REDEVELOPMENT
AGENCY REPORT

TO: Jack Hoffman, Chair
    Members of the Redevelopment Agency
    Alex D. McIntyre, Executive Director

FROM: Jane Blackstone
    Economic Development Manager

SUBJECT: North Anchor Feasibility Study Report

DATE: September 24, 2010

ACTION

Review North Anchor Feasibility Study Report and direct staff regarding next steps.

INTRODUCTION

On February 9, 2010, the Lake Oswego Redevelopment Agency (LORA) Board directed staff to engage a consulting team led by Leland Consulting Group to analyze the feasibility of a library-based redevelopment project on the “First Street North Anchor” site. The study area includes the northeast and northwest corners of the First Street and B Avenue intersection in downtown Lake Oswego and additional parcels on the west side of State Street between B and C Avenues, all of which are identified in the 2004 East End Redevelopment Plan as potential project sites.

Following the Board’s direction, LORA contracted with Leland to provide real estate market and development analysis, assist with public outreach, and coordinate the work of a multi-disciplinary consulting team including Myhre Group Architects (Urban Design and Architecture), KPFF (Civil Engineering), Rick Williams Consulting (Parking Planning), DKS Associates (Traffic Planning), GEL Oregon (Financing), and a construction cost estimator. To gather community input, LORA, in collaboration with the Library Director, convened a 14-member Stakeholder Advisory Group. The Leland Consulting Group also conducted stakeholder interviews with 25 community representatives, and assisted with an informational meeting for owners and tenants of properties potentially included in the project area.

The study focused on the following questions raised by the LORA Board:

- Does Lake Oswego need a new library? At what size?
• Is the North Anchor site at First Street and B Avenue a feasible development site for a new library, considering library needs, public access, zoning, utilities, traffic impacts, and parking needs? Could a North Anchor project also provide housing, parking for other downtown uses, and taxable value?

• Could a library-based development add vitality to the downtown retail core by anchoring the north end of the First Street retail corridor between Lake View Village and B Street?

• What are the costs and financing options for development of a library-based project?

On October 5, 2010, staff and the consulting team will present study findings developed in response to these questions.

BACKGROUND /DISCUSSION

Key study findings are outlined below and summarized in Attachment 1. Attachment 2 lists supporting technical memos and reports that are available on request to provide additional background and detail.

Study Findings

Lake Oswego needs a library of approximately 60,000 square feet.

Based on review of library studies prepared over the years since the existing 27,100 SF library opened in 1982, and on updated analysis of current and projected library programming needs, a library of 60,000 SF is recommended to serve the community’s needs now and into the future. The existing library presents operational and programming challenges due to size constraints and condition – inadequate staff and volunteer work space, limited parking, a leaky roof, inadequate space for materials presentation, storage and archiving, and limited capacity to meet demand for computer time and community meetings and programs.

The North Anchor site appears to be a feasible location for a library-based, mixed-use project.

The Stakeholder Advisory Group and stakeholder interviewees concur that a new library is needed, and should be located downtown. The proposed project site, including parcels at the northwest corner of First and B and the northeast corner between State and First, is large enough to accommodate a 60,000 SF library, along with other public and taxable uses that meet LORA revitalization objectives, including a 200-space parking garage incorporating 32,200 SF of housing and 7,300 SF of retail; a 50,600 SF boutique hotel (or housing) above the library; and an additional 1,500 SF of retail on the library’s ground floor. The project requires site acquisition and assembly, but would not require extraordinary traffic or utility improvements. Based on analysis of new use requirements and downtown parking supply and demand, the project provides adequate shared parking. A comprehensive downtown parking study will be presented to the Council later this fall.

A library-based project could serve as a strong anchor to strengthen the First Street retail corridor and add to downtown vitality.

