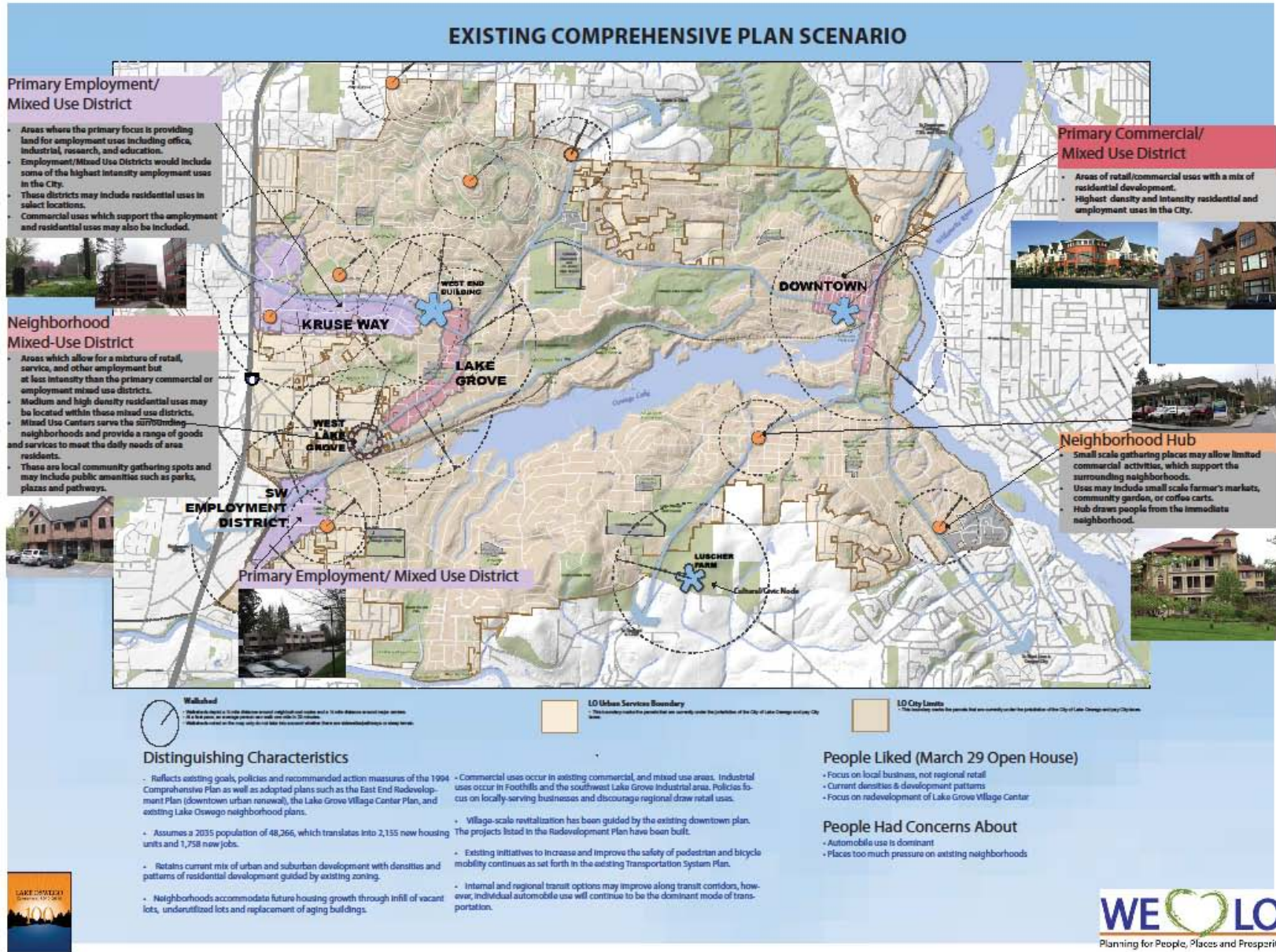


Reference Material C:



VILLAGE CENTERS SCENARIO

Primary Employment/ Mixed Use District

- Areas where the primary focus is providing land for employment uses including office, industrial, research, and education.
- Employment/Mixed Use Districts would include some of the highest intensity employment uses in the City.
- These districts may include residential uses in select locations.
- Commercial uses which support the employment and residential uses may also be included.



