



Rail-Dolution

LAKE OSWEGO FOOTHILLS DISTRICT CHARRETTE

Summary Paper

OCTOBER 2010

Nelson|Nygaard
consulting associates


STRATEGICECONOMICS

WALKER·MACY



Willamette River

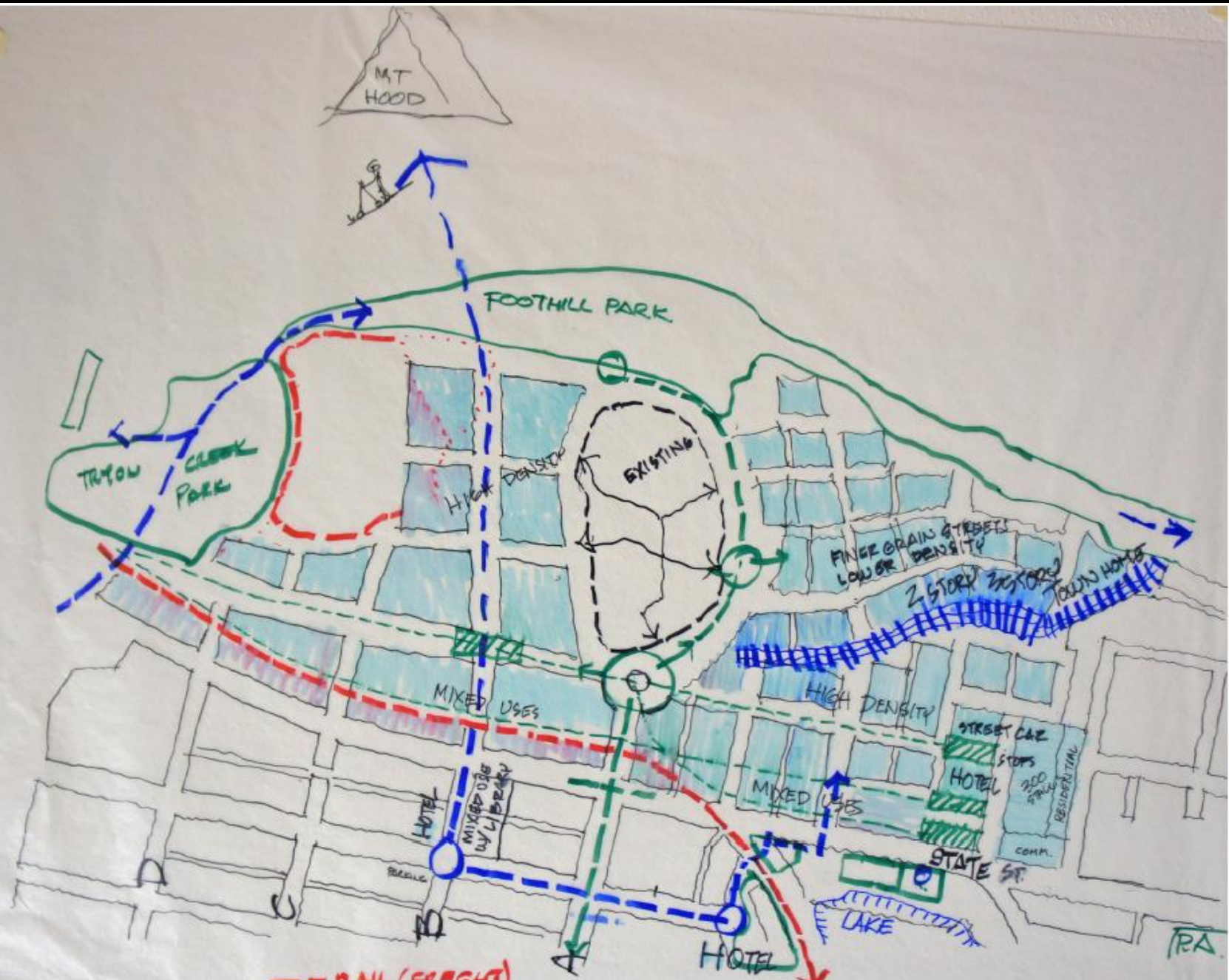
Foothills Study Area
Aerial Photo: July 2009
0 500
Feet
July 2009