Research findings summarized in Attachment 1 indicate that library users combine library visits with shopping. The Lake Oswego Library currently has just over 1,000 visitors a day – traffic that would have convenient access to downtown shopping and dining from the First and B location. New hotel and housing uses would also add to foot traffic for downtown retail and restaurants – and a public parking garage would benefit downtown retailers and drive pedestrian traffic within the retail core.

While a direct catalyst effect is difficult to predict, the Leland consulting team explored the potential for
redevelopment of the First Street blocks between A and B Avenues in order to gauge feasibility and future capacity for parking, utilities, and traffic. The team concluded that maximized development of approximately 500,000 SF (in addition to the North Anchor project) is feasible if small parcels can be assembled to allow efficient project design. Parcel assembly is the most significant impediment to redevelopment and may require public subsidy and facilitation.

**A combination of funding sources will be needed to develop a library-based, mixed-use North Anchor.**

Based on preliminary analysis, the total cost of the North Anchor project is estimated in the $66 million range, including both public and private components. Funding sources include a combination of public and private sources, as outlined below.

**Costs (preliminary estimate)**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Description</th>
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<tbody>
<tr>
<td>$14 million</td>
<td>Project development, design, and property acquisition</td>
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<tr>
<td>26 million</td>
<td>Library construction</td>
</tr>
<tr>
<td>8 million</td>
<td>Parking construction</td>
</tr>
<tr>
<td>18 million</td>
<td>Retail, hotel, and housing construction</td>
</tr>
<tr>
<td>$66 million</td>
<td>Total</td>
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</table>

**Funding Sources (preliminary estimate)**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Source</th>
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</thead>
<tbody>
<tr>
<td>$26 million</td>
<td>Urban renewal bond revenues</td>
</tr>
<tr>
<td>22 million</td>
<td>Other library sources:</td>
</tr>
<tr>
<td></td>
<td>Clackamas County Library District revenues</td>
</tr>
<tr>
<td></td>
<td>General obligation bond revenues</td>
</tr>
<tr>
<td></td>
<td>Endowments and donations</td>
</tr>
<tr>
<td></td>
<td>Sale of existing library property</td>
</tr>
<tr>
<td>18 million</td>
<td>Private sources (retail, housing, hotel)</td>
</tr>
<tr>
<td>$66 million</td>
<td></td>
</tr>
</tbody>
</table>

**ALTERNATIVES & FISCAL IMPACT**

The North Anchor Feasibility Study was commissioned to test the premise of a library-based project at First and B. Accordingly, it did not consider alternative locations for a library or alternative uses for the North Anchor site. Both alternatives are possible.

Based on the assumptions of the LORA Financial Analysis also scheduled for presentation to the Board on October 5, LORA has adequate debt capacity to provide $18 million of urban renewal funding for a portion of North Anchor project costs, while retaining the ability to deliver other high-priority urban renewal projects. More refined fiscal analysis, including study of general obligation debt financing of a library, will be prepared in future project planning phases, if authorized by the Board.

**RECOMMENDATION**

It is recommended that the LORA Board accept the North Anchor feasibility study findings and direct staff to prepare a Phase II budget and work plan for Board authorization. The work plan would outline next steps, including more detailed project planning and cost estimation, initiation of property acquisition, and a more detailed financial plan.
ATTACHMENTS

1. Lake Oswego North Anchor Phase I Feasibility Study Summary
2. List of supporting materials

Reviewed by: 

[Signature]

Economic & Capital Development Director

[Signature]

Alex D. McIntyre
Executive Director
LAKE OSWEGO DOWNTOWN NORTH ANCHOR: PHASE I FEASIBILITY STUDY

MEETING AGENDA

1. Project Team and Stakeholders Advisory Group
2. Site Opportunities and Constraints
3. Lake Oswego Library
4. Stakeholder Interviews
5. Development Program
6. Explore the Possibilities
7. Traffic Analysis
8. Civil Analysis
9. Parking Analysis
10. Recap and Next Steps
LELAND CONSULTING GROUP

