

# North Anchor Project - What would you like to see?

*What would you like to see happen at the downtown's North Anchor Project site?*

All Statements sorted chronologically

As of January 30, 2015, 11:54 AM



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# North Anchor Project - What would you like to see?

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As of January 30, 2015, 11:54 AM, this forum had:

Attendees: 124

All Statements: 32

Hours of Public Comment: 1.6

This topic started on January 8, 2015, 4:42 PM.

## North Anchor Project - What would you like to see?

What would you like to see happen at the downtown's North Anchor Project site?

Arthur Ostergard inside Waluga (on forum)

January 29, 2015, 10:12 AM

You ask for citizen input, but DISMISS it regularly & routinely for SUPERFICIAL reasons, which is DISRESPECTFUL of the true views of the Public Citizenry:

- 1) the Safeco Bldg. is a 13-ACRE key site near the DEMOGRAPHIC center of LO that people want utilized & provides right now EQUAL ACCESS for any frequently used City service located there.
- 2) The Wizer Block OVERRIDE by City Council again DISRESPECTED & DISMISSED the Evergreen citizens majority opinion / wishes for the charm and character of THEIR Neighborhood for superficial & political reasons. (I had no dog in that fight itself per se, but my concern is raise only over TOTALLY DISREGARDING the NEIGHBORHOOD. Typical of the City!
- 3) Now to the requested input for LORA at the Extreme East End (based on the above 2 representative behaviors of Council, does this request seem a little DISINGENUOUS to you, too?).
- 4) \*\*\*\*Here is my KEY request NOW of the CITY COUNCIL.\*\*\*\*

Let's have first, a City-wide VERY open, public series of meetings to fully explore the nature or kind of city (e.g. more PORTLANDIZATION vs. single family homes as merely 1 example) we the residents want to develop from this point forward, to include all projects Council is already eyeing (& NOT shaping opinion by the City or CONTROLLING the outcome) in a way truly to encourage and bring out what the public really wants to do with LO, not Council, not the STAFF!

Do this NOW instead of, on the heels of COUNCIL'S POLITICIZED WIZER OVERRIDE, disingenuously ask for opinions one at a time to control and shape them and kick to the curb grassroots PUBLIC OPINION & WISHES one by one like target practice with a gun.

Arthur Ostergard, MD  
Waluga

2 Supporters

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Name not shown inside Westlake (on forum)

January 28, 2015, 9:31 PM

I recall the voters rejected a new library. Please honor their vote...no new library. Provide services at the west end where the majority of LO citizens live and where the major source of LO taxes come from. Very very tired of the east end expansion and use of taxpayer funds to assist with private development that benefits the few with no services at all in the west end.

1 Supporter

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Name not shown inside Westlake (on forum)

January 28, 2015, 7:03 PM

The voters of Lake Oswego rejected this site for a new library; please respect said decision.

Any new public facility which is meant to serve the citizens of Lake Oswego should be centrally located and near the City's population center. The North Anchor site is about as far removed from our population center as one can get; and, yet still be within the city limits.

This site seems most appropriate for a true mixed use development; no more than three stories in height; street

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level-retail complemented by two levels of residential owner-occupied condominiums.

Oh, yes, and NO public subsidies!

3 Supporters

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Rick Parfrey inside Westridge (on forum)

January 28, 2015, 3:53 PM

I have a background in urban planning so there's possibility that my views may differ from others. I've been giving a lot of thought to this proposed project and am beginning to think that the best use for these two very small parcels is to follow a somewhat similar pattern to the low-rise development of Millenium Plaza. My concept suggests a mixed-use development with street level retail and upper level(s) residential.

One of the criticisms about the Wizer development is that it doesn't provide enough retail space. I agree. If the North Anchor had a retail component it would not only address that criticism but as the anchor to the north end of downtown, generate additional shopper traffic for the shops between Millenium and the North Anchor.

As for the residential component, I would suggest that consideration be given to include condominiums, not apartments. My thinking is that as more shops and small scale entertainment opportunities are injected into the downtown mix, the added vitality they bring will generate an increased desire for some to make their homes downtown. It's a well-documented pattern seen in both large and medium size cities.

I would like to offer my views on using either of these parcels for a park as some suggest. I'm quite familiar with this area and my thought is that even with a new development the current and future pedestrian patterns suggest that users of the park may end up being limited primarily to neighborhood residents. While there's nothing wrong with that, unlike Millenium Plaza which generates multiple opportunities for the public to interact, a park at the North Anchor may not be able to mirror the vitality Millenium creates.