Primary Commercial/ Mixed Use District

- Areas of retail/commercial uses with a mix of residential development.
- Highest density and intensity residential employment uses in the City.



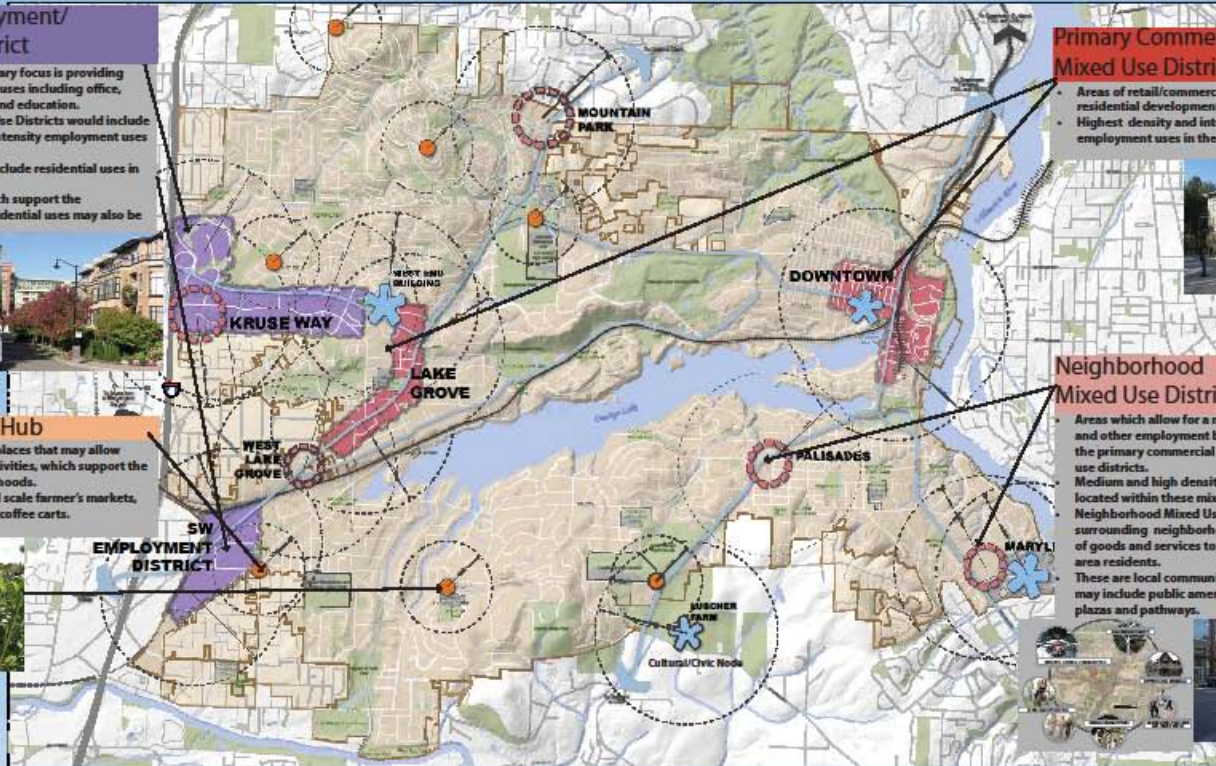
Neighborhood Hub

- Small scale gathering places that may allow limited commercial activities, which support the surrounding neighborhoods.
- Uses may include small scale farmer's markets, community garden, or coffee carts.



Neighborhood Mixed Use District

- Areas which allow for a mixture of retail, and other employment but at less intensity than the primary commercial or employment use districts.
- Medium and high density residential uses located within these mixed use districts.
- Neighborhood Mixed Use Centers serve the surrounding neighborhoods and provide a mix of goods and services to meet the daily needs of area residents.
- These are local community gathering spots that may include public amenities such as parks, plazas and pathways.



Walkshed
 • Walksheds depict a 1/4 mile distance around neighborhood nodes and a 1/2 mile distance around major centers.
 • It is a tool used to analyze proximity to walkable nodes.
 • Walksheds depend on the map only do not take into account whether there are obstacles/pathways or other factors.

LO Urban Services Boundary
 • This boundary marks the parcels that are currently under the jurisdiction of the City of Lake Oswego and pay City taxes.