PROJECT TEAM

LORA Board
Executive Director: Alex McIntyre

Economic Development
Redevelopment
Planning
Finance
Public Works
Library

LORA Project Management

Stakeholder Advisory Group

Leland Consulting Group

Andrew Haliburton
KPFF
(Civil Engineering)

Alan Snook
DKS Associates
(Traffic Planning)

Rick Williams
Rick Williams Consulting
(Parking Planning)

Bob Boileau
Myhre Group Architects
(Library and Urban Design
Diagrams)

Andy Parks
GEL Oregon, Inc
(Financing)

(Cost Estimation)

STAKEHOLDERS ADVISORY GROUP

MEMBERS
Fred Baldwin
Ken Faris
Ingrid Ockert
Anastasia Yu Meisner
Bill Jordan
Bob Foster
Ricky Korach
Kevin O’Leary
Jerry Wheeler
Lisa Shaw-Ryan
Isaac Quintero
Darrel Condra
Andrew Edwards
Heather Chrisman
Robert Galante
Jane Blackstone
Bill Baars

ACHIEVEMENTS
• Introductory meeting, walking tour
• Lake Oswego Library and trends
• Spatial needs of the Library and programming opportunities
• Stakeholder interviews
• Market reconnaissance, development programming options alternatives
• Reviewed development programming alternatives and discuss
• Unanimous support for feasibility findings and recommendations
LELAND CONSULTING GROUP

PROJECT SITE

PROJECT FOCUS

Investigate four interrelated issues:

1. Does Lake Oswego need a new library? At what size?
2. Should the library be located downtown? What will it cost?
3. Can Lake Oswego’s library provide a sufficient anchor for the North End?
4. How can it help revitalize downtown?

- Lake View Village anchors downtown at the south with strong retail, restaurant, and pedestrian interest
- Investigate developing a north anchor project at the junction of B Avenue and 1st Street in accordance with the existing LORA plan
- Research development of a central library mixed with other land uses over the ~80,000 square foot site
- Investigate the "ripple" or "halo" effect that a library and other land uses could offer to the downtown that would:
  - Stimulate foot traffic
  - Improve sales
  - Encourage new development
PROJECT APPROACH

Address the community’s demand for new, interesting, and exciting components that will draw Lake Oswego residents to the downtown area; Build upon a strong sense of place and community within the downtown; Help strengthen retail along State, 1st, and 2nd Streets; Establish a gateway to the future development of the Foothills project; and Expand community services by offering a high-quality, state of the art library and meeting facilities downtown.

STUDY PROCESS

Study market and site conditions
Assess Lake Oswego’s need for a new library
Collaborate with key community stakeholders throughout project

Develop programming alternatives for whole site
Ensure that library and corresponding parking fit on site, within code
Develop library program

Refine and stack up against parking, transportation, water, sewer, and utilities systems
Assess costs and financing opportunities
Present findings to stakeholders and the LORA Board
LAKE OSWEGO NORTH END DOWNTOWN REVITALIZATION

SITE CONDITIONS

OPPORTUNITIES AND CONSTRAINTS

Opportunities:
- Long vistas down B Avenue to Mt. Hood
- Long vistas down 1st Street to Oswego Lake
- Potential future streetcar station in Foothills
- Strong pedestrian street along 1st Street
- Possible future development at corners of 1st and B Avenue
- Denser redevelopment opportunities on west and east side of 1st Street and B Avenue
- Strengthen the downtown community
OPPORTUNITIES AND CONSTRAINTS

Constraints:
- Lack of on-street parking along State Street
- Existing below and above grade utilities in alleys
- Steep up slope along 1st Street north of B Avenue
- Limited traffic access off State Street
- Existing surface parking at both corners of 1st Street and B Avenue
**FAST FACTS ABOUT THE LAKE OSWEGO LIBRARY**

- Located in First Addition
- 27,100 square feet
- 61 parking stalls on site, 10 on street
- 1,000 visitors per day
- 549 programs annually with 20,264 people attending
- Added 2,500 materials from previous year
- 12 librarians, 35.7 FTEs
- Over 500 volunteers

**HISTORY OF THE LAKE OSWEGO LIBRARY**

Lake Oswego’s Library was built smaller than originally desired and has been over capacity since 1988.

