

RECEIVED

MAY 06 2013

City of Lake Oswego  
Community Development Dept.

Photographs taken since first LU12-0052 Neighborhood Meeting.

Intention:

- (1) Show that there is extensive underutilized retail space in the surrounding area that could/would develop or redevelop to meet unmet needs in the Employment Area—EVERY development in the surrounding area has vacancies.
- (2) Document the impact of the Recession, impact on vacancy rates (causing them to go up) and subsequent impact on traffic, causing vehicle trips temporarily until the economy improves and the vacancies are filled with employees and attracting customers.

Kruse Way and Kruse Oaks

Entire middle building of 3 buildings is vacant.



The Vacant Building



EXHIBIT G-5  
LU 12-0052

**Meadows at Bangy**



**Mercantile Plaza—Near Kruse Way and Boones Ferry Road**



**Lake Grove Village Center**

**Boones Ferry Road**

**(Note: Yellow Building has redeveloped as “Babica Hen” restaurant.)**



