LAKE OSWEGO FOOTHILLS DISTRICT CHARRETTE

Summary Paper

OCTOBER 2010
Opportunities

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Inadequate zoning, suburban development standards, and outdated parking policies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

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