



# LAKE OSWEGO NORTH END DOWNTOWN REVITALIZATION



## STAKEHOLDERS

LORA  
Stakeholders Advisory Group  
Friends of the Lake Oswego Library  
Lake Oswego Chamber of Commerce  
Lake Oswego Downtown Business  
District Association  
Lakewood Center for the Arts

# PLANNING CODE AND REGULATORY REVIEW

## STUDY TEAM

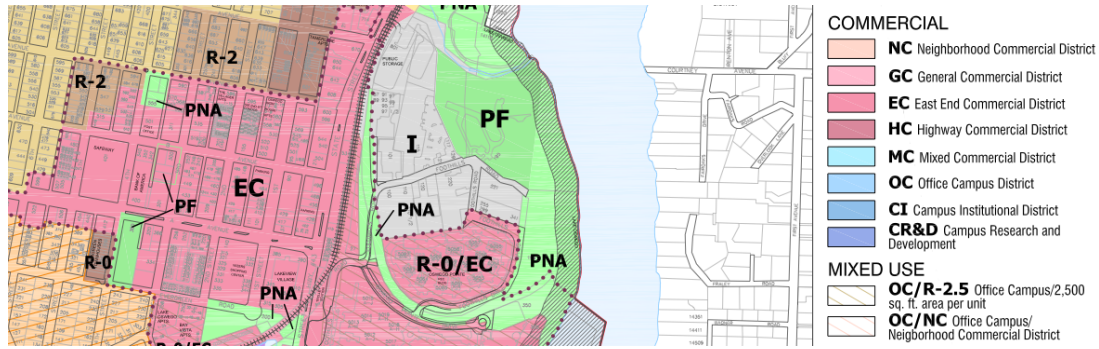
Leland Consulting Group  
Myhre Group Architects  
DKS Associates  
KPFF Consulting Engineers Inc.  
GEL Oregon Inc.  
Rick Williams Consulting  
Lake Oswego Library  
LORA



LELAND CONSULTING GROUP

This document summarizes the zoning and design standards that apply to the North End redevelopment area. These regulations will guide the uses, scale, appearance, and other attributes of development that takes place in the area. The study area identified by Lake Oswego City Council and LORA staff is zoned EC for East End Commercial District as reflected in Figure 1. The proposed site does not abut any other zoning district, though it is in close proximity to the R-2 residential zone just to the north in the First Addition Neighborhood.

**Figure 1. Downtown Lake Oswego Zoning Map**



Source: Leland Consulting Group

## LAKE OSWEGO COMMUNITY DEVELOPMENT CODE

The sections of the City of Lake Oswego Community Development Code that apply to the North Anchor Project are Articles 50.11 - Commercial Zones and 50.65 - Downtown Redevelopment District Design.

The purpose of the East End Commercial District is to “implement comprehensive plan policies directing revitalization of the East End Business District. The district should guide and encourage development and redevelopment of the East End Business District.”

The East End Commercial District offers great flexibility and diversity for mixed use development including varieties of retail, services, civic uses, office, and residential space. A library, residential, and service-related office are all permitted uses under the specified code. Manufacturing is not an allowable use, though artist studio space is permitted.

Specific permitted product and use types within the EC zone are listed in the following pages.

## PERMITTED USES

Uses	Permitted Uses	Conditional Uses	Specifically Prohibited Uses
<b>Residential</b>	R-0 Density with a maximum of 3.0:1 FAR + A minimum of 4 units + No minimum for parcels under 6,000 ft. + Use not allowed East of 2 <sup>nd</sup> at the ground floor	Residential Care Housing and Congregate Housing	Residential Use at R-0, R-3, and R-5, R-7.5, R-10, R-15 density
<b>Retail - Food</b>	Food markets not to exceed 35,000 SF		
	Food Markets under 25,000 SF		
	Delicatessen, No Table Service		
	Specialized Food Stores		
	Bakery where foods are manufactured elsewhere and/or on site and sold on site.		
<b>Retail - General Merchandise</b>	Over 20,000 SF of apparel and accessory department stores, building supply, garden, sporting goods, furniture etc.  Not to exceed 35,000 SF per business		
	10,000-20,000 SF of apparel and accessory department stores, building supply, garden, sporting goods, furniture etc.		
	Under 10,000 SF of apparel and accessory department stores, building supply, garden, sporting goods, furniture etc.		
	Auto Sales		
<b>Retail - Restaurant/ Drinking</b>	Restaurants with or without an associated lounge; Bar or cocktail lounge with retail malt beverage license		Take-out only restaurants with or without a drive-in window

