is even less! Now only 1.04 parking spaces per residential unit are provided. Kessi's development, with 207 apartments, could house 400+ residents, leaving 200+ people looking elsewhere in downtown Lake Oswego for a place to park their cars everyday. The apartment residents' guests will also need to find parking spaces. Kessi's development provides only 155 public/ retail parking spaces, while Lake View Village provides 365 public/ retail parking spaces.

Apartment residents at the Kessi complex without parking spaces, and the residents' guests, will most likely seek parking in spaces designated for retail in Kessi's development, and in Lake View Village, which is already at capacity during events at Millennium Park, or they will seek parking on neighborhood streets. Traffic is already a problem on 'A' Avenue near the Wizer Block. Traffic will be a nightmare when 200+ apartment residents, residents' guests and retail shoppers circle around and around, searching for nearby parking.

Downtown businesses will be negatively impacted by the insufficient parking in Kessi's development. Customers of downtown business that don't live within walking distance of the downtown area, will have to shop elsewhere if the proposed Kessi project is built. The farmers market will also be negatively impacted by

the insufficient parking at the Kessi complex, and yet there is no better place to hold the Lake Oswego farmers market than at Lake Oswego's beautiful Millennium Park.

I don't think Kessi's densely crowded apartment/ retail complex, with it's grievous lack of parking spaces should be approved for development. Kessi's massive complex does not belong next to Millennium Park - it will destroy the beauty of the park and will prevent residents of Lake Oswego that live outside the downtown area from visiting the park.

I am in favor of redevelopment but not overdevelopment. Any plan for developing the Wizer Block should compliment Lake View Village by being similar in height, density and provided parking. Kessi's 'revised' development plan has changed very little from the original, when the application was first denied. I respectfully ask that you, the members of the Development Review Commission, vote to preserve the village character of downtown Lake Oswego next to Millennium Park, and deny the Wizer Block application a second time.

Sincerely,

Mary Ann Dougherty
19170 Bryant Rd.
Lake Oswego, OR 97034

Reynolds, Janice

From: teresa delaney <teresa.ann.delaney@gmail.com>
Sent: Thursday, July 17, 2014 4:13 PM
To: Reynolds, Janice
Subject: Verifying that DRC received our letter and it's part of public testimoney
Attachments: july 2014 Wizer letter.docx

Hello,

I am attaching a copy of a letter that my husband and I faxed about a week ago. We wanted to be sure that it had been received by the DRC and added into the public record before the meeting on Monday, July 21st.

We see that the LO Review editorial has made their views on this project known - we totally agree that this project is too big, too many units, etc.

We hope that the DRC will listen to the public, and reject this project. We need a smaller project like Lake View Village - 3 stories, far fewer apartments/condominiums

Thank you all for serving on this committee. This is probably the most important vote that you will ever take, as it determines whether we remain a village, or just go for the cash.

Sincerely,

Teresa Delaney and Steve Eklund
1123 Lake Shore Rd. and 232 6th Ave.
Lake Oswego, OR 97034

--

T Delaney
(503) 515 6061

EXHIBIT G-422
LU 13-0046
2 pages

Mr. Bob Needham
Chair, Development Review Committee
City of Lake Oswego

Fax: (503) 635-0269

Dear DRC Board Members,

Thank you for taking the concerns about the Wizer's Development so seriously. We will not be able to attend the July 21st hearing. We would like to share our feelings about the revised plan for the Wizer Block. We own two houses that are very close to the downtown area. We moved here to avoid a big city feeling.

We support a development in this space, but continue to have major concerns about the size and scale of this development. It is too massive for our village, and will change the look and feel of downtown Lake Oswego permanently.

We believe that traffic and parking will very problematic. People who cannot find parking for this complex may use Lake View Village Parking and the surrounding neighborhood streets. Traffic will certainly spill over into the First Addition and Evergreen Neighborhoods, in addition to creating gridlock where Hwy 43 meets A Avenue.

With over 200 units there will be a large number of dogs, and the criteria for reviewing this design does not include looking at this factor.

We would love to see a scaled down version of this plan, with 3 stories, like Lake View Village. This smaller size and scale would complement the surrounding area, and reduce the number of people, dogs and cars in downtown Lake Oswego.