- **1974**: Bond Measure to expand the library to 35,000 square feet but reduced due to neighborhood concerns and site limitations. Recommended: 35,000 square feet
- **1982**: Built 27,100 square foot library. Built: 27,100 square feet
- **1988**: Library recognized reaches maximum capacity
- **1992**: Professional library consultants recommend a new, larger library downtown
- **2006, 2008**: Boora and SERA Architects recommend a 66,000 square foot library to meet current needs and future growth
FAST FACTS ABOUT THE LAKE OSWEGO LIBRARY

The Lake Oswego Public Library boasts high circulation and visitation relative to other libraries in the state.

Total Circulation per Capita

<table>
<thead>
<tr>
<th>Library</th>
<th>Total Circulation per Capita</th>
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<tbody>
<tr>
<td>Lake Oswego Public Library</td>
<td>35</td>
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<tr>
<td>Multnomah County Central Library</td>
<td>30</td>
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<tr>
<td>Oregon</td>
<td>25</td>
</tr>
<tr>
<td>US</td>
<td>20</td>
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Source: Institute of Museum and Library Services

Library Visits per Capita

<table>
<thead>
<tr>
<th>Library</th>
<th>Library Visits per Capita</th>
</tr>
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<tbody>
<tr>
<td>Lake Oswego Public Library</td>
<td>9</td>
</tr>
<tr>
<td>Multnomah County Central Library</td>
<td>8</td>
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</table>

Source: Institute of Museum and Library Services

LAKE OSWEGO NORTH END DOWNTOWN REVITALIZATION 5 October 2010

FAST FACTS ABOUT THE LAKE OSWEGO LIBRARY

Total and Per Capita Circulation in the Lake Oswego Public Library are on the rise.

• Items checked out per person has risen from 26.61 in 2000 to 33.27 in 2008

• Circulation of Children’s materials alone has risen by approximately 99,000 annually in eight years

Source: Institute of Museum and Library Services
FAST FACTS ABOUT THE LAKE OSWEGO LIBRARY

Annual library visits have risen between 2000 and 2008 despite more frequent use of internet services.

- Visitation has increased from nearly 189,000 in 2000 to 374,000 in 2008
- In its current facility, average daily visitation is just over 1,000 people

FAST FACTS ABOUT THE LAKE OSWEGO LIBRARY

Program attendance is up significantly in just four years, rising from nearly 6,000 people annually in 2004 to 20,264 in 2008.

- Children’s program attendance has increased by 4,435 from 2000 to 2008
CHALLENGES WITH THE CURRENT FACILITY

A recent SERA study found that lack of space in the library facility presented operational and programming challenges (as shown below).

MATERIALS SQUEEZE

- Top and bottom shelves are full
- When one new item is brought to the library, one must be removed
- Limited storage space
- Limited archival space
- Lack of space flexibility
- Computers are always occupied

OPERATIONAL CHALLENGES

- Leaky roof
- Inadequate volunteer space
- Inadequate staff work space

MISSED OPPORTUNITIES

- Insufficient parking
- Difficulty accessing parking (challenge to seniors)
- Lack of community/meeting rooms
LIBRARIES ARE ON THE RISE FOR YOUNG PEOPLE

Libraries today have shown high card registration and usage and are varying their services to accommodate growing user needs, particularly among the country’s youth.

- 68 percent of Americans carry a library card (up five percent from 2006)
- Library card registration is highest among young people ages 18 to 31 than any other age group
- 40 percent of Generation Y is likely to visit a library when faced with a problem

LAKE OSWEGO LIBRARY USEAGE

Lake Oswego’s Library shows strong registration as well.

