

Guest Speaker

Lisa Kennedy, general manager of Eagle Landing Project

- The developer had an idea of what he wanted to bring to an area of Portland but he wasn't quite sure where it would go. In the mid 90's, the golf course was for sale and the developer (Neil unknown last name) bought the golf course and the surrounding land. The idea started was starting to become reality.
- This project has been 20 years in the making - having to get approval through different land use issues and governmental agencies for approval as well
- There have been several start dates, but the recession slowed down the process another 5 years.
- They are back on track and figuring out the "tenants" and once they are a "go" then the project will become reality with an expected date to start in early 2017
- The conceptual ideas have stayed the same from the beginning: commercial, residential, 'play areas' - hence the "live, work, play" tagline.
- It is going to be a 128 acre lifestyle community to live, work, shop, and play
- There will be 2.1 million square feet of shopping, dining, health, etc.
- Examples of tenants will include retail, athletic, the Grand Hotel - up to 200 rooms, B Corps (touted as better than New Seasons), 30 food services, wine bar, family entertainment, town square, amphitheater, performing arts theater, new hope church relocated to different part of Eagle Landing, 1000 residential units - condos most likely, Hotel on top of an anchor that this community would all be excited about

Guest Speaker

Ray Cotton, Former New Hope Pastor

- In 2006, developer took Ray to Santana Row where a lot of the ideas were real.
- Ray always felt that Clackamas/Happy Valley needed a "living room"
- The idea of a living room is where the concept of "live, work, play" came from
- Wanted a place where people could come, hang out, and connect with others
- There will be offices, recreational opportunities, shops, boutiques, restaurants, kiosks
- We really want to create a walkable community that feels like "the Hawthorne" or "23rd" of HV
- Although the church will be torn down, it will still be a part of this community and most likely in the civic center
- It is a great concept with feeling like you can just walk around everywhere since there will not be parking on the streets. You will not see parking spaces - it will be underground - under where the church currently sits and also robotic parking, which is an idea from China
- Government approvals are done, master plan has been filed and we are hoping for April to get it back. Currently trying to get our tenants signed and then we will start.

QUESTIONS AND ANSWERS:

HOW WILL IT IMPACT OUR COMMUNITY

- We are doing traffic studies - there will be changes to accommodate the traffic but mostly focusing on Sunnyside and Bob Schumacher
- Let us know how you think it will effect the school and we can take that into consideration with traffic flow when we make road changes.
- There will probably be extra access lane on Stevens Road and the freeway

WILL THERE BE MORE INCREASE OF TRAFFIC IN SCHOOL AREA

- We are trying to have the traffic flow use the more main roads. There are ways to force traffic into certain patterns and that is what we are trying to do.

ARE TRAFFIC STUDIES STILL A WORK IN PROCESS

- The studies are done now, but we are doing the analysis and figuring out how it will work within the surrounding area
- There are ways to force traffic in one way and prevent in other ways

WHO DO WE NEED TO BE IN CONTACT WITH TO VOICE OUR CONCERNS

- Send your ideas, thoughts to Lisa Kennedy and she will get this information to the developer to see changes to traffic pattern, flow, or other things, need to be changed or corrected
- contact info is on website: www.eaglelanding.us
- Happy Valley is the main government body involved, but Clackamas County is involved too
- Stevens Orchards housing will be torn down - those families will be helped to relocate and find affordable housing - we are working with them to give them money to relocate and help them move.
- we don't think low income housing is good for the area, but affordable housing would be better idea - the ideas is for condos to go in for housing options

SUNNYSIDE AND 205 IS HORRIBLE TRAFFIC ALREADY, HOW IS THAT TRAFFIC GOING TO BE ADDRESSED

- We are hoping that people will be working and living there at Eagle Landing so that will be less cars coming in and out
- We are going to have a small electric shuttle moving around from public transportation stops and MAX
- Also wanting to add a trolley to get people to and from Clackamas Town Center, Kaiser, and "live work play" (a.k.a. Eagle Landing)

I SAW THERE WERE TWO DEVELOPERS AND PERMITS DELIVERED TO THE CITY BUT WERE GIVIN BACK DUE TO THE DEVELOPERS NOT SEEING EYE TO EYE. CAN YOU SPEAK TO THAT?

- Not sure who those developers are because we are still 6-9 months away from filing for permits

CAN YOU PLEASE TALK ABOUT HOW YOU ARE GOING TO ADDRESS CRIME

- In Santana Row where we went, it was not in a very good part of town but everyone felt safe in the Santana Row area and we had wondered why. We found out that they had many volunteers patrolling the area and making sure that people felt safe.
- We also plan to recruit an army of volunteers to patrol the streets (maybe even on Segways or Hoverboards!)
- Additionally there will be a huge Eagle Landing Security Team and we will have cameras everywhere
- How do we get people to volunteer? It is going to be a village, a community and people will want to help
- We feel it will be very safe and very livable

WHAT DOES AFFORDABILITY MEAN FOR THIS AREA?

