

Comprehensive Plan Amendment – Special District Plan Attachment B

Add the following special district plan to the Lake Oswego Comprehensive Plan. All text is new.

Special District Plans

Foothills Mixed Use District

BACKGROUND

The Foothills Mixed Use District lies between State Street, the Willamette River, Tryon Creek and the Oswego Pointe Condominiums. A southwesterly finger of the District continues between State Street and a driveway serving the Oswego Pointe Apartments and on the south, the Oswego Village Center shopping center. The area comprises approximately 40.4.

In November of 2011, the Lake Oswego City Council adopted the Foothills District Framework Plan to outline the vision for the redevelopment of a 40.4-acre mixed-used district to connect downtown with its public waterfront. In July of 2012, the City Council adopted amendments to the Framework Plan to reflect Council's decision to develop the District without a streetcar extension. (The amended Plan is referenced herein as the "Framework Plan.").

The Framework Plan contains a Vision Statement that characterizes the City's goals and objectives for development of the Foothills Mixed Use District.

The Foothills Mixed Use 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 develop 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 mixed-use neighborhood. 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. Sustainability will be incorporated as a central tenet of the District, from the planning phase through construction and operations.

The design and development standards are designed to insure a primarily residential neighborhood with limited office and retail uses. The height limitations in the District are designed to accommodate the desired density while taking advantage of the topographical changes to protect views from Downtown towards the east. The floor area ratios work together with the height, building coverage and setback standards to encourage the desired density in the District and to create a walkable pedestrian environment that creates framed connections from surrounding areas to the River.

Goals

1. Encourage the development of a new mixed use zone in the Foothills District that permits primarily residential uses with complementary neighborhood serving retail and office uses.
2. Facilitate the development of increased densities and height in the Foothills District because of its unique topography and location adjacent to Downtown and rich transit options.
3. Encourage multi-family housing choices that will attract young families and older generations of Lake Oswego in a variety of demographics.
4. Encourage lively and intense pedestrian activity. Encourage the development of strong pedestrian connections or series of connections between Downtown and the Willamette River.
5. Ensure that redevelopment in the Foothills District is consistent with the planned capacity of infrastructure.
6. Facilitate quality architectural design and site planning in the Foothills District that extends the human scale that typifies Downtown but encourages the development of attractive and unique characteristics which help Foothills District develop its own identity.
7. Ensure that redevelopment in the Foothills District applies standards for sustainable design in construction and operations.

Policies

1. The goals and policies of the Foothills District shall be implemented through the Foothills Mixed Use Zone and related planning programs.
2. Include the Foothills District within the Downtown Lake Oswego Town Center area and within an MMA (Mixed Use Multi-Modal Area) designated under the State of Oregon Transportation Planning Rule.
3. Residential Land Use

The Foothills District is intended to be a higher density mixed-use area with building heights up to 90 feet (limited to 45 feet within 100 feet of the centerline of State Street), no maximum building coverage, and floor area ratios that average 4:1.

a. Single family detached housing shall not be permitted in the District. Multi-family housing shall be permitted and encouraged at the maximum densities permitted within the District.

b. All residential uses, including residences for seniors, shall conform to the unique design and development standards for the District. Clear and objective code standards shall be used to regulate the maximum building setbacks, to encourage development in close proximity to the street, and to provide pedestrian amenities that reflect the pedestrian focus in this new neighborhood.

c. A setback buffer shall be used between the boundary of the Foothills District and existing and adjacent multi-family residential development in the Oswego Pointe Condominiums to ensure compatibility of use and light, air and solar access between the developments.

4. Range of Housing Options

a. The City should retain ownership of land or development rights in the Foothills District in order to provide opportunities for future affordable or workforce housing projects.

b. Encourage development of affordable housing within portions of the Foothills District. Affordable housing is considered housing that costs no more than 30% of the income of households making no more than 80% of the regional median income (\$58,400 in 2012)).