Thank you very much,

Teresa Delaney and Steve Eklund
1123 Lake Shore Rd. and 232 6th St.
Lake Oswego, OR 97034
(503) 515 6061

C.C. Leslie Hamilton, City Planner

Reynolds, Janice

From: Bud Gillison <budgillison@comcast.net>
Sent: Thursday, July 17, 2014 5:22 PM
To: Reynolds, Janice
Subject: Wizer Block

I am one more citizen of Lake Oswego who objects to the current plan for development of the Wizer Block. Plunking a big apartment development down in an already developed area is the wrong thing to do. The small portion of commercial use dedicated to the property is just whitewash. Too many people, too many cars and too many potential pets. The argument that many people who initially objected to Lake View Village and now love it is bogus. Lake View Village is all parking and commercial, not a great big apartment complex. Totally different.

I supported our current mayor and most of the city council in the last election both financially and actively. They comprise the development commission. I hope they don't vote against the will of the majority, just because the staff and the chamber approve the project.

W. H. Gillison
1909 Palisades Terrace

EXHIBIT G-423
LU 13-0046

Reynolds, Janice

From: Katherine <kchartraw@yahoo.com>
Sent: Thursday, July 17, 2014 8:12 PM
To: Reynolds, Janice
Subject: re: Wizer Block Plans

I write this email with a heartfelt plea that you not approve the plan put forth by Mr. Kessi. The development of this apartment complex does not fit with a "village feel" for our downtown area. The enormous buildings are just that....an apartment complex with a few square feet of retail space thrown in to cover the core purpose of the development. The plan does not mesh with the small town feel that our city plan calls for. Perhaps it is a great apartment proposal and perhaps Lake Oswego needs more apartments and perhaps Mr. Kessi builds quality buildings, but the core of our village downtown area is not the place for it as currently put forth by him.

He is quoted in a recent newspaper article as saying he asked his future tenants what they wanted and he is delivering that for them. His mistake was in not asking the people who already live here what we want and it is definitely not the added congestion and density he is proposing. He also "insists" this current design addresses all of the points brought up in opposition to his planned development but that is just a diversion from the all important real question of whether the proposal is even the correct fit for our village. The question is not about finishes or window square footage but of fitting into the small town, village atmosphere clearly called for in our city plan.

This project cannot be undone once it is approved, we will have to live with this over-build forever. Instead of adding to the allure of downtown it could very well force people to avoid the area completely and what a shame that would be.

Mr. Kessi reminds me of a litterbug or a dog walker who leaves behind his messes for others to deal with. He is going to be long gone and we are going to be left with having to deal with the mess he left behind. Our village deserves better.

Thank you
Katherine Chartraw
23 Mountain Circle
Lake Oswego

EXHIBIT G-424
LU 13-0046

Reynolds, Janice

From: Dick Rasmussen <dick.rasmussen@comcast.net>
Sent: Thursday, July 17, 2014 7:54 PM
To: Reynolds, Janice
Subject: Wizer Block Development

DRC ... please reject the most recently proposed plan for the development of Block 37. It is a piece of garbage with major negative long term implications for the city.

Richard Rasmussen
Lake Oswego Resident

July 17, 2014

City of Lake Oswego
Planning and Building Services Dept.
P.O. Box 369
380 A Ave.
Lake Oswego, OR 97034

RECEIVED
JUL 17 2014
City of Lake Oswego
Community Development Dept.

To: City of Lake Oswego Development Review Commission

Re: Concerns on current proposed Wizer Block Redevelopment – LU 13-0046

Dear Sir or Madam,

I received and read the notice of public hearing, dated July 1, 2014, about the revised Wizer Block proposed redevelopment and support the redevelopment of the Wizer Block to a modern commercial and residential complex that fits in the village atmosphere of downtown Lake Oswego. I feel that the currently proposed 36,500 square feet of commercial space is absolutely acceptable.

I have lived off and on in Lake Grove for a total of about 18 years, since 1968, and have seen the redevelopment accomplished over the years in downtown Lake Oswego.

However, I strongly feel that the revised design with 4 stories and 207 residential units is still much too large and would ruin the village atmosphere of downtown Lake Oswego and set a precedent to over development in this area. I am very concerned about the large impact on traffic and parking that 207 residential units would bring and that it would cause unacceptable parking problems for patrons and visitors of this complex, Millennium Plaza Park, Lake View Village, and nearby residential complexes. I have read recent articles about the developer Patrick Kessi and his development visions in the Lake Oswego Review and absolutely disagree with his view that his current redesigned proposal is the right fit for Lake Oswego. I strongly feel that a new complex of this size, with 4 stories and 207 residential units, does not belong anywhere in downtown Lake Oswego.

