



These Planning Principles were adopted by City Council at the outset of the Framework Plan process. Based on a review of the Planning Principles by the Foothills District CAC meetings, the CAC has recommended that the following changes (shown in red) be made to the Planning Principles for the Foothills planning process. These proposed revisions were shared with the Lake Oswego City Council on February 22, 2011 and will be presented for their approval later in the planning process.

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~~among the District and surrounding neighborhoods, destinations, and places, including Downtown Lake Oswego. The success of this district will hinge in large part on the strength of its connections, especially at the transit, regional, and pedestrian levels. 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. The plan should strive to incorporate a broad variety of spaces, ranging from smaller, more intimate courtyards and plazas to larger community-oriented spaces, and open space should be integrated vertically in development to provide light, air, and visual relief.
- 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~~ may 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 while maintaining a proper balance with the Downtown and main retail core.
- 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.
- K.L. Transportation Access and Linkages** – Ensure that strong transportation linkages to and from the District are provided for all modes of travel, including new roadway connections to State Street/Highway 43 and the potential establishment of a Streetcar connection or enhanced transit service.