LAKE OSWEGO REDEVELOPMENT AGENCY
FIRST STREET NORTH ANCHOR MIXED-USE AND HOTEL REDEVELOPMENT PROJECT

CLARIFICATION #1

DECEMBER 9, 2019

UPDATES:

1) RFP Link Updates
2) Summary Non-Mandatory Pre-Proposal Meeting, December 5, 2019

1) RFP:

The links below from the appendices have been updated to include direct access to the documents or includes information that was omitted in the original RFP. The links have also been updated in the original RFP.

- **Appendix B – North Anchor Project Site Map**
  - The previous map only highlighted three properties. The new map highlights all four properties that are included in the North Anchor redevelopment site.

- **Appendix C - 2010 North Anchor Feasibility Study Reports**
  - i – Market and Demographic Research
  - ii – Transportation Systems Analysis
  - iii - Utilities

- **Appendix F – North Anchor Public Forum Results**

- **Appendix I – LO Community Development Code**
2) **Summary Non-Mandatory Pre-Proposal Meeting, December 5, 2019**

On the following pages, you will find:

i) Summary of the Meeting

ii) PowerPoint Presentation

iii) Sign-In Sheet
Lake Oswego Redevelopment Agency
First Street North Anchor Mixed-Use and Hotel Redevelopment Project
Pre-Proposal Meeting
December 5, 2019
9:00 a.m. - 10:30 a.m.

Meeting Summary

Attendees: See attached sign-in sheet

Introductions and Presenters:
• Sidaro Sin – Redevelopment Manager
• Scot Siegel – Planning & Building Services Director
• Erik Olson – Senior Planner

Agenda:
• Updates
• Project Background
• Project Site Overview
• Land Use and Zoning
• Project Objectives
• Questions and Answers
• Site and Downtown Tour

RFP Update:
Links to the following items will be updated on the RFP page.
• Appendix B, North Anchor Project Site Map
  o The map should have highlighted the four properties. The updated map will include the 27 B Ave/ 504 State Street property.
• Appendix F, North Anchor Public Forum Results (January 2015)
  o The new link will go directly to the forum results.
• Appendix I, Lake Oswego Community Development Code – Downtown Redevelopment Design District (50.05.004)
  o The link will include a summary of the zoning code and the zoning code

Project Background: See attached Power Point presentation
• The focus was on the many attributes the community provides that contributes to the overall quality of life. Attributes include: accessibility and geographic proximity to Portland, Highway 217 and 43 and I-5; 400-acre lake, desirable neighborhoods, access to
the river and recreational opportunities, sense of community through activities such as
concert in the park program, 58-acre Luscher Farm, Kruse Way 2-million square feet of
Class A office space, top ranked school district and the Gallery Without Walls Program.

- All of these contribute to the community’s quality of life and that is what the North
Anchor project should do as well.
- Urban design Plan; Millennium Plaza Park, Lake View Village and the Windward make up
the “South Anchor” and the “North Anchor” development should also create a focal
point to match design and quality of complete projects. It should also reinforce the
“shopping district” between these two anchors.
- Site Overview: 4 tax lot, 46,800 sf, grade change from northwest to southeast, 3 tenants
(2 on month-to-month lease), public parking lot located across B Avenue.
- Project Objectives: listed in the RFP, but wants to emphasize the City is looking for a
partner to share the community vision of a vibrant, pedestrian friendly downtown that
promotes economic vitality. And a partner that understands this project will contribute
to the community’s quality of life.
- Schedule: The City Council is very supportive of this project and reiterated the February
7, 2020 2:00 pm deadline. The goal is to select a developer partner to begin
negotiations on a disposition and development agreement (DDA) by March 2020 and be
completed by fall 2020.
- Land Use / Planning: It was emphasized that the City is ready to support the
redevelopment of the site and could take up to 12 months from submitting a completed
application to issuing a building permit. The site is located in the Downtown
Redevelopment Design District, which requires that developments feature building
elements from at least one of three design styles: Arts & Craft, English Tudor or Oregon
Rustic. There was also an overview of the parking requirements and it was noted there
are pending code amendments going to the City Council for review that would allow
tandem parking.

Q & A:
- Will the City consider vacating rights-of-ways?
  - Response: Yes, as noted in the RFP, they will be considered if it provides a
    substantial benefit to the public and advances the objectives of the project.
- What is the building height limit, how is it measured and is five stories permitted?
  - Response:
    - Maximum height in the DRD is 60 feet for buildings with a gabled or
      hipped roof, or 41 feet for buildings containing a flat roof.
      - If “cuts” are proposed, or the ground surface is lowered artificially
        as a result of construction, building height is measured from the
ground elevation after construction.
      - If “fill” is proposed, or the ground surface is artificially elevated as
        a result of construction, building height is measured from the
elevation of the ground surface prior to construction.
▪ If the finished floor level directly above a basement or unused under-floor space is more than 6’ above grade for more than 50% of the total perimeter, or is more than 12’ above grade at any point, such basement or unused under-floor space shall be considered as a story.

▪ Buildings containing four stories may be permitted in the DRD if the fourth story is residential and is contained within a gabled or hipped roof; the site is sloping and the structure has three or fewer stories on the uphill side; the fourth story is significantly stepped back from the building plane created by the lower stories; or specified fourth story design elements such as dormers, towers, turrets, clerestories, and similar features are used.

▪ A variance would be needed to permit a fifth story.