5. Commercial Land Uses

The commercial land uses in the Foothills District are limited in square footage in order to ensure that the District is primarily residential with neighborhood serving retail uses. Provide regulations to:

a. Limit retail commercial uses to not more than 5,000 square feet per use. Grocery stores are permitted if the floor area is not more than 35,000 square feet.

b. Allow a conditional use proceeding for retail uses other than grocery stores where the floor area is more than 5,000 square feet. For grocery stores, allow a conditional use proceeding for proposals over 35,000 square feet.

c. Do not limit the square footage for Lodging Facilities or office uses except such facilities are subject to the maximum Floor Area Ratio standards of the zone.

d. With the setback, use and square footage regulations, encourage the development of neighborhood serving retail uses on the ground floor along street frontages on B Avenue, Oswego Pointe Drive and Foothills Blvd.

6. Streets and Parking

a. Development within the District shall be consistent with the Foothills District Street Plan and Standards under Chapter 42.

b. Create strong transportation connections to and from the District for all modes of travel.

c. Parking ratios in the District shall be designed to accommodate the uses while ensuring a pedestrian friendly environment that reflects the District's location adjacent to Downtown and multi-modal transportation options. Provide standards for parking as follows:

i. The maximum parking ratio for residential uses shall be no more than 1.6 spaces per unit with a minimum of no less than .5 spaces per unit.

ii. The maximum parking ratio for commercial uses shall be no greater than 3.0 spaces per 1000 square feet of floor area and no less than 1.0 space per 1000 square feet of floor area.

ii. For Lodging Facilities, the maximum parking ratio shall be no greater than 1.0 space per room with a minimum of .25 spaces per room.

d. Parking shall be located in a manner that preserves a high quality pedestrian environment and screens the parking from adjacent uses.

7. Development Review

Development in the Foothills District shall be subject to clear and objective design standards with the purpose of ensuring high quality design throughout the District. The code shall provide a process for departing from the clear and objective standards of the District where it is justified by the proposal.

a. Permit an adjustment to design standards to encourage design variety and acknowledge that objective development standards may not always anticipate superior design solutions.

b. The adjustment process shall ensure that purpose of the standard to be modified is met in a manner that is equal to or better than what the standard requires.

8. Willamette River Access and Foothills Park

Encourage the use of B Avenue, Foothills Blvd, [A Avenue](#), Oswego Pointe Drive and the Curlicue Trail as pedestrian and/or bicycle connections to the Willamette River.

a. Development standards shall require a top floor setback for buildings above 75 feet to open up the view from State Street down B Avenue towards the River.

b. The B Avenue steps connecting the Downtown to Foothills Park shall be dedicated as a public park.

c. Through the Foothills District Street Plan and Standards, encourage a 70 foot right-of-way down B Avenue in recognition of its role as a major pedestrian, view, bicycle and vehicular connection to the River.

d. For buildings that front Foothills Park, encourage design standards that help frame the terminus of B Avenue and create a quality entrance to the park.

[e. A pedestrian extension of A Avenue into the District is intended to provide a connection from downtown Lake Oswego to the Willamette River via Oswego Point Drive and the Curlicue trail.](#)

9. Sustainability

Implement sustainability planning and design principles for the District.

a. Strive to meet the Leadership in Energy and Environmental Design standards for neighborhood development and strive to meet LEED certification or its equivalent for all vertical development.

10. Public Art

Create a District that includes public art.

a. Encourage each new or substantially remodeled building to include a location for the display of public or private art.

b. Work with the Arts Council of Lake Oswego to extend the *Gallery without Walls Program* to the Foothills District.

11. Floodplain Management Area

Provide flexibility while protecting life and property.

a. Ensure through expert technical analysis that proposed grading within the Foothills District does not result in a net rise to the FEMA 100-year water surface elevation.

b. Based on technical studies that demonstrate no net rise in the FEMA 100-year water surface elevation, allow an exemption from the balanced cut and fill requirements that apply in the Flood Management Area along the Willamette River.

Amendments to Figures:

Delete Figure 15, Willamette River Industrial District Map