I strongly feel this project should be restricted to an absolute maximum of 120 residential units and 3 stories above ground level on A Avenue and 3 stories above the existing parking structure on the side adjacent to Millennium Plaza Park. I also feel that the first floor should be entirely commercial spaces and that the exception to LOC 50.03.003.1.e.ii not be granted. If this restriction results in an increase of commercial space beyond the proposed 36,500 square feet on the ground floor, that would be acceptable to me.

I also prefer a redesign to a larger number of smaller buildings, than the current proposed design of 3 large buildings to enable the complex to fit in better with Lake View Village and adjacent existing residential complexes and maintain the village feel of downtown Lake Oswego.

I hereby request that the City of Lake Oswego Development Review Commission strongly consider these above concerns and not approve a development review permit for the current proposed project.

Sincerely,


Gheen R. Abbott

**EXHIBIT G-426
LU 13-0046**

DOUGLAS J. SCHMITZ
1100 WESTWARD HO ROAD
LAKE OSWEGO, OREGON 97034

RECEIVED

JUL 17 2014

City of Lake Oswego
Community Development Dept.

Mr. Bob Needham, Chair
Members of the Development Review Commission
% City Hall
Lake Oswego, Oregon -97034-

Hand Delivered

RE: Block 137/Evergreen Group LLC Application

Dear Chair Needham and Members of the Commission,

Thank you for your service to our community. Following forty years in municipal positions, I have a deep appreciation for the difficult and diverse issues and subsequent decisions regarding public and private projects that you are called upon to render in your civic capacity. I very much appreciate your work on behalf of our city.

The community encounters one of those difficult and diverse issues now with the proposed development of Block 137, and as such, you are to decide whether this project is consistent with the codes which promulgated from the visions and plans of the citizenry, elected City Council Members sitting as LORA, staff and consultants over the past decades. As a participant during that compendium of time when planning for the future of the downtown was at its zenith, I would like to share some history, some thoughts and observations and a few opinions regarding the proposal for Block 137.

In May 1993, LORA, a standing citizens panel entitled the East End Development Committee and staff worked with the Leland Consulting Group on a plan which ultimately conceived the East End Shopping District. While covering the entire downtown region, it focused on planning for Blocks 48,49, 137 and 138. The area has taken on the moniker of the "compact shopping district" since then. The Leland plan was ultimately adopted by LORA. The four blocks were intended to serve the Lake Oswego community as the epicenter of downtown retail activity. I can speak confidently that no one partaking in the evolution of that 1993 study either advocated or anticipated that any of the four blocks would be proposed with redevelopment containing fifty percent less commercial space than what existed at the advent of that plan to remake the downtown.

If one walks A Avenue from the Oswego Heritage House to State Street, one can observe the rhythm of the streetscape in the downtown area. Excepting the Safeway property, each block on both sides of the avenue has an alley or a driveway or a pedestrian passage contributing to the feel and to the appearance of the street. These openings provide visual relief to the streetscape. (Because the Safeway building is set back from the avenue, it provides openness and landscaping along the street frontage.) The proposed Building A on Block 137, at 256' in length, has no such

EXHIBIT G-427
LU 13-0046
3 pages

breakage. It would be the only monolithic structure fronting the sidewalks along A Avenue by extending essentially from property line to property line.

There is strong community support for the redevelopment of the Wizer block but is this proposal the best plan for the success of our downtown now and in the decades ahead? I pose the questions that follow for your consideration in evaluating the Wizer/Evergreen proposal and offer some suggestions.

- 1) Do three buildings each in length nearly a football field (Building A=256'; Building B=270'; Building C=265') implement the siting and massing envisioned for the downtown?

Suggestion: Bifurcate each of the buildings, creating six buildings. For Buildings A & C, this would create more retail corners/windows and provide additional pedestrian access to the North-South "Pedestrian Street" located in the core of the property. The divaricating of the buildings would add openness to the lengthy and continuous walls of commerce and residency. The Block 136 development that fronts Evergreen Street was bifurcated with a pedestrian passage between the two buildings breaking up the mass of what could have been a single, monolithic structure. The separation into two buildings each for A, B & C would reduce the mass of the structures and make them more compatible with the size of other structures in the downtown and with the village streetscapes.