Finally, from previous comments on this thread I see that some believe the North Anchor site might alleviate some of the downtown parking problems that have been emerging.

Because of the small footprint of either parcel, I would caution that an efficient, cost effective below or above ground multi-level parking facility may be very difficult to achieve and while problem will continue to grow, a more ambitious effort to solve it may need to be considered.

I look forward to following the conversation on this exciting opportunity for LO and if a citizen's steering committee were to be established I'd be honored to be considered.

Rick Parfrey  
Westridge Neighborhood  
Lake Oswego

1 Supporter

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Name not available (unclaimed)

January 28, 2015, 11:21 AM

## North Anchor Project - What would you like to see?

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As an urban planner I would urge consideration of more development similar to Millenium Plaza. Comments have been made that the Wizer Block development isn't yielding enough retail space so a development including retail on the first level and condominiums (not apartments) on the second level. This concept addresses the need for more retail shops and satisfies what I believe will be a growing demand for condominiums in the downtown area. There are few condo development in Lake Oswego and as the downtown continues to evolve into an exciting, 24 hour place to be the demand for residential ownership opportunities wii continue to grow.

Two other comments:

1. Given the small footprint of both sites efficient underground parking layouts will be very hard,if not impossible to accomplish.

2. I would urge caution in turning either of these sites into a pocket park. Natural pedestrian circulation patterns in the area don't suggest a natural public flow through the site which may very well result in a more neighborhood only vs. neighborhood/public 'walk through - stay awhile' environment which is one of the goals for any vibrant urban park

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Name not available (unclaimed)

January 28, 2015, 11:10 AM

Forget it. The city has to much expenses now and should not invest in this project. IE Web building, City Hall, new police dept. Lake Grove, Wiser complex & LO / Tigard water. Please stop this spending its time to step back and take care of what your citizens want you to do less writing checks out with no end in site.

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Name not available (unclaimed)

January 27, 2015, 8:42 PM

An open space with trees, flowers, tables and chairs surrounded by a number of small, non-chain businesses.

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Peter Goodkin inside McVey-South Shore (on forum)

January 27, 2015, 5:17 PM

The LO Public Library

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Name not available (unclaimed)

January 27, 2015, 4:30 PM

I feel that a good use of this space would be more parking if it were designed with attractive landscaping.

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Name not available (unclaimed)

January 27, 2015, 12:50 PM

I have a background in urban planning and would like to urge that consideration be given to more of the same, i.e., small scale mixed use similar to Millenium Plaza, with retail on the first floor and residential units above. I

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would be skeptical about the development of a mini-park because current pedestrian patterns don't suggest either of these sites as a natural place for omni-directional circulation patterns involving residents AND non-area resident shoppers. Parking will continue to be a challenge in the area but the small footprints of either site.s won't allow for efficient parking layouts.

Rick Parfrey, Architect & Planner  
Lake Oswego

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Carrie Kaufman inside Old Town (on forum)

January 27, 2015, 7:23 AM

I think it would be lovely to have a center for the visual arts that would be managed by the Arts Council of Lake Oswego. LOAC currently has their small, inadequate office in one of the existing buildings and they need a better facility. The center should include an art gallery, a retail store on the caliber of the Real Mother Goose in downtown Portland, a large classroom space for art workshops and community meetings, and small rental studio space for arts to produce their art. Ashland, OR has a similar center that has added vitality to their downtown core. <http://www.ashlandartcenter.org/>. The Gallery Without Walls program has already put LO on the regional arts map. Let's take it to the next level with a state of the art Art Center!

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Tara S inside Lakewood (on forum)

January 27, 2015, 6:46 AM

I'd like to see the library expansion happen here as previously discussed.

Failing that, a few new local businesses paying rent to the city would not go amiss. Even better if they're the sort both locals and folks from outside Lake Oswego would enjoy. A Lake O Powell's branch, perhaps?

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Tracy Chapman inside Hallinan (on forum)

January 26, 2015, 9:17 PM

I'd like to see this space serve the community and improve well-being of our residents. This could be done through creative, health minded, community-focused, educational, recreational, sharing, or food establishments with affordable housing.