LO City Limits
 • This boundary marks the parcels that are currently under the jurisdiction of the City of Lake Oswego and pay City taxes.

Distinguishing Characteristics

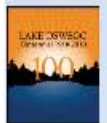
- Village-scale neighborhood centers and hubs provide a city-wide network of unique places, each offering different types of neighborhood services.
- Builds on the successful revival of the existing downtown and Lake Grove areas where programs are in place to encourage redevelopment and housing.
- Assumes a 2035 population of 51,981, which translates into 3,336 new housing units and 2,020 to 9,783 new jobs.
- Smaller mixed-use neighborhood centers are located in existing commercial areas and complement the two larger village centers. Public amenities including parks, plazas, and pathways encourage mixed use redevelopment in these areas.
- Hubs provide the opportunities for community gathering places that could include small neighborhood coffee carts, periodic farmers markets, or other neighborhood-scale events.
- Supports the concept of "20-minute neighborhoods" where residents can meet many of their needs for jobs, services and recreation within walking or biking distance of their home.
- Hubs are developed at select parks and schools or other areas identified by the community.
- Centers integrate a walkable urban form in a compatible manner in an otherwise low density residential city.

People Liked (March 29 Open House)

- Focus on pathways and bikeways
- Walkable neighborhoods
- Neighborhood Hub idea
- 20 minute neighborhoods
- Increased housing choices

People Had Concerns About

- Transportation options, both for and against streetcar, public transit, and difficulty of building pathways and bikeways
- Challenge of keeping the small village feel while more building more
- Is it economically feasible?



LOCONOMY SCENARIO

Neighborhood Hub

- Small scale gathering places may allow limited commercial activities, which support the surrounding neighborhoods.
- Uses may include small scale farmer's markets, community garden, or coffee carts.
- Hub draws people from the immediate neighborhood.



Primary Employment/Mixed Use District

- Areas where the primary focus is providing land for employment uses including office, industrial, research, and education.
- Employment/Mixed Use Districts would include some of the highest intensity employment uses in the City.
- These districts may include residential uses in select locations.
- Commercial uses which support the employment and residential uses may also be included.



Primary Commercial/Mixed Use District

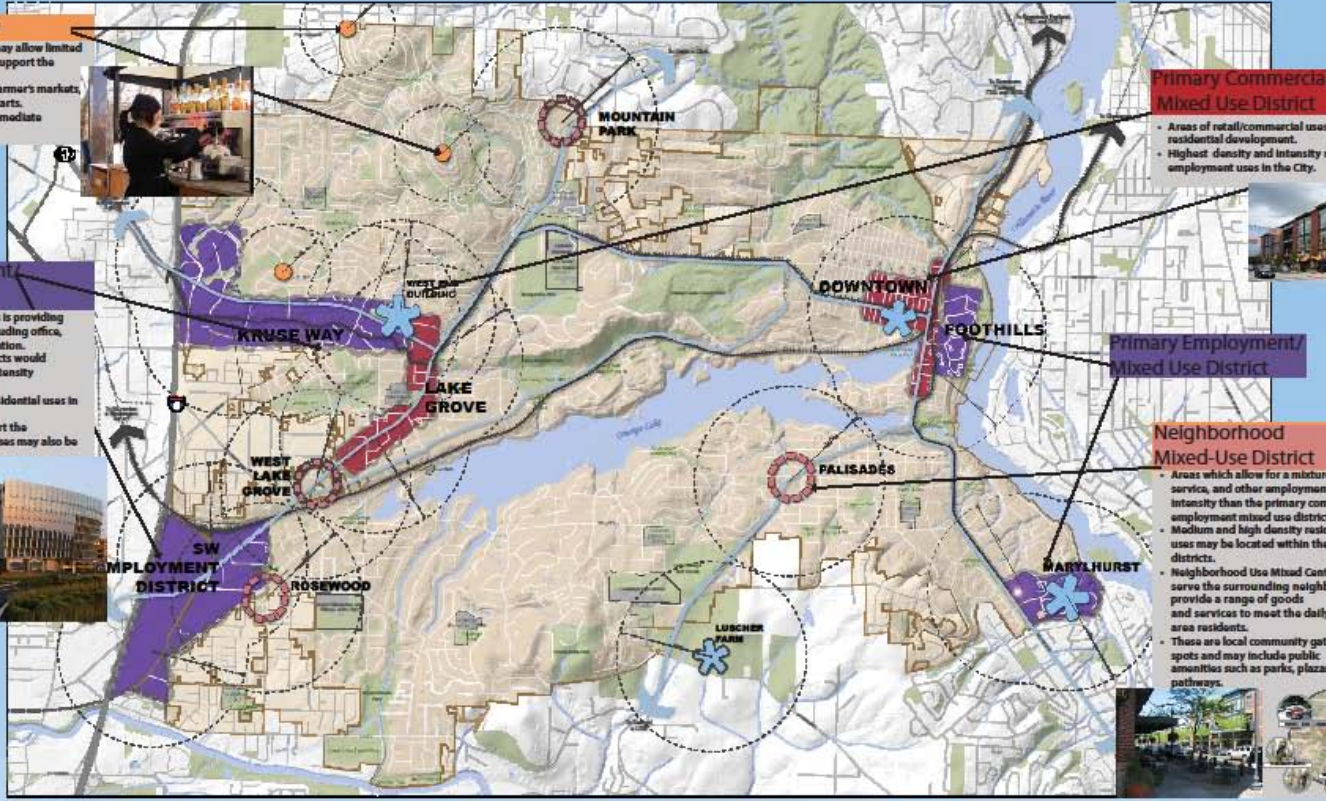
- Areas of retail/commercial uses residential development.
- Highest density and intensity employment uses in the City.