Uses	Permitted Uses	Conditional Uses	Specifically Prohibited Uses
<b>Services - Personal</b>	Laundries and cleaning places; Tailor shops and related services		
	Barber and beauty shops		
	Clothing rental		
	Mortuaries		
	Upholstery Shops		
	Radio and television and home appliance repair		
<b>Services - Business</b>	Sign Shops	Car Wash	Equipment Rental
	Adjustment and collection agencies; Credit Agencies		
	Advertising agencies and commercial artists		
	Auto rental		
	Business Management Services; Services to buildings (cleaning, extermination); Telephone Services; Misc business services		
	Duplicating, addressing, stenography, blueprinting, photocopying, and mailing		
	Employment agencies		
	Office equipment rental and repair agencies; Equipment Service and repair places for appliances and small engines		
	Private off-street parking		
	Vehicle Repair in entirely enclosed buildings; Auto service stations where it is the primary use only,		
	Accounting, auditing, and bookkeeping		
	Computer services		
	Printing, publishing, lithographic shop; Commercial photography studio		

Uses	Permitted Uses	Conditional Uses	Specifically Prohibited Uses
<b>Services - Finance, Insurance and Real Estate</b>	Financial and banking institutions, insurance, bond carriers, agents, brokers and services. Real Estate Brokers, agents, and services		Other veterinary facilities
<b>Services – Lodging Places</b>	Hotels, motels, and associated retail uses located within the hotel or motel that are intended to serve guests		
<b>Services - Medical, Health</b>	Hospital; Clinic, Outpatient; Medical Dental Laboratories; orthopedic equipment supplies, rental, sale & service; Totally enclosed veterinary facilities; Ambulance service		
<b>Services - Professional</b>	Architectural; Artists studios, including those that use industrial tools; engineering including surveying; law; landscape architecture; professional; regional or corporate headquarter offices.		
<b>Services - Amusement</b>	Art Galleries; Billiard and pool parlors; Bowling Alleys;		Outdoor Commercial entertainment
	Dance studios and dance schools		Recreation facility / Indoor or outdoor pool, athletic fields
	Racquet clubs and health clubs		
	Theaters indoors		
<b>Services - Educational</b>	Nurseries, Daycare centers		
	Public or Private educational Institutions; Vocational Schools; Music Schools		
<b>Services - Membership Organizations, Officers</b>	Business and professional; Civil, social, Fraternal; Charitable; Labor; Political; Religious, not including churches		
<b>Public Service Facilities</b>	Major Public Facilities; Minor Public Facilities		
<b>Manufacturing</b>			Light manufacturing, processing, or assembly of a product

## SITE DEVELOPMENT LIMITATIONS AND REDEVELOPMENT DISTRICT DESIGN STANDARDS

Article 50.65 of the City of Lake Oswego Community Development Code emphasizes the development of small scale structures that encourage a Village Character that operates like a traditional small town. As the code specifies, this is not to suggest “historical reproduction of a turn of the century small town” but instead to encourage “the development of a 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.”

Below are the site limitations for the East End Commercial Zone:

Category	Requirements
FAR Maximum	3:0:1
Lot Coverage	None
Building Heights	60 ft. No flat roofed building shall be taller than 41 ft.
Minimum Perimeter Setback	15 ft
Parking	0.75 of the total required for each use. 0.9 of the total required for retail of 1000 feet within 100 feet of residential. Retail storefronts shall be at the periphery of parking areas and structures. Please see parking analysis for additional parking design and structure requirements.
Complex Massing	Complex massing and asymmetrical composition for new buildings
Pedestrian-Oriented Siting	To maximize building frontage abutting pedestrian ways
Roof Forms	Gabled or hipped roofs for commercial buildings
Number of Stories	Minimum of two stories tall Max of three stories, unless: 4 <sup>th</sup> story is residential with gabled or hipped roof Sloping site with ≤3 stories on the uphill side 4 <sup>th</sup> story is significantly stepped back from building plane. 4 <sup>th</sup> story is used to create visual interest and variety.
Entrances	Entrances oriented along pedestrian ways along streets to encourage pedestrian density. Secondary entrances along alleys to encourage intimate scale of alley space.
Street Corners	Buildings located to preserve strong building edges at street corners. Corners can be cut to create an entry or pedestrian space but must create a structured corner.
Storefront Appearance	Minimum 80 percent of exterior ground floor abutting pedestrian ways should include storefront windows and displays. Sufficient interior/soffit lighting for night-time window shopping. Bottom edge of window must be between 12 and 30 inches of the walkway surface.

Materials requirements, Design elements and features	See specified code for materials and design elements requirements by roof, ground floor, upper story, as well as prohibited materials. Section 50.65.30
Alley Space	Minimize service functions, screen trash, enhance pedestrian use.  Outdoor café seating, landscaping signage, lighting, and display features shall be included in alley design where feasible.
View Protection	There are no specific requirements for this particular site's location.
Street Furniture, Lighting, and Trees	Incorporate furniture, lighting, and street trees as specified in Appendix 50.65, Figure 8 of the Community Development Code.  Street Trees must comply with Downtown Street Tree Plan as condition of approval.
Utilities	Must be placed underground for new construction buildings.
Landscaping	Commercial: 15 percent minimum Residential: 20 percent minimum Public Facilities: 20 percent minimum  There are currently no provisions for landscaping requirements for mixed use facilities. The recommendation will be to request a code change to allow for a mixed use facility that addresses landscaping requirements to accommodate a mix of uses.