• How is required parking determined if there is a restaurant in a hotel and what area is counted in the restaurant?
  o Response: Required parking for the restaurant would be determined based on the gross floor area of the restaurant. This is defined in the LO code as the combined square footage area (measured from the exterior of the surrounding exterior wall framing) of the restaurant portion of building, which includes uncovered exit stairs, patios, decks, kitchen areas and other spaces within the building related to the restaurant use. The parking required for the restaurant use would then be added to the parking required for the hotel and all other components of the project in order to determine the total number of spaces required.

• Is there a loading zone requirement?
  o Response: None is required, but through the design review process loading areas may be identified. Both Lake View Village and The Windward have on-street loading zones.

• Is there an ALTA survey?
  o Response: There is no ALTA survey available.

• How will the chain of title be addressed for the environmental clean-up of the gas station site?
  o Response: That is something that can be addressed during the DDA negotiations.

• What is the dedication requirement on State Street?
  o Response: The goal is to provide up to a 15-foot wide sidewalk along State Street to match the width of the sidewalk at Lake View Village. State Street has a special street setback that requires a certain width, however the City Engineer has the authority determine the ultimate width. The turning radius will need to be reviewed to ensure that buses can turn safely.
Lake Oswego Redevelopment Agency

First Street North Anchor Mixed-Use & HotelProject Pre-Proposal Meeting

December 5, 2019
Urban Design Plan

1 - Main Street/Lake Oswego
2 - Shopping District
3 - Downtown Residential District
4 - Lakefront Center
5 - Entertainment/Recreation District
6 - East State Street
7 - Convenience Commercial District
8 - Public Service/Interpretive Walk
9 - North Entry

East End Redevelopment Plan
- Project H – North Anchor
- Project T - Hotel
North & South Anchors

North Anchor

Windward

Lake View Village

Millennium Park
North Anchor Redevelopment Site
Project Objectives

- Downtown Vibrancy
- Boutique Hotel – Mix of uses
- Design Excellence
- Community Support
- Return on Public Investment
# Project Schedule

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>RFP</td>
<td>November 13, 2019</td>
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<tr>
<td>Pre-Proposal Meeting</td>
<td>December 5, 2019</td>
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<tr>
<td>Proposals Due 2:00 pm</td>
<td>February 7, 2020</td>
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<tr>
<td>Proposal Evaluation and Interviews</td>
<td>February 28, 2020</td>
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<tr>
<td>Select Partner Developer</td>
<td>March 2020</td>
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<tr>
<td>DDA Negotiations</td>
<td>Spring – Fall 2020</td>
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“Lake Oswego Style” Requirement

Buildings shall be designed using building design elements of the Lake Oswego Style to create distinctive buildings which have richly textured, visually engaging facades.

Arts & Crafts

Steeply pitched gable roof, often with intersecting or double gable dormers, or with one slope occasionally sweeping close to the ground.
Prominent chimneys.
Asymmetrical composition, generally rectangular, with roof, window and porch projections.
Casement and sash windows with many small panes, segmental and round arched openings used for accent.
Stucco, shingle, brick, or horizontal siding sometimes used in combination.
Simplified English vernacular elements such as simulated half-timbering and simulated thatched roofs.

English Tudor

Steeply pitched gable roof, often with double gable dormers, or lower roofs behind ornamental parapets.
Prominent fluted chimneys.
Rectangular shape with vertical projections.
Bay, oriel, dormer, and many-paned windows, sometimes with leaded glass.
Brick construction, with bricks sometimes set in intricate designs; wood-frame construction, with stucco finish; or a combination of brick and stucco construction.
Tudor-arched or round-arched openings, especially in the entrance door; quatrefoil or medieval designs in decorative trim; imitation half-timbering. Brick buildings have contrasting stone moldings.

Oregon Rustic

Moderately pitched hipped and gable roofs, sometimes in combination.
Large stone chimneys.
Asymmetrical composition.
Numerous small windows with many panes and simple undecorated frames, dormer windows.
Log construction, unpeeled logs or half-round logs applied as siding; board-and-batten or shingled siding left unpainted; natural materials such as river boulders or rough stone used in foundations or as siding for first-floor levels.
Handcrafted rustic decorative elements: carved newel-posts, handwoven textiles, and log or bent-twig furniture.
DRDD “Lake Oswego Style” Examples

- 412 A Avenue
- The Windward
- Lakeview Village
- The Bedcon
### DRD Parking Requirements

- Determined by Numerical Method or Parking Study
- Parking reductions of ~35% available in DRD
- Pending code change to allow credit for tandem parking

### Required Parking Spaces – Numerical Method*

<table>
<thead>
<tr>
<th>Category</th>
<th>Spaces per Unit</th>
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<tr>
<td>Residential - studio</td>
<td>0.64 spaces per unit</td>
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<tr>
<td>Residential – 1 bedroom</td>
<td>0.80 spaces per unit</td>
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<tr>
<td>Residential – 2 bedrooms +</td>
<td>0.96 spaces per unit</td>
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<tr>
<td>Hotel or motel</td>
<td>0.64 spaces per unit</td>
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<tr>
<td>Restaurants</td>
<td>7.63 spaces per 1,000 sq. ft.</td>
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<tr>
<td>Coffee, bagels, juice bars, etc.</td>
<td>3.79 spaces per 1,000 sq. ft.</td>
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<tr>
<td>Retail sales and rentals</td>
<td>1.89 spaces per 1,000 sq. ft.</td>
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*Parking reduced pursuant to LOC 50.05.004.9.a
Thank You
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