Primary Employment/Mixed Use District

Neighborhood Mixed-Use District

- Areas which allow for a mix of service, and other employment intensity than the primary employment mixed use district.
- Medium and high density residential uses may be located within the districts.
- Neighborhood Use Mixed Center serves the surrounding neighborhood provide a range of goods and services to meet the daily area residents.
- These are local community gathering spots and may include public amenities such as parks, plazas, pathways.



Walkshed
Walksheds depict a 1/2 mile distance around neighborhood centers as 1/2 mile distance around major centers, as a 1/4 mile radius for village centers and walk, and a 1/2 mile radius. Walksheds extend to the edge only if the area within the walkshed contains an employment or other use.

LO Urban Service Boundary
The boundary marks the general limit on services under the jurisdiction of the City of Lake Oswego and the City of Clackamas.

LO City Limits
The boundary marks the general limit on services under the jurisdiction of the City of Lake Oswego and the City of Clackamas.

Distinguishing Characteristics

- Provides for a prosperous community that is home to a rich mix of local employment opportunities, and locally-sourced goods and services.
- New housing in mixed-use areas are concentrated on the east and west ends of the city and provide a strong customer base for local businesses.
- Assumes a 2035 population of 51,981, which translates into 3,336 new housing units and 2,020 to 9,783 new jobs.
- Growth is directed to new mixed-use developments in established employment areas on the east and west ends of the city, reducing infill and redevelopment pressures existing neighborhoods.
- On the east end, Downtown, Foothills and Marylhurst develop into walkable, mixed-use centers for civic, commercial and cultural activities.

- On the west end, Kruse Way and the SW Industrial Area in West Lake Grove evolve into a regionally-competitive, 21st Century mixed-use center. Their close proximity to I-5 and high capacity transit attract new businesses and light industrial companies and professional service firms with a focus on regional, national and international markets.
- Existing commercial areas within neighborhoods develop into neighborhood centers that vary in size, scale and character, reflecting the aesthetics, values and needs of Transportation Improvements connect the city's east and west ends to each other, and to surrounding communities and markets.
- Local transit services connect the east and west ends to each other, and serve as a spine for future transit service to neighborhood centers. Walkways and bikeways connect neighborhoods to their adjacent commercial and employment centers.
- Regional high capacity transit service connects Lake Oswego to Portland, Beaverton, and the Clackamas area. The highway transportation systems links Lake Oswego to the region via the I-5, SR 217 and SR 43 corridors.

People Liked (March 29 Open House)

- Improved public transportation options
- Attracting more jobs
- Growth focused in mixed use centers and commercial corridors

People Had Concerns About

- Focus on public mass transit
- Challenge of keeping the small village feel while more building more
- Focus on Marylhurst seemed misplaced