- Population of Lake Oswego for 2009: 36,755
- 34,000 library cards for the Lake Oswego Library
LIBRARIES ARE ON THE RISE

Libraries today have shown record card registration and usage and are varying their services to accommodate growing user needs.

- In-person visits to the library have increased 10 percent since 2006

![Reasons for Visiting the Library](image)

Source: Harris Poll

CIVIC IMPORTANCE OF A LIBRARY DOWNTOWN

A recent Harris Poll noted:

- 92 percent of Americans view their local library as an important education resource
- 72 percent viewed their library as a pillar of the community
- 71 percent a community center
- 70 percent a family destination
- 69 percent a cultural center

Source: Harris Poll
**ECONOMIC IMPACT OF LIBRARIES**

“Not only is there an economic return on investment to citizens and organization users, the surrounding communities receive an economic return in ripple effects from salaries and wages paid to staff, library purchases made, and a halo effect from spending in the nearby community by visitors during their trips to the public libraries.”

- Between 25 and 50 percent of library users combine library visits with shopping in the area.
- On average, library visitors spend $24.63 more at stops on the way to or from the library that they would not have otherwise spent.
- 72 percent of library users are nearly as likely to go visit the library while running another errand as they are to visit the library alone.

**PATRONAGE INCREASES AFTER LIBRARY EXPANSIONS**

- Denver, 1995:
  - Daily visits to the library doubled from 1,500 to 3,000

- Seattle, 2004:
  - Nearby businesses reported increased sales due to library visitors.
  - Doubled visitors.
  - Attracting a large number of suburbanites into the city.
  - 32 percent of visitors cited the library as their main reason for visiting downtown.
  - Estimates library is responsible for $16 million in net new spending downtown during the first year of operation.

Sources:
- “Taxpayer Return on Investment: FY0 in Pennsylvania Public Libraries”
- “The Economic Contribution of Wisconsin Public Libraries to the Economy of Wisconsin”
- The Thriving Library and Seattle Economic Benefits Assessment
LAKE OSWEGO NEEDS A NEW LIBRARY

“A Library is an anchor store that won’t go out of business, no matter how bad the economy gets. In fact, the worse it gets, the more traffic we see.”

– James LaRue, Director of the Douglas County Libraries

Why Lake Oswego needs a new library:

• Originally built too small
• Very high visitor count and circulation
• Current challenges with access, parking, roof, space, minimal meeting spaces
• Libraries are on the rise, especially Lake Oswego’s
STAKEHOLDER FINDINGS (Highlights)

Library
- Overwhelming support for a new library
- Opinions regarding design, character, and size
- Iconic civic building with the comfortable community feel of the existing downtown
- Emphasis on technology and meeting rooms
- Civic and symbolic importance of a downtown library
- Library belongs downtown

Housing
- More housing downtown for retirees who want to downsize
- Want convenient, walkable access to housing
- Preserve loyalty of existing Lake Oswego residents who don’t want to be priced out when downsizing

Retail
- Unique retail for Lake Oswego’s downtown
- Preserve existing services
- More specialty grocers
- More restaurants, especially affordable
- More men’s, women’s, and young people apparel
- More entertainment for youth
- Develop more retail between A and B Avenues

Density and Building Heights
- Encourage downtown buildings to be built four or five stories
- More density, more foot traffic, great for business

Public Finance
- Bond measure may be a tough sell in this economy
- Encourage thoughtful management of public dollars for this project
- Would support public-private partnerships
- Support private fundraising by Friends of the Library

West End Building
- WEB remains important issue to be solved
- The West End is not the center of activity—considered far and isolated
RETAIL REALITIES OF DOWNTOWN LAKE OSWEGO

