

## **Foothills District Predevelopment Agreement**

### **Exhibit D – Planning Principles**

The Vision and Planning Principles outlined below were the product of an exploratory planning effort undertaken in the spring of 2009 by the City of Lake Oswego, Williams, Dame & White, and the Foothills Industrial Property Owners. During this time, the team reached out to various community leaders to discuss their aspirations for and concerns about redevelopment in the Foothills District. These conversations were critical to shaping the Planning Principles outlined here.

The Vision and Planning Principles describe what the parties hope to achieve in the Foothills District through redevelopment efforts and the general planning principles that will guide these efforts. The Planning Principles will be used to inform the work of the Framework Plan and set expectations for the final product that the City Council expects to receive from the project team. These principles were presented to the Lake Oswego City Council on July 14, 2009 at a regularly scheduled City Council work session for review and discussion, and subsequently modified based on comments by Council members and City staff.

#### **Vision**

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.

#### **Planning Principles**

The success of the Foothills District will be felt and experienced on the sidewalks and pedestrian pathways that wind through the District - community happens on the street. The planning principles described below are derived from this central tenet. The principles focus on how to create a successful pedestrian environment, how to energize that environment, and how to connect the District to key areas and activities adjacent to and beyond the District.

Along with a strong emphasis on creating successful pedestrian environments, two other values are integrated throughout. First, each principle is considered with an eye towards maintaining, reinforcing, and/or establishing a sense of place that is unique to Lake Oswego. Second, each principle provides a basic building block that ensures the viability of the final vision for the District, leading to on-the-ground redevelopment activity and the delivery of tangible benefits to the Lake Oswego community.

- A. *Connections*** – Develop strong connections between the District and surrounding neighborhoods, destinations, and places. The success of this district will hinge in large part on the strength of its connections, especially at the pedestrian level. Visual connections will also be important including those from downtown through Foothills to the Willamette River.
- B. *Sustainable Development*** – Implement sustainability planning and design principles for the District, and strive to establish Foothills as an exemplary Eco-district model in the Portland region. The District should be planned in a manner that would allow it to receive a “LEED ND (Neighborhood Design)” designation.
- C. *Incorporation of Residential Diversity and Innovative Design*** – Ensure that District redevelopment provides for a diversity of residential types across multiple demographic and socio-economic groups, and that building design within the District reflects this diversity.
- D. *Design Quality*** – Establish a standard of quality for the District that ensures long-term value, lasting quality, and the reinforcement of Lake Oswego’s unique sense of place.
- E. *Public Open Space*** – Develop a plan for open space and parks in the district, building upon the success and character of open space resources like Foothills Park and Tryon Creek State Park and providing Lake Oswego residents with “great good places” to gather, to meet and to commune with each other.
- F. *Economically Viable Development*** – Ensure that planning recommendations for the District are economically sound, leading to redevelopment activity that is consistent with the City’s and community’s vision for the riverfront neighborhood. Achieving the vision for the District will require increased densities and heights, with base Floor Area Ratios between 4:1 and 6:1 and base building heights between 75 and 125 feet.
- G. *Appropriate Scale and Design*** – Create design standards that encourage responsive design and a high level of quality and authenticity, ensuring that new development is responsive to its context and minimizes negative impacts on adjacent neighborhoods.
- H. *Good Partnerships*** – Establish mutually beneficial partnerships that will initiate District redevelopment, define the public benefits of the project and provide clear expectations for project delivery on all sides.
- I. *Strong and Diverse Ground Floor Retail*** – Establish a strong, locally-oriented retail presence in the District to provide unique business opportunities for local entrepreneurs and to generate the street life that will be essential to the District’s sense of identity.

**J. Balance** – Create a thoughtful and responsible balance between man-made and natural environments, providing for the physical needs of shelter, home and sustenance while honoring the natural beauty of the District and incorporating environmentally appropriate design features.

**K. Focus on the “First Thirty Feet”** – Establish an overall set of design standards that create a unique sense of place at the street level throughout the district and that integrate the design of the public right-of-way with the critical “first thirty feet” of development adjacent to the sidewalk.

