

North Anchor Community Forum
January 31, 2015
Written Comments Received

1. Via email

From: Brian Bjornson

Sent: Monday, January 26, 2015

To: Bonnie Hirshberger (Citizen Information Specialist)

Subject: RE: What would you like to see at the North Anchor site?

Though I do not live in LO, I own a property in the neighborhood. I believe we would be served with Identity retail, office, restaurant/service, to play upon an exciting go-to city center. Physical identify could look much like the Gramore development. Brain Bjornson

2. Via email

From: Barbara moore

Sent: Monday, January 26, 2015

To: Bonnie Hirshberger (Citizen Information Specialist)

Subject: RE: What would you like to see at the North Anchor site?

Use the n. Anchor property for a YWCA!

3. Via email

From: mystery@mm.st

Sent: Tuesday, January 27, 2015

To: Council Distribution

Subject: North Anchor Project

I would like to see a new public library.

I would like to see a large open space that has trees, flowers, tables and chairs and that is surrounded by a number of small, non-chain businesses. The businesses would be accessed from the central open space.

Lake Oswego Redevelopment Agency



I do not know how I came to be on your list. But, if you will listen to what I have to offer and act accordingly, it will be of immense benefit for the future of downtown Lake Oswego. It is up to you and your team. Will downtown Lake Oswego be a vibrant community envied by the rest of the nation ~ or ~ will it be filled with Plain Jane buildings?

Thanks to the Planning Commission and the City Council, it is off to a great start with the addition of the Wizer Project. This is a leading-edge, high quality project that with your help will set the pattern for the development of the rest of Downtown Lake Oswego. You can make it tough for those developers who follow not to do the same.

As background, my wife and I are about as close to being native Lake Oswegans as you can be. Both of our families moved to Lake Grove in our youths when there was but one stop sign there and I believe but two or three stop lights in downtown Lake Oswego. I was in the second class to graduate from the new Lake Oswego High School. We met, married and raised our families here. It was only when the kids were gone and we sold our house that we moved away because we could not find an apartment we liked. Being in the construction industry, I know that most of them in the Portland area are built to be sold to some unsuspecting retiree who then spends the rest of their life trying to maintain them. We eliminated 60 in west Portland until we found one that was built to own in Wilsonville and love it. We are anxious to move back to Lake Oswego as soon as a quality one is available. That is why we are on the waiting list for the Wizer Project.

As for further background that should be of value to you, my family has been a pioneer in construction, I have done projects worldwide and am projected to do to construction what Henry Ford did to the automobile ~ both in significantly reducing its cost while immensely improving its performance and quality. (www.enlighten.us). My transformational construction system is designed to bring construction from the 18th into the 21st century. With that as background, the following is my recommendations.

1. It is your responsibility to plan for the future of Lake Oswego, not just one block. However, you can use that block as the second cornerstone ~ the Wizer Project set the first. For the last two years, Oregon has been the #1 destination for Americans moving from one state to another and it is projected to continue. Where are they going to live? Is Lake Oswego going to be like the rest of Portland and provide Plain Jane living ~ or ~ because of you, is it going to provide a vibrant community that everyone wants to live in?
2. I project that with your encouragement; by as early as 2018, there will be a MAX/WES line from downtown Portland, down Macadam, through Lake Oswego and Lake Grove to Wilsonville. Is the LO Redevelopment Agency going to take advantage of the opportunity to make the downtown LO stop into a vibrant center ~ or just a commuter parking lot? It will be on the east side of State Street. Now, picture almost the entire length of State Street being Wizer type structures with designated parking sections down below fed by a road from one end to the other. I see a vibrant main

floor at street level filled with boutique shops looking onto a sky lighted roof covered open area in the center. The second level will have unique restaurants and offices that look down on the courtyard below. The upper floors will be luxury apartments, especially those looking out towards the river.

