

Concepts for Forming the Foothills District

I. Purpose

Proposed Purpose and Characteristics of the Foothills District

This zone implements the Housing/Employment map designation of the [Comprehensive Plan]. This zone is intended to foster a mix of housing, retail and office uses in a central location proximate to downtown and along the Willamette River. Commercial uses are allowed but are not intended to dominate or set design or development standards for other uses in the area. Retail uses are limited in size to complement the downtown core and facilitate the development of neighborhood-serving retail. The design and development standards are intended to create a unique Lake Oswego community, richly served by transit that is integrated with and complementary to existing development.

II. Proposed Permitted and Prohibited Uses

A. Permitted Use

Household Living
Residential Care
Senior Housing
Groceries no greater than 35,000 square feet
Deli, bakeries and restaurants
Retail not to exceed 35,000 square feet per use
Bars
Business services
Equipment repair and sales
Parking garages
Hotels
Medical office, clinics, dental offices
Veterinarian
Art galleries
Pool halls
Bowling alleys
Racquet and health clubs
Theatres
Expansions of non-conforming uses
Day Care
Schools
Major and minor public facilities
Creative Industry

B. Types of Uses Not Permitted

Manufacturing and Production
Wholesale Sales
Industrial Service

C. Conditional Uses

Consider permitting a retail use over 35,000 square feet through conditional use criteria (this would perhaps accommodate a larger grocer if desired). Prohibit uses over 50,000 square feet.

III. Height

A. Proposed Height

Height is defined from the elevation of the lowest adjacent grade from sidewalk.

Height works in concert with FAR, setbacks and building coverage to regulate the overall mass of buildings.

The maximum height in the District as shown on the renderings to date and in the development value analysis is 90 feet. This would permit the development of buildings of any height up to 90 feet.

The CAC also discussed heights of 135 feet. As an example, heights up to 135 feet are permitted if the building is a maximum of feet in width above 75 feet.

Given the views from State Street, rooftop projections should be allowed but subject to screening and design standards.

B. For Comparison: Current Height Allowed in EC/RO Zone

EC-60 feet

RO-40 to 50 feet

Downtown Redevelopment District Design Standards-60 feet, no flat roof building greater than 41 feet. *Development on the block located in the EC District bounded by A Avenue, Second Street, Evergreen Road and Third Street is not subject to the height limitation of 60 feet if: (1) the building is a mixed use structure; (2) the street level commercial uses are designed to provide a "village atmosphere" by the use of landscaping, emphasis on pedestrian access and small scale retail uses; and (3) the structure contains parking areas made available to the public and other uses in the area.*

IV. FAR

A. Proposed Floor Area Ratio (“FAR”)

FAR is defined as the amount of site area relative to the amount of floor area.

Site could be defined as contiguous land within the same ownership, contiguous land with consenting ownerships, a subarea of land in the same ownership proposed for redevelopment where the balance of the parcel is vacant, etc.

The purpose of the FAR maximum is to regulate the amount of use on a site, matching the potential density of the use with the desired character of the area. FARs work in concert with the height, setback and building coverage standards to control the overall bulk of uses.

Proposed maximum FAR of 4:1.

Floor area could be readily transferable within the District under a maximum cap of FAR and height.

Should there be options to earn FAR bonuses with the provision of certain public amenities such as eco-roofs, locker rooms, daycare, open space, etc.?

Square footage developed below grade is not calculated in the maximum FAR.

B. For Comparison: Current FAR Allowed in EC/RO Zone

EC-3:1

RO-1.2:1

Downtown Redevelopment District Design Standards-no change; controlled by base zone.

V. Setbacks

Setback standards create the sidewalk streetscape. They can vary depending on whether you want to promote privacy, active uses at the ground floor, or a varied separation of uses from the street.

Building setbacks on a transit street or in a pedestrian district tend to be minimal to push active uses towards the sidewalk edge, i.e., 10 feet or less. Greater setbacks are encouraged where there is a desire to create arcades or a varied building façade. For example, a greater

setback of 25 feet might be permitted if the area is improved as a public plaza with seating and landscaping.

Setbacks can also apply above the ground floor. For example, along B Street the renderings show a minimal setback after the 3rd and 4th floors creating a tiered approach from the street.

We have shown a 0 setback standard along at least B Street with 10 to 15 foot setbacks above a 3rd and 4th floor podium height.

Consider setbacks from zero lot line to greater setbacks depending on whether the setback applies at the ground floor or a greater podium height.

Propose zero lot line along public and private streets with an exception up to a 25 foot setback to accommodate a plaza, arcade or pedestrian amenity.

Propose a setback above the fourth floor podium of 10 to 15 feet to create tiered setback from B Street and any other major route through the District.

VI. Design Standards

A. Vision Statement From Foothills District

“The Foothills District is Lake Oswego’s greatest opportunity to provide the community with a significant riverfront presence. Building upon the recent success of Downtown Lake Oswego, the District will redevelop in a manner that knits Downtown Lake Oswego, Tryon Creek, Old Town, the Willamette River, and Oswego Lake together, and in the process will establish Lake Oswego’s next great residential neighborhood. Helping drive the success of the neighborhood will be a connection to Downtown Portland via the modern Streetcar and an environmental mindset that considers sustainability as a central tenet of the District, from the planning phase all the way through construction and operations. The District will possess a thriving, comfortable and inviting pedestrian environment, with clear and convenient connections to surrounding areas. A mix of uses including a variety of housing options, local retail to support the neighborhood, complimentary office types and open space and recreational opportunities will provide vital activity not only within the District but also across State Street into Downtown. Given the many natural and man-made amenities that exist in and around the Foothills District, this new neighborhood will be unique and like no other found in the Portland area.”

B. Village Character from the Downtown Redevelopment District Design Standards

“[M]eans a community of small scale structures that appears and operates like a traditional small town. A village is composed of an assembly of smaller mixed used structures often centered on a square or other public space or gathering area, such as a body of water, a transportation route or a landmark building. Adherence to village character is not intended to require an historical reproduction of a turn of century

small town, but rather to encourage the development of a sophisticated small city that is pedestrian friendly, creates a sense of community and attracts people to the downtown in the same manner and using similar design concepts as historic small towns and neighborhood centers.”

Design Proposals:

If a development can meet clear and objective standards for design of building or improvement, it could be exempt from design review.

Standard improvements in the public right of way could be exempt from design review. Standard improvements would need to be well defined including material choice, widths, street furniture, street trees, etc.

If you cannot meet clear and objective standards, design review would be required.

The design standards should aim for design diversity throughout the Foothills District and not replicate other areas of downtown Lake Oswego.

Design standards must be consistent with the Vision Statement and Guiding Principles. For example, the Vision Statement calls for a rich pedestrian environment. A guideline here could call for generous sidewalks with pedestrian refuge through use of awnings, arcades and sidewalk furnishings, including art and street trees.