



Redesigning Main Street in Lake Oswego

Lake Oswego's Metro 2040 Town Centers



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 (\$.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

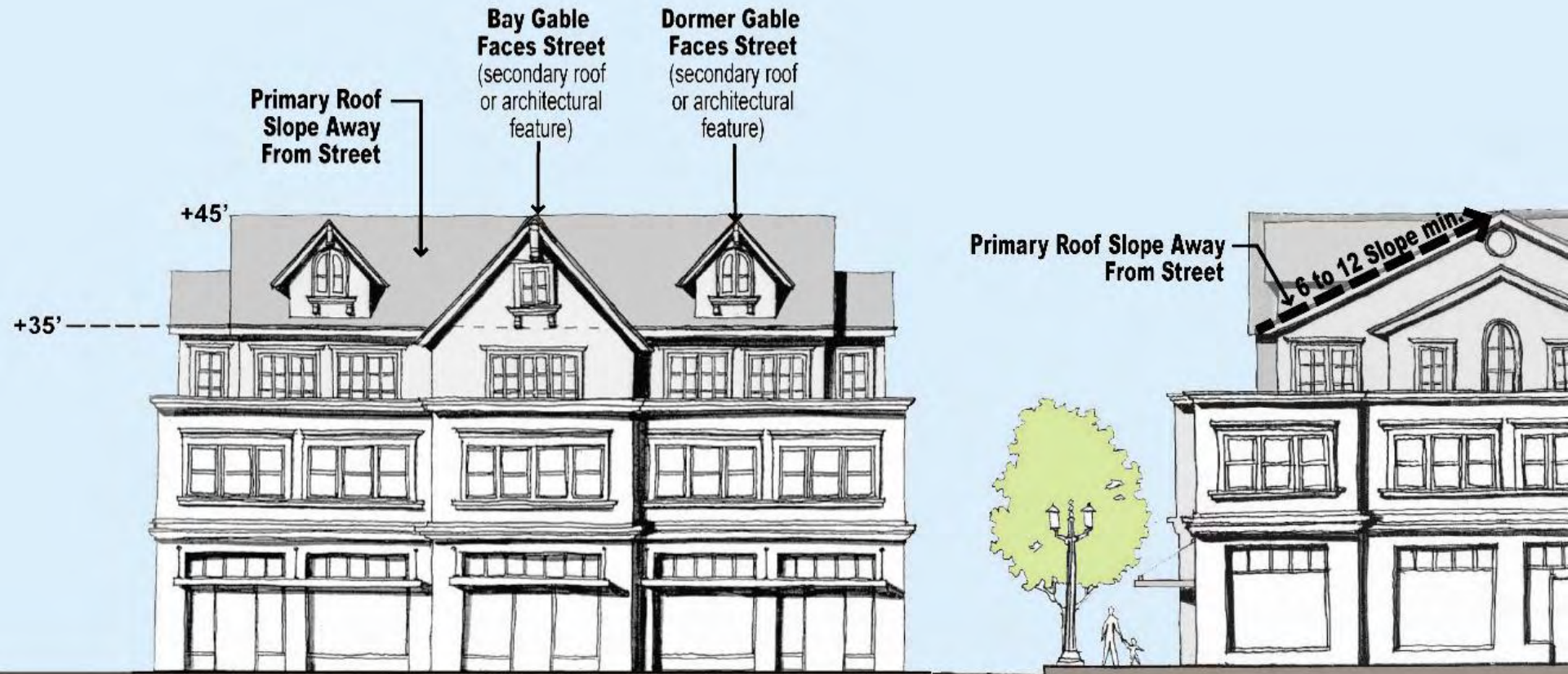
- Land improvement ratio:
 - ▣ Block 138 After Redev: 11% land to 89% improvement
 - ▣ Block 137 Before Redev: 77% land to 23% improvement



Design Standards



Roof Slope Away From Street



Foothills