Section 50.05.004 on Building Siting and Massing addresses architectural materials and styles desired for the downtown. Shouldn't the evaluation criteria of the Code for building siting and massing strive to achieve the vision enunciated in the definition of "village character?" Surely the criteria must lead to achieving the Code's definition of "village character" or why have the definition at all?

- 2) Shouldn't the terminus of the interior North-South "Pedestrian Street" (as labeled on the site plan) be a public place (aka A Avenue) rather than the back door to the private residential entry lobby? Shouldn't the North-South "Pedestrian Street" be wider? A check with staff reveals that in some places, due to the stone planters fronting the westerly facing units of Building C and the individual landscaped pots to be placed within the 20' wide "Pedestrian Street" corridor, the actual "practical" pedestrian passage in some locations is 11'.

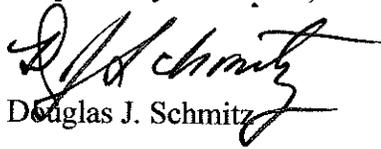
Suggestion: Require a wider North-South pedestrian way and have this passage connect to A Avenue. This connection would eliminate the proposed northern terminus of this "pedestrian street" being at the back entry to the residential lobby. A connection would also eliminate the lobby fronting on A Avenue; lobbies are "dead zones" and do not energize a streetscape. (The same "dead zone" area is proposed on First Street and it too should be removed and placed in the interior of the project site with access for residents limited to the backsides of the buildings rather than via the two main "market streets" in the downtown---A Avenue and First Street.)

The pedestrian way at the four-story Riverplace in Portland (apparently illustrated in LO Code Section 50.11.001, Figure 7) has a 25.6' public walkway fronting the Harborside restaurant. With the outdoor dining tables, the "practical" pedestrian passage is 18.6' from the front of the eatery to the row of tables nearest the restaurant. As mentioned, staff has measured the North-South passage as 11' in some locations.

- 3) Does a project of this size effectively preclude in the future the significant redevelopment of the other two "compact shopping district" blocks by consuming too much road/intersection capacity? While the traffic study for this project indicates there will be a modest increase in trips, is there going to be sufficient capacity for Blocks 48 & 49 individually to eventually redevelop?

Thank you for your consideration of my thoughts.

Respectfully Submitted,



Douglas J. Schmitz

16 July 2014

Reynolds, Janice

From: Hamilton, Leslie
Sent: Friday, July 18, 2014 10:36 AM
To: Reynolds, Janice
Subject: FW: I do NOT support the Re-Designed Wizer Block

From: Phil Pirrotta
Sent: Friday, July 18, 2014 10:35:42 AM (UTC-08:00) Pacific Time (US & Canada)
To: Hamilton, Leslie
Subject: I do NOT support the Re-Designed Wizer Block

I do NOT support the Re-Designed Wizer Block because:

1. It does not follow our city plan for a compact shopping district.
2. It is really a massive block long and block wide apartment building with LESS shopping square footage!
3. The developer's professional lawyers, architects, and public relations people are interpreting our downtown guidelines to the extremes ruining a village look and feel.
4. It changes forever the direction our citizens want Lake Oswego to look, feel, and grow.
5. Redevelop Wizer's, but with shopping, retail, office space, and parking, not with a high density apartment complex!

Phil Pirrotta
Lake Oswego resident.

**EXHIBIT G-428
LU 13-0046**

Reynolds, Janice

To: Reynolds, Janice
Subject: FW: written testimony for DRC Public Hearing- Wizer Block

July 18, 2014

Members of the Lake Oswego Development Review Commission,

While reading the information provided by the Portland developer, Patrick Kessi about his revised plan for the Wizer Block, I found that some of his promotional material is extremely misleading.

In his recent ads in the Lake Oswego Review and on his website Kessi attempts to show that his revised Wizer Block development is now similar in size and density to Lake View Village. Yet this is not factual. His promotional ad in the Lake Oswego Review on June 12th states that Lake View Village is 236,852 sq. ft. This measurement includes the parking facility square footage. Lake View Village actually is only 99,000 sq. ft. (not including the parking facility).

Another of Kessi's ads in the Lake Oswego Review, dated June 26, states that the largest building in Lake View Village is 219,000 sq. ft. while the largest building in Kessi's Wizer Block development will be smaller, only 122,527 sq. ft. Yet again, the Lake View Village measurement includes parking facility square footage, while the measurement for Kessi's building does not. Kessi's Wizer Block development will be 290,000 sq. ft. (not including the parking facility), and is nearly three times larger than Lake View Village.