EXHIBIT A

Opportunities

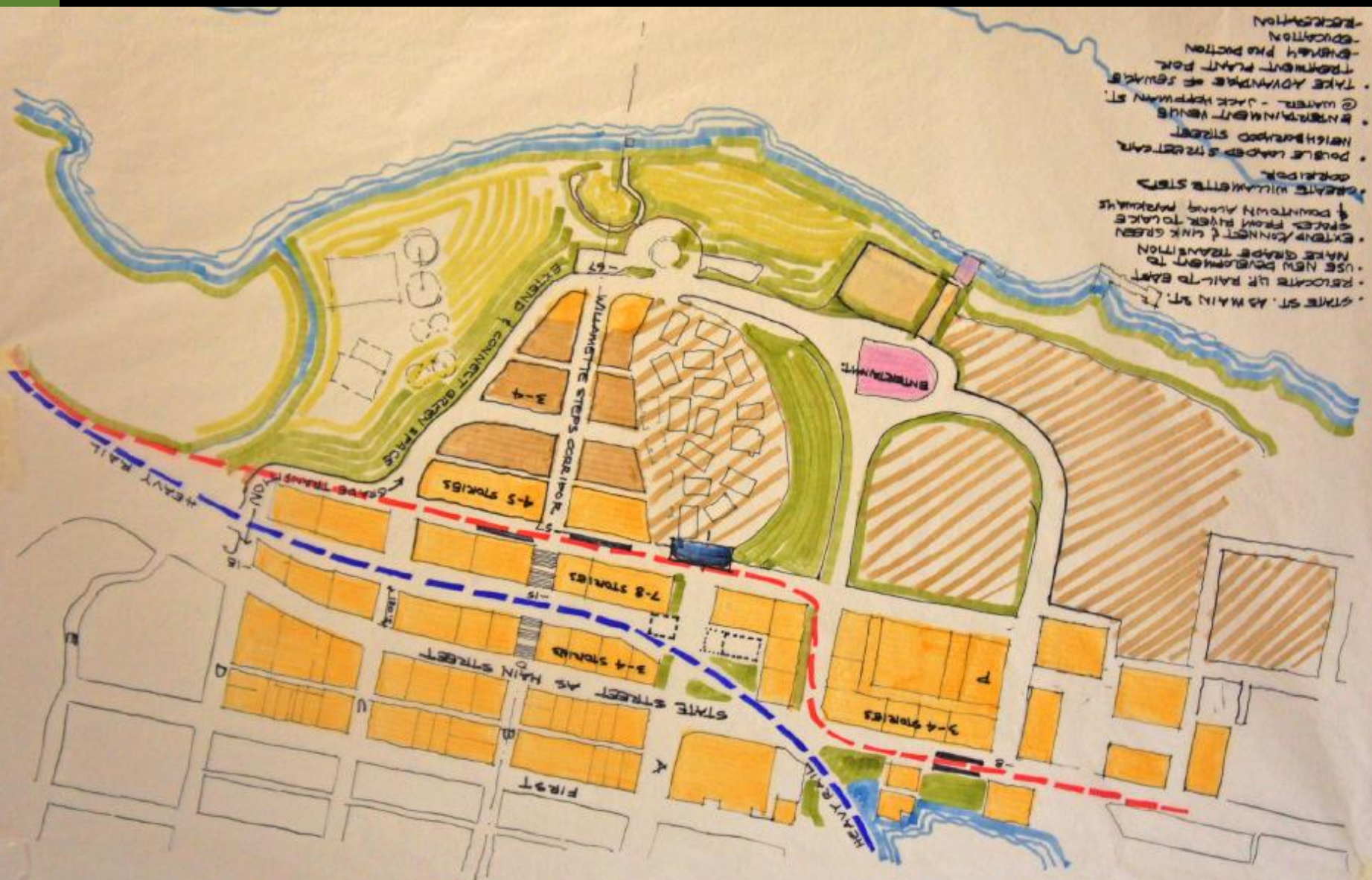
ASSETS	CHALLENGES
Willamette River frontage, Tryon Creek State Park, Foothills City Park	State Street and the UP Railroad create challenging barrier between downtown and the industrial district
Adjacency to growing and financially successful downtown	Steep grades and varying topography
Future terminus of Rapid Streetcar line	Inadequate zoning, suburban development standards, and outdated parking policies
Grades could mask impacts of increased density	Lack of transportation connections and choices
Presence of vacant redevelopment parcels	Located partially within the 100-year flood plain





- RAIL (FREIGHT)
- PEDESTRIAN & BIKE
- ROADS
- STREET CAR ALTERNATES.





- STATE ST. AS MAIN ST.
- RELOCATE LR RAIL TO EAST
- USE NEW DEVELOPMENT TO MAKE GRADE TRANSITION
- EXTEND CORRIDOR & LINK GREEN SPACES FROM RIVER TO LAKE & DOWNTOWN AROUND PARKWAYS
- CREATE WILMISTTE STOPS
- DOUBLE LANE ST. STREET CAR CORRIDOR
- NEIGHBORHOOD VENUE
- NEIGHBORHOOD VENUE @ WATER - JACK HOPKINSON ST.
- TAKE ADVANTAGE OF SWAYLS TREATMENT PLANT FOOT
- TREATMENT PLANT FOOT
- EDUCATION
- RECREATION

Design Principles

- Connections
- Sustainable Development
- Residential Diversity and Innovative Design
- Design Quality
- Public Open Space
- Economically Viable Development
- Appropriate Scale and Design
- Good Partnerships
- Strong and Diverse Ground Floor Retail
- Balance Man Made and Natural
- Focus on the “First 30 Feet”

Common Themes

- Bike/Ped trail at Tryon Creek
- Extend street grid across State St
- Aligning streetcar and development opportunities
- Treatment plant as open space
- Distinguished pedestrian access
- Existing residential area will reshape itself organically
- Calmed State Street
- Outside-the-box solutions for flood mitigation



For more information...

Nelson | Nygaard
consulting associates

Tom Brennan, Principal
621 SW Morrison, Suite 950
Portland OR 97205
503-227-3463
tbrennan@nelsonnygaard.com
www.nelsonnygaard.com

