Redesigning Main Street in Lake Oswego
Downtown

- LORA formed 1979
- Initial Plan 1986
- 168 Acres
- Frozen base: $46 M
- Current AV: $246 M
- Maximum indebtedness: $58 M
- Capital outlay: $31 M
Street Improvements
Lake Grove
Boones Ferry Road
Pedestrian Environment
Amenities
Parks
Mix of Uses
Events
Lakeview Village

- 100K sq ft mixed retail and office
- 366 parking spaces on four levels (two are public)
- City retained ownership of parking lot
- LORA: $4.6 M for the garage ($0.3 M funded w/ bonds)
- Gramor and Tenants: Approximately $27-28 M
- Properties assemble 1989 to 1996
- RFP in 1996 – Development agreement in 2001
- Constructed in 2002
Impact

- Land improvement ratio:
  - Block 138 After Redev: 11% land to 89% improvement
  - Block 137 Before Redev: 77% land to 23% improvement
Design Standards
Building Design
Urban Village Design Areas
LOC 50.11A.040(9)(d)(ii)

Roof Slope Away From Street

- Primary Roof Slope Away From Street
- Bay Gable Faces Street (secondary roof or architectural feature)
- Dormer Gable Faces Street (secondary roof or architectural feature)

+45'
+35'

Primary Roof Slope Away From Street
6 to 12 Slope min.
Foothills