Patrick Kessi's ads are misleading in a way that seems deliberate to me. He does not appear to be trustworthy, and I worry that he might misrepresent his Wizer development in other ways to the City of Lake Oswego and its citizens.

I'm also concerned about parking and traffic problems that will be caused by Kessi's development. Very few people live alone and yet there will be only 1.04 parking spaces for each of the 207 apartments. It is beyond the realm of logic to believe that the area around the Wizer Block - First and Second Streets, 'A' Avenue and Millennium Park, can sustain the parking and traffic congestion Kessi's Wizer Block plan will generate. I believe the Wizer plan should be downsized significantly so it is compatible with Lake View Village and Oswego Village Town Homes.

The City of Lake Oswego will incur over 5 million dollars in debt to help pay for the Kessi Wizer Block development, and half a million more to re-grade Second Street, yet revenues from this development won't go to the general fund until after the City pays off this debt, estimated to be around 2029! Surely, Kessi's crowded, dense development is not worth it.

I've also read that 25 trees must be cut down to implement Kessi's plan, trees which now add shade and character to Millennium Park and to our city. These mature trees could be saved if the Wizer Block plan was downsized.

Patrick Kessi's plan will drastically redefine the character of our downtown area, from a lovely village on a lake, to one with a high density, large city atmosphere. If Kessi's development is built, it will set a precedent allowing other high density complexes into the area. I moved to Lake Oswego for its village beauty,

EXHIBIT G-429
LU 13-0046
2 pages

and to avoid city traffic congestion and crowds. Please require that development on the Wizer Block fit in with our present downtown, not loom over it. Please deny this revised application.

Best regards,

Alex Babin
19170 Bryant Rd.
Lake Oswego, OR 97034

July 18, 2014

To: Lake Oswego Development Review Board

From: Robert Fallow

Re: Wizer Redevelopment

I am writing this letter as a business and property owner in the East End of Lake Oswego. I have owned my property for an excess of 17 years. Prior to that I owned a residence and operated a business in Lake Oswego starting in the late 1970's.

I am very concerned with a number of things regarding both the process and the implications to the City as well as to property owners – whether commercial or residential in Lake Oswego.

First, a process to be fair has to be timely and focused. I have been involved in another process similar to the Wizer process and watched as the developers quickly lost interest with the drawn out timeframe and the inherent risk/costs associated with trying to do a development in this City. Knowing most of the larger developers in the Portland area, I can convey that virtually all of the larger quality developers would say that Lake Oswego is now considered a high-risk place to do business. It will be very difficult to change this perception or should I say fact. This risk equates to an added cost which is directly related to the owner's property value and indirectly to even the tax values that the City relies on in the future.

Second, can we develop here at the perceived land values in downtown Lake Oswego and the expected design and community desired amenities? Most likely yes, but only if the owners are allowed to build to code; but only if the owners and developers/tenants can expect that the permits to build will be handled in an expedient manner.

Third, those of us lucky enough to have called this City a home over the decades have watched it change to accommodate approximately double or more the population from when I first moved here. The changes to downtown have been major and I think to most of both sides of this issue, a positive to the livability of our City. It is now a fun – walkable environment with an array of shops and restaurants that previous to 2000, we all had to leave our area to find. We now have many seniors that do not want to leave our City but wish to downsize – many would prefer to be able to do so in an area they can live, shop and recreate and the Wizer project emphasizes this.

Fourth, the developer has responded in a positive manner to numbers of suggestions, the LORA architect has participated and helped develop some options. The exceptions are considerably less than the ones the Gramor buildings required across the street. I am convinced that in the decades to follow, this project will be looked back on as a keystone to the great City we want Lake Oswego to become.

Lastly, the process that this project has been forced to adhere to has become a circus, inappropriate to the client/citizen involved and to the average citizen.

- The Wizer family has been one of the main pillars of this community and helped make Lake Oswego what it is today. The process has been allowed to progress in a manner that has allowed this

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2 pages

wonderful family to be insulted, demeaned and reviled in a manner totally unacceptable to a City that many of the detractors (many just moving here in the last decade) profess that desire or admire.

- Lake Oswego as a City has but its citizens now through two somewhat similar battles that have pitted neighbor against neighbor, destroyed civil courtesies that have taken generations to build, put some of our retail stores under pressure as one side or another threatens to boycott them if they have taken the wrong side in this process.