3. All of State Street; the first three or four blocks on First; two or three blocks on Second; one or two blocks on Third; and several blocks facing A avenue could be similar buildings ~ OR ~ just Plain Jane mainly apartments. It is all coming ~ one way or the other. Will downtown Lake Oswego be the envy of the country as it could be ~ OR just another community? What it will be like is all up to you.
4. If you want to dream a little further, picture the streets between these buildings being covered in free-spanning solar encased day-lighting creating a vibrant atmosphere while also providing more electricity than the city departments can use and the check from the utility company for the rest paying for their installation in less than 5 years and then the funds going to improve our city. Hard to believe? Check out the PolyARCH at www.enlighten.us.
5. All of the above plus more is more than feasible. Lake Oswego has the potential few others have. Done right, Lake Oswego will be the envy of the whole Portland region. It is up to the LO Development Agency, the Planning Commission and the City Council to determine what they will allow. If done right, the high quality developers will flock here and do it right in order to compete for the high quality tenants it will draw.
6. When the citizens feel with pride that it is their community, they will pass the library, school and similar bond issues to make it even better. This will be even more true of the newcomers most of whom will be renters.
7. My wife and I would love to see Lake Oswego, especially the downtown area become the vibrant community center all within walking distance it could become. It is all in your hands.
8. So, please, look at the whole picture, not just one block.

Hope this is of value to you.

Jim Crowell
Founder
e~TECH

5. Letter



January 30, 2015

Mayor Kent Studebaker and City Councilors
City of Lake Oswego
380 A Avenue
Lake Oswego, OR 97034

Subject: North Anchor Forum Input

Dear Mayor Studebaker and City Councilors:

Lake Oswego Citizens Action League (LOCAL) is unable to participate in the North Anchor Forum on January 31, but appreciates the opportunity to provide written input for your consideration.

We do not support the city using public dollars to speculate on real estate. The acquisition of property for a specific purpose is one matter, but for the city to speculate and be in the real estate business is a whole other matter. We appreciate that the current properties were purchased at premium prices under previous councils, and that you have inherited the situation; but we encourage you to do your best to recoup the public dollars invested in these properties. Given the laundry list of critical needs the city has, we believe taxpayer monies can be put to far better use.

As for uses of the property, rather than make guesses at what would be successful in these locations, we would prefer to see options from developers that the community (especially those in the neighborhoods most impacted) could respond to, using the existing framework plan that was established for the development of the urban renewal area. We believe the turmoil created by the Wizer Block development could have been avoided had the neighborhoods been more considered and the existing plan for a retail core been adhered to, rather than allowing a focus on dense apartments and a bending of the code standards and design plan.

Bottom line: let's allow the community to vet viable options for the North Anchor properties that will be an enhancement to the area without repeating the creation of dense apartments, increased traffic, and insufficient parking.

Thank you for your service and consideration of our input.

Best Regards,
LOCAL Directors
Rich Akerman, Lauren Hughes, Rick Petry, Cheryl Salamie

6. Via Email

From: Jeannie McGuire

Sent: Wednesday, February 04, 2015

To: Sin, Sidaro (LORA Development Project Manager)

Subject: North Anchor

Just a few thoughts as to the composition of the above: Let's try again for the Library. It should be there. Some housing is fine. Retail also desirable, but no more cutesy, expensive, upscale boutiques!! Let's have some practical shops downtown, i.e., badly needed is a good, fairly large shoe store, with brands and prices popular with the general public, not just rich people.

Restaurants -- seems L.O. can't have enough of'em! Soup, salad, sandwiches and reasonably priced. Laughing Planet is a hit with nutritious, reasonably priced and tasty food.

7. Via Email

From: les@furnanz.com
Sent: Monday, February 9, 2015
To: Studebaker, Kent
Subject: North Anchor Project

Dear Mayor Studebaker:

I want to congratulate you and the council for having the recent public forum regarding the North Anchor Project. Please accept this as an input from a 25-year L.O. resident of the First Addition who feels that the North Anchor Project should wait several years before further property purchases or development is started. That is for the following reasons:

- 1.. The Wizer's square block takes absolute priority.
- 2.. Currently the Lakeview Village retail shops across the street from Wizer's are having a very difficult period, with insufficient customer base.
- 3.. The proposed North Anchor project location is not a very central location and it will be hard to compete with both Lakeview Village and the new Wizer's block.

Regards,

Les Furnanz