- Shopping is predominantly concentrated in one block
- Downtown has long blocks
- Dated storefronts
- Downtown is not immediately visible or accessible by a major freeway and does not have the population base to pull strong retail anchors

Focus on:
- Food/restaurants
- Specialty/apparel retail
- Services
- Art and furnishings
THE DEVELOPMENT PROGRAM

AREA 1
- 60,000 square feet on two floors
- Art gallery adjacent to lobby
- Meeting room and 1,500 square foot cafe at ground floor corner of First Street and B Avenue
- 50,000 square foot, (84 room) private boutique hotel atop library with shared parking across B Avenue
- Rooftop garden for hotel and library access

AREA 2
- 200 public parking stalls
- 32,200 square feet of housing, possibly row houses aligning B Avenue and north end of site
- 7,300 square foot restaurant at the corner of First Street and B Avenue

DEVELOPMENT PROGRAM
DEVELOPMENT PROGRAM

- Creates visual connectivity from Millennium Park and Lake View Village
- Establishes an anchoring destination
- Upward slope from south end promotes stature and iconic nature of library

DOWNTOWN LAKE OSWEGO
NORTH ANCHOR LIBRARY AND MIXED USE DEVELOPMENT

<table>
<thead>
<tr>
<th>AREA 1</th>
<th>($ Millions)</th>
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<tbody>
<tr>
<td>Library Construction</td>
<td>$26 Million</td>
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<tr>
<td>Hotel and Retail Space</td>
<td>$12 Million</td>
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</table>

<table>
<thead>
<tr>
<th>AREA 2</th>
<th></th>
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<tbody>
<tr>
<td>Parking Construction</td>
<td>$8 Million</td>
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<tr>
<td>Housing and Retail Space</td>
<td>$6 Million</td>
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<tr>
<td>Property Acquisition, Design, and Management</td>
<td>$14 Million</td>
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</table>

<table>
<thead>
<tr>
<th>TOTAL</th>
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<tbody>
<tr>
<td>Public Investment</td>
<td>$48 Million</td>
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<tr>
<td>Private Investment</td>
<td>$18 Million</td>
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DOWNTOWN LAKE OSWEGO
NORTH ANCHOR LIBRARY AND MIXED USE DEVELOPMENT

FUNDING SOURCES

- Urban renewal bonds
- Revenue bonds backed by Clackamas County Library District funds
- General obligation bonds
- Hotel/restaurant/housing sources (rent or sale of property in the mixed use project in a public-private partnership)
- Endowments and donations
- Sale of existing library property
- Private funding

CHALLENGE: CORNERS OF PARKING
MAXIMIZED DEVELOPMENT OPPORTUNITIES

<table>
<thead>
<tr>
<th>Area</th>
<th>Library (s.f.)</th>
<th>Hotel (s.f.)</th>
<th>Dining (s.f.)</th>
<th>Retail (s.f.)</th>
<th>Office (s.f.)</th>
<th>Bar (s.f.)</th>
<th>Conferencing/Community Space</th>
<th>Parking (s.f.)</th>
<th>Parking (stalls)</th>
<th>Condominiums</th>
<th>Public Greenroof/Courtyard</th>
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<tbody>
<tr>
<td>Area 1</td>
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<td>35,600</td>
<td>20,000</td>
<td>12,000</td>
<td>4,000</td>
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<td>200</td>
<td>1,500</td>
<td>2,600</td>
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<tr>
<td>Area 2</td>
<td>35,600</td>
<td>7,300</td>
<td>14,375</td>
<td>8,850</td>
<td>15,600</td>
<td>30,300</td>
<td>9,300</td>
<td>148,600</td>
<td>300</td>
<td>30</td>
<td>67,925</td>
<td>201,900</td>
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</table>

* Total square footage not including housing in Area 1

EXPLORE THE POSSIBILITIES

- Ultimate positive impact on foot traffic between anchors
- Public garage will be an asset for retailers
- Restaurants are among the strongest downtown anchors; presence at barbell end of Lake View Village will help draw people across A Avenue north toward B Avenue
- A boutique hotel is not full service, meaning that guests will need to visit downtown retail for food and amenities
TRAFFIC