I strongly request that the Development Committee does not further delay, but move this application to the City Council with a POSITIVE recommendation.

We can do better. The Wizers' deserve better. Our City deserves better. We have to do better NOW.

Reynolds, Janice

From: pdavisor@aol.com
Sent: Friday, July 18, 2014 3:21 PM
To: jreynolds@ci.oswego.or.us.
Subject: DRC Reject Wizer Plan

Please vote to reject the latest Wizer Plan presented by Mr Kessi on the grounds that it does not meet the criteria for a compact shopping district as stated in the city's Downtown Redevelopment Plan that was approved in 1986 and refined in the 1990's. The massive size of this development with only 13% dedicated to commercial does not even come close to the vision of a compact shopping district as proposed in the city's Downtown Redevelopment Plan. The 207 apartments proposed in this development will also have a negative effect on the Evergreen Neighborhood. It will greatly increase traffic on our side streets as the 300 or more new cars try to avoid the gridlock on A and 43 in the mornings and afternoons. Thank You.

Peter Davis
346 Lakebay Ct.
Lake Oswego, Oregon. 97034

**EXHIBIT G-431
LU 13-0046**

Reynolds, Janice

From: Ann Hadley <hadley.ann@gmail.com>
Sent: Thursday, July 17, 2014 8:00 PM
To: Reynolds, Janice
Subject: Wizer block

I am a 40 year resident of Lake Oswego and am totally opposed to this massive development. Please deny the proposal outright.
Ann Hadley

EXHIBIT G-432
LU 13-0046

Reynolds, Janice

From: Marie Hart <hartmae@gmail.com>
Sent: Friday, July 18, 2014 2:55 PM
To: Reynolds, Janice
Subject: Wizer block, new plan

I am a Lake Oswego resident and I am opposed to the new plan for the Wizer block. It is still too big, and too overloaded with apartments, with not enough parking.

It will overload the downtown area with traffic and worsen the gridlock. There are already times when you have to wait through several red lights to move a single block, that will only worsen with so many additional cars.

I already carefully choose the times I come downtown to avoid all this traffic, and I will decrease my trips downtown further if this is built.

Rather than adding vibrancy, this building will make downtown a traffic nightmare to be avoided at all costs.

I moved to Lake Oswego before Lakeview Village was built, and chose it over other nearby cities for its small town feel. Please don't sacrifice that small town character I value.

I also do not agree with the city providing funding for the project, Mr Wizer will no doubt make a very nice return on his investment even if it is built to a smaller size, if not, he's not the good businessman I believe him to be. The city does not need to subsidize him, and I resent my tax dollars going to do so.

Marie Hart

EXHIBIT G-433
LU 13-0046

Reynolds, Janice

From: Mitch Ellison <mitch@ellisonkilnworks.com>
Sent: Friday, July 18, 2014 3:15 PM
To: Reynolds, Janice
Subject: Wizer Block Development Proposal

Dear DRC members,

My name is Mitch Ellison, and I have lived in Lake Oswego for over 40 years. I've been following the arguments for and against the proposed Kessi development plans for the Wizer block. So far I have not seen anything close to acceptable that will enhance that signature area.

Here are some of my major concerns:

- The area is zoned for 3 to 1 density. How does that pencil out, with 207 apartments and only 13 percent retail in a retail zone?
 - They are asking for four exceptions to the Community Development Code Standards
 - Ground floor residential units in a commercial zone.
 - Reduced storefront windows.
 - Parking entrance on First Street.
 - Shared private and public parking.
 - It's unreasonable to compare the Wizer Block Plan with Lake View Village in square feet given the parking factor..
 - The City of Lake Oswego plans to invest five million dollars in a private development whereby the redevelopment dept will take over eight years before the city begins receiving tax revenue.
 - The city plans to lease 135 of the 155 retail parking spaces for additional public parking in downtown. What tax or fee will pay for that?
 - I think there should be an option for our 25,000 registered citizens to petition to vote on large scale developments.
 - I believe developing condos instead of apartments in that zone will enhance that area through ownership.
 - My take on this two year planning process is that the developer started with a very high bar to test the reaction of our citizens. After the first proposal was overwhelmingly rejected, then in little time at all came up with the current second proposal. What might he have planned for the third proposal?
 - This is give and take negotiating to arrive at the best plan for our village.
- Thank you for taking the time to read my concerns, and I will see you Monday.
Mitch

**EXHIBIT G-434
LU 13-0046**