I'd like to see any or all of the following:

- affordable living units with enough parking spaces
- visual arts center / classes / gallery (like Multnomah Arts Center)
- a great breakfast / lunch / cafe spot & maybe another bar/restaurant
- a healthy market / salad bar type place
- a parks & rec type facility - gym, saunas, hot tubs, racquetball, health related classes and services
- community gathering space / classroom / event space
- outdoor area / wood play structure (not bright / plastic) / outdoor exercise equipment
- benches / tables for picnics & fireplace or water feature to make it nice
- services for kids and / or seniors (I think the LOACC is too far off the main route for seniors and we are lacking

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in things for kids to do after school & in the summer)

I don't want to see more high-end housing or high-end restaurants as I think we have plenty of that already, and this block should be something that benefits more people in the community as well as small businesses.

I like the idea of swapping this space for the Wizer block as I am very concerned about the parking and overcrowding of the Millennium plaza area and shops if there are that many apartments right there - so if this is at all possible - I'd do it.

### 3 Supporters

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Name not available (unclaimed)

January 26, 2015, 8:22 PM

I think it is a great site for the library.

How about a salad bar?

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Jeremiah Shepersky inside Lakewood (on forum)

January 26, 2015, 7:47 PM

I believe the library was looking at the NW corner of this intersection for a more modern facility, and think that would be a good use of both city space and funds.

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### 1 Supporter

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Deanna Wieman inside Oak Creek (on forum)

January 26, 2015, 6:34 PM

More small businesses and restaurants. People want to support their local businesses. Build them and they will come. Also small affordable apartments or condos for the aging demographics of our city who would love to stay in LO but downsize from their large homes. Thank you for the opportunity to provide input.

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### 5 Supporters

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Name not available (unclaimed)

January 26, 2015, 5:25 PM

I'd like to see the 200+ apartments scheduled for the Wizer block at the North End site.

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Name not available (unclaimed)

January 26, 2015, 4:48 PM

I agree that it might be good to wait until the Wizer block is complete. It would make sense at that time to reassess what is needed in the North Anchor space.

If you do move forward, I would definitely restrict the height and scope of the project so as not to block the

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condos behind. I would be against the library in that space. It just doesn't make sense to me. OR just do a library and not all of the commercial space. Parking is an issue as traffic is increasing as it is. I don't think we need something huge in that space or any residential space. I guess my answer is do ONE thing and try not to put a lot of things in one space. Thanks for asking for our input.

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Name not shown inside McVey-South Shore (on forum)

January 26, 2015, 4:45 PM

I would love to see a great family friendly brewpub style restaurant. Something along the lines of the old Rams Head brewery. And maybe a Grand Central Bakery. A wine bar? LO needs some new, upscale, hip places!

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Name not available (unclaimed)

January 26, 2015, 4:37 PM

I would love to see some great restaurants that are a bit hipper! Maybe something like Laurelhurst Market, Ava Genes or even Papa Haydn. And maybe a great family friendly brew pub. And please, Salt and Straw ice cream!

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Name not shown inside Holly Orchard (on forum)

January 26, 2015, 3:48 PM

This is the obvious site for the Wizer project. We should swap it and make Wizers a fabulous town square with greenspace. I fear that the north anchor will just be parking to accommodate all those apartment dwellers at Wizers.

4 Supporters

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Name not available (unclaimed)

January 26, 2015, 3:25 PM

I would like to see a cultural center, art galleries, Grand Central Baking & a small scale condo or boutique hotel development. Please incorporate design elements of block 138 & the 555 2nd St. Condos. Do not go to high or dense & be compatible with surrounding commercial/residential areas. No bars, nightclubs, high noise or traffic producing businesses in consideration of residential neighborhoods close by. Thanks for the opportunity to provide input.

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Name not available (unclaimed)

January 26, 2015, 3:25 PM

Stores, restaurants and businesses that cater to local residents in day to day living. Not businesses that attract largely people who live beyond Lake Oswego. We don't need more traffic. While we need a larger library, this is the wrong place. It would be most unpleasant to drive through all that traffic to get to the library.

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Name not available (unclaimed)

January 26, 2015, 3:19 PM

## North Anchor Project - What would you like to see?

What would you like to see happen at the downtown's North Anchor Project site?

Still disappointed that we're not having a much needed library!

Garden shop

Bookstore

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Gunnar Sedleniek inside Foothills (on forum)

January 25, 2015, 12:24 PM

Swap the North Anchor property for the Wizer Block. Let Wizer build his high-rise apartments on the North Anchor sites, ala 505 Second Street, then build a green-space, town square at the Wizer block, which we can proudly call our city's town square.