STUDY AREA

- 10 intersections
  - 4 signalized
  - 5 unsignalized
  - 1 all-way stop
- Approximately 6 blocks of downtown
- Who owns what?
- Major facilities
  - Major Arterial
  - Minor Collector
EXISTING CONDITIONS

- Bicycle
- Pedestrian
- Transit
- Motor Vehicle
  - Operations
  - 24 hr counts
  - Speed Survey

METHODOLOGY

- Planning Horizon
- Future Forecasting
- Trip Generation

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<tr>
<th></th>
<th>In</th>
<th>Out</th>
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<tr>
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<td>17</td>
<td>172</td>
<td>257</td>
</tr>
<tr>
<td>Proposed</td>
<td>277</td>
<td>346</td>
<td>514</td>
</tr>
<tr>
<td>Net New</td>
<td>100</td>
<td>64</td>
<td>244</td>
</tr>
</tbody>
</table>

- Trip Distribution
- Incremental Analysis
- Jurisdictional Standards
FUTURE NO-BUILD CONDITIONS

- OR43 has one intersection over standard
- Downtown intersections still below standard

FUTURE BUILD CONDITIONS

- Operations on OR43 decrease under build
- Two intersections over standard
- B Avenue now at standard
POTENTIAL IMPROVEMENTS

- Improvements allow for standards to be met
- Also allow for additional proposed land uses

- Restripe eastbound approach to include additional left turn
- Add southbound right turn pocket

CIVIL
CIVIL UTILITY INFRASTRUCTURE SUMMARY

Need to relocate utilities, services, access in mid-block alley
- Options: acquire easement to State Street or accommodate on-site
- Public utilities cost: ~ $400,000
- Franchise utility undergrounding: ~ $1.4 MM

<table>
<thead>
<tr>
<th>Public Utility</th>
<th>Capacity</th>
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<tbody>
<tr>
<td>Wastewater</td>
<td>OK</td>
<td>Rehabilitate</td>
</tr>
<tr>
<td>Stormwater</td>
<td>OK</td>
<td>Replace</td>
</tr>
<tr>
<td>Water/Fire</td>
<td>OK</td>
<td>Replace</td>
</tr>
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</table>

Franchise utility undergrounding: ~ $1.4 MM

LAKE OSWEGO NORTH END DOWNTOWN REVITALIZATION
5 October 2010
LELAND CONSULTING GROUP
PARKING STUDY AREA

- 777 on-street sites
- 2,169 off-street sites
- 92 off-street sites

KEY PARKING ANALYSIS FINDINGS

- On-street parking favors long-term parking (64 percent of supply four hours or more)
- On-street peak hour occupancy is at 49.3 percent (leaving 394 stalls empty)
- Off-street peak occupancy is at 61.6 percent (leaving 832 stalls empty)
- One-hour stalls are self-defeating (average time stay one hour, 19 minutes)
- Majority (80+ percent) of off-street supply (availability) in private control
- "Core zone" on-street is 85 percent occupied, but mostly with all day parking
- Parking demand is about 1.88 stalls per 1,000 square feet
- "Abundant" parking available, just need better format and management
- Strategy recommendations developed (program and code based)
LIBRARY GARAGE

- Free standing public garage allows for greater flexibility of use during all days/all hours
- 200 stall garage meets Library need
- Hotel is an excellent “shared use” for this type of facility. Compatible peak hours and spreads “activity peak” to evening hours
- Ground level retail space in garage attracts new business and creates additional street level activity. Library and hotel serve as positive attractors for retail space
- Operating as public garage communicates availability of facility to all downtown customers