- What is affordable to one person may not be to another and we get that. We want to be in the “sweet spot”... not too little and not too much for this area
- Portland is a very expensive housing market right now
- We can lessen the price by not having yards
- The people who live here will have access to an athletic facility, YMCA, and rock climbing wall. This will give people opportunities to still get outside and “play”
- The condos will probably range from \$200,000 to \$300,000

HOW WILL IT IMPACT THE NUMBER OF STUDENTS AT OUR SCHOOL

- Probably not too many families will come to live in the condos, probably more empty nesters, singles, and couples
- We don't have an answer but we will get back to you
- As we get closer to the start date, we will be having more meetings and getting more information out to the community

IN REGARDS TO THE NEW HOPE CHURCH, ARE THEY INVOLVED IN THE PROCESS

- The church was involved but no longer. Currently they are more like tenants.
- Although they wanted to be a part of the vision and planning they didn't want to be a part of any profit making part of it
- The church was built in 1986 and the stucco-like exterior has not been replaced since the beginning. This type of material doesn't do well in portland weather and it is definitely needing an update
- Although the church has been used for many different activities throughout the years, I never felt that this church was part of the community. I would really like to see a church that draws people in.

WHAT DOES THE TENANCY APPLICATION LOOK LIKE - WHAT KIND OF BUSINESSES CAN BE A PART OF THIS AREA

- Our main want is for local and sustainable businesses.
- We want things to look and feel different than Clackamas Town Center - we don't want to compete but be compatible with CTC
- We want the tenants to be “boutique-like” - but it is all over the map of what the tenant list looks like currently
- We want people to come for the experience and we want it to something that has never been done
- It will not be Bridgeport, it will not be Santana Row, we want it to be a “Health style”

WHAT IS B CORP

- B is for Better: Better for people, Better for Business
- We want to get a high amount of local
- Side note from Nicole: I was distracted during this question so I did not hear what Lisa was saying. Please Google B Corp for more information

I SAW THERE WAS A TAG LINE FOR ADVENTIST. WILL THERE BE A HOSPITAL OR MEDICAL OFFICES

- Not a hospital. Adventist was thinking about having a health and wellness center. Perhaps medical offices for outpatient visits and pediatrics

- We have also been talking with Kaiser who is running out of room on their campus and they are possibly looking for offices

WHERE WILL PEOPLE PARK FOR THE AMPHITHEATER

- The parking structure will be the area for people to park and we will have the shuttle to take people to the amphitheater
- (There was also a comment from Lisa's husband that sound barriers might be going in as well)

WHAT ARE THE TIMELINES

- Groundbreaking late 2016, but probably early 2017
- Plan for a total build out of 5 years

WHEN ARE APARTMENTS GETTING TORN DOWN

- I (Lisa) am the apartment manager and we have been letting the families know what has been going on and plan to continue communicating about the time frame
- We are only writing 6 mo leases right now, rather than year long less
- We have let them know that this project is coming
- Currently there isn't a break lease fee
- We are really trying to work with them
- But no answer for when they come down
- The church and the apartments will be the first to get torn down as that area is Phase I. As soon as the tenants are ready to go, Phase I will begin.

WHEN THERE IS CONSTRUCTION DURING THE PROJECT - WHAT WILL HAPPEN WITH TRAFFIC

- The construction should be self contained and the roads shouldn't be affected.

WILL THERE BE ANY ADDITIONAL EXITS FROM THE FREEWAY (LIKE FROM MONTEREY)

- No. There isn't any room for more exits.

HOW WILL WE KNOW THAT THE APARTMENTS ARE COMING DOWN. WE WANT TO KNOW WHEN THOSE FAMILIES WILL NEED EXTRA SUPPORT

- We haven't thought about that how we will let other people know when the apartments are coming down - if you give us your contact information, we will probably send out updated information
- You can support those families now but hopefully we will make an announcement when the time comes.
- We would love to give them 4 months of notice but it might be 60 to 90 days
- We have been trying to get families to "adopt" any displaced families when the time comes and we will be helping to pay for storage
- We definitely don't want them homeless and we are trying to help them anyway we can
- The website is the best way to get updated information

THE SCHOOL'S FIELD IS OFTEN USED BY PEOPLE WITHIN THE NEIGHBORHOOD, SO WILL THE DISTRICT NEED TO BE CHARGED WITH THE UPKEEP WHEN MORE PEOPLE START USING IT, MAYBE WE COULD GET MONEY TO HELP WITH THIS UPKEEP

- Not sure if this was looked at
- I think there is a way to get people to help out with this