### 1 Attachment

[https://pd-oth.s3.amazonaws.com/production/uploads/attachments/12wdecabk85c.5iw/Screen\\_Shot\\_2015-01-25\\_at\\_12.19.11\\_PM.png](https://pd-oth.s3.amazonaws.com/production/uploads/attachments/12wdecabk85c.5iw/Screen_Shot_2015-01-25_at_12.19.11_PM.png) (392 KB)

3 Supporters

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Richard Reamer inside Old Town (on forum)

January 24, 2015, 9:59 PM

Take a short break and let the Wizer development mature just a little. I encourage a relook at the idea of a library and public meeting spaces where civic events could be planned and held. Also some accommodation will need to be made for the Boones Ferry project. Some people will not like so many projects being concurrent.

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Gerry Good inside Evergreen (on forum)

January 15, 2015, 10:36 AM

Do not incur any additional debt. Sell off the site to private developers such as Gramor and allow them to develop the site within the parameters of the East End Redevelopment plan. A project developed by a committee will not prove attractive to developers. Do not handcuff the experts (developers) with concepts that are not workable.

Let the developers give us a project that is mixed use and will fit within code. Then have the public comment. The East End plan is specific enough for a developer to bring forward a proposal.

2 Supporters

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Name not available (unclaimed)

January 12, 2015, 9:44 AM

There was talk of doubling the size of the library. As a tech-savvy citizen who lives in Westlake, I'd like to suggest that is a waste of money. First, it makes no sense to require the west side citizens to drive 4.5-5 miles to visit the library when eastside citizens can just walk there. If the library needs double the space, it should be doubled by building on the west side.

I know the argument that we will be required to double up on certain books. I think it is a specious argument. If twice as many people want to read a book and we have to buy two copies to accomodate them, then we should.

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Second, with the increase in electronically published books and other materials, the library will soon need less, not more, space. Convenience will be more important than storage space.

Doubling the size of the library is not a driver for the north anchor.

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Name not available (unclaimed)

January 11, 2015, 1:00 PM

I think the goal of any downtown development should be to obtain critical mass for retail and dining both to compete with malls and to provide an authentic alternative to the artificial downtown environments they provide. It would be nice to see a lot of small, unique shops and eateries similar to what is found in Multnomah Village and many other Portland shopping streets.

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Name not available (unclaimed)

January 10, 2015, 2:23 PM

I would very much like to see the art gallery continue to present uplifting, inspiring art shows, showcasing the best of local art. What I don't want is huge condos, trashy bar or marijuana store.

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Dave Beckett inside Blue Heron (on forum)

January 10, 2015, 11:55 AM

Hold off for five years. Let the Wizer project blossom. Observe its impact on downtown activity. Then proceed with a vision for North Anchor. That will give time for substantial progress on the Boones Ferry Road improvements. Lake Grove deserves its turn in development. The latest description describes the BFR development taking 18 years (thru 2033). Ridiculous. Get moving on BFR; shorten the schedule. Then people may be ready for a new bond measure to add the library to North Anchor.

2 Supporters

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Name not available (unclaimed)

January 9, 2015, 11:49 AM

There are a lot of different attributes that could be prioritized in different ways for this development. The community should be polled to get a consensus on attributes desired ("outcomes") before discussing strategies and implementation.

However, to answer the question in possibly scenario, the attributes that seem important for community vitality in the long run are those of providing a high level education opportunity to attract young people and educators post high school who then reside and shop locally in a dynamic and younger downtown environment. Lake Oswego's demographics show a "hole" in this age segment as high school students graduate and move to excellent education opportunities elsewhere and families move to Lake Oswego only later in life when their kids are school age. One way to develop this B Street property (which sounds better than "anchor" BTW) is to partner with OHSU and create an advanced Dermatological Research and Training Center including the new field of Pediatric Dermatology to pick one example. Another would be a branch of the Casey Eye Institute. Still

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another would be state-of-the art medical prosthetic devices and rehabilitation center, in partnership with OSU. Or simply an OHSU advanced nursing training facility. This would involve donating the property and embracing OHSU and other higher learning partners with a longer term pay-back in taxes and property values by virtue of adding more young professional families to the local community.

If the desired attributes by the community are more in line with the proposed multi-use retail, living space and parking space that would duplicate other parts of downtown, then the outcome would be completely different with the danger of an over-commitment to these high rent uses and therefore less vitality.

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