CHALLENGES IN EXISTING PARKING ENVIRONMENT

- Parking is not “formatted” appropriately for a downtown striving for retail vibrancy
- Rate of turnover on street is 4.24, should be 5.0+ minimum
- Lots of available stalls, but most parking is private/accessory (need “shared uses”)
- Need to get downtown employees off-street and Park & Riders out of downtown
- Parking standards are complex and need to be simplified. Current minimum requirements exceed actual demonstrated demand
- New surface lots should be limited or prohibited in the future
- Eight policy recommendations and 25 management recommendations for future Council consideration
PEAK HOUR OCCUPANCIES BY BLOCK FACE

- Parking available on most blocks
- Concentration of activity in southeast corner of town
- Most of concentrated activity is at “No Limit” stalls (likely employees)

Examples – Managing Turnover

<table>
<thead>
<tr>
<th>City</th>
<th>Number of On-Street Stalls</th>
<th>Rate of Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beaverton, OR</td>
<td>990</td>
<td>4.20</td>
</tr>
<tr>
<td>Bend, OR</td>
<td>720</td>
<td>7.60</td>
</tr>
<tr>
<td>Everett, WA</td>
<td>1,955</td>
<td>5.12</td>
</tr>
<tr>
<td>Hillsboro, OR</td>
<td>924</td>
<td>4.90</td>
</tr>
<tr>
<td>Hood River, OR</td>
<td>582</td>
<td>6.06</td>
</tr>
<tr>
<td>Kirkland, WA</td>
<td>329</td>
<td>8.60</td>
</tr>
<tr>
<td>Lake Oswego, OR</td>
<td>777</td>
<td>4.24</td>
</tr>
<tr>
<td>Milwaukie, OR</td>
<td>370</td>
<td>6.00</td>
</tr>
<tr>
<td>Oregon City, OR</td>
<td>352</td>
<td>4.70</td>
</tr>
<tr>
<td>Redmond, WA</td>
<td>711</td>
<td>3.24</td>
</tr>
<tr>
<td>Salem, OR</td>
<td>1,260</td>
<td>7.52</td>
</tr>
<tr>
<td>Spokane, WA</td>
<td>1,985</td>
<td>6.36</td>
</tr>
<tr>
<td>Springfield, OR</td>
<td>647</td>
<td>2.87</td>
</tr>
<tr>
<td>Vancouver, WA</td>
<td>654 (core)</td>
<td>5.68</td>
</tr>
</tbody>
</table>
Challenges

- Recession and private investment
- Support for bond measure during recession
- Property acquisition from multiple owners
- Stimulating infill and revitalization between A and B Avenues

RECAP

- Library is needed
- Library is needed downtown
- Project to serve as a strong anchor
- Library development will not require major traffic infrastructure improvements
- Civil/utilities not a barrier
- Library visitors will spend in downtown
- Help to attract downtown housing and more retail
Next Steps

1. LORA acceptance of the Phase 1 report

2. Develop Phase 2 Feasibility Budget and Work Plan including:
   
   A. Investigate property acquisition
   B. Mixed use and library development concept refinement
   C. Refined cost estimates based on more detailed concept planning
   D. Detailed financial plan
   E. Other (to be determined)
LAKE OSWEGO DOWNTOWN NORTH ANCHOR: PHASE I FEASIBILITY STUDY

ATTACHMENT 2

Technical Memos and Reports Supporting The Lake Oswego Downtown North Anchor: Phase I Feasibility Study Presentation

1. Market and Demographic Research, Leland Consulting Group
2. Lake Oswego Library Memorandum, Leland Consulting Group
4. Stakeholder Interviews Summary Memorandum, Leland Consulting Group
5. Planning Code and Regulatory Review, Leland Consulting Group
6. Development Program, Leland Consulting Group
7. Future Transportation Conditions, DKS Associates Inc.
8. Utility Infrastructure Memorandum, KPFF Consulting Engineers Inc.
9. Executive Summary of Downtown Parking Study, Rick Williams Consulting