

Foothills District Framework Plan

Project Overview

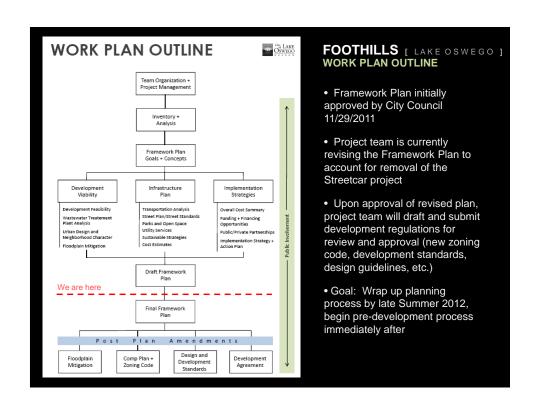
TCWTP CAC June 13, 2012



FOOTHILLS [LAKE OSWEGO] VISION STATEMENT

The Foothills District is Lake Oswego's greatest opportunity to provide the community with a significant riverfront presence. Building upon the recent success of Downtown Lake Oswego, the District will redevelop in a manner that knits Downtown Lake Oswego, Tryon Creek, Old Town, the Willamette River, and Oswego Lake together, and in the process will establish Lake Oswego's next great residential neighborhood. The District will possess a thriving, comfortable and inviting pedestrian environment, with clear and convenient connections to surrounding areas. A mix of uses including a variety of housing options, local retail to support the neighborhood, complimentary office types, and open space and recreational opportunities will provide vital activity not only within the District but also across State Street into Downtown. The plan will incorporate sustainability as a central tenet of the District, from the planning phase all the way through construction and operations. Given the many natural and man-made amenities that exist in and around the Foothills District, this new neighborhood will be unique and like no other found in the Portland area.







FOOTHILLS [LAKE OSWEGO] PREFERRED CONCEPT

APPROVED CONCEPT PLAN (11/29/2011)



FOOTHILLS [LAKE OSWEGO] PREFERRED CONCEPT

REVISED CONCEPT PLAN

Notable Changes:

- Removal of Streetcar
- Northern Portal moved from State/Terwilliger to State/D/E
- Reduced density assumptions, especially in southern district
- Reduced infrastructure costs



FOOTHILLS [LAKE OSWEGO TCWTP RECOMMENDATIONS

Maintain in current location, focus on making plant a good neighbor to current and future uses

Smart investment over time

Good Neighbor Criteria

Eco-District Potential

- Reclaimed water
- District Energy

FOOTHILLS [LAKE OSWEGO] TCWTP RECOMMENDATIONS

DRAFT FRAMEWORK PLAN RECOMMENDATIONS

- Build on previous studies, especially the Enhancement Master Plan (2007):
 - o Enclose Headworks (odor control)
 - o Add Organic Biofilters (odor control at Headworks, Primary Clarifiers)
 - o Cover Primary Clarifiers, Sludge Gravity Thickeners (odor control)
 - o Landscape Buffer Enhancement (aesthetic enhancement)
- Ensure Consistency with District Development/Design Standards
- Develop and meet "Good Neighbor" Design Criteria
- Explore District Energy/EcoDistrict opportunities such as water reuse, heated/chilled water, etc.

FOOTHILLS [LAKE OSWEGO] TCWTP RECOMMENDATIONS

"GOOD NEIGHBOR" CRITERIA

- · Eliminate odors that are detectable offsite.
- Provide a pleasing setting that supports neighborhood livability. Design facilities that complement their setting, or screen them from adjacent neighborhoods and natural areas.
- Minimize potential negative impacts of development and construction activity at the WWTP on surrounding neighborhoods.
- Link the Tryon Creek WWTP with trails and other recreational facilities and programs along the Willamette River and Tryon Creek.

FOOTHILLS [LAKE OSWEGO] TCWTP RECOMMENDATIONS

"GOOD NEIGHBOR" CRITERIA

- Promote the use of reclaimed water, onsite and in the community, conserving potable water supplies.
- Protect the water quality of the Willamette River, and protect and enhance Tryon Creek and other nearby natural resources
- Promote sustainable practices and apply "green building" design standards, construction methods, and materials
- Seek out partnerships with adjacent development projects to pursue district energy opportunities, including heated and chilled water loops and on-site power generation, and determine the financial viability of District energy and water reuse systems.

FOOTHILLS [LAKE OSWEGO] IMPLEMENTATION RECOMMENDATIONS

Early Action Items (2-3 years)

- Foothills District Development Standards
- Odor Control Headworks, Primaries

Mid to Long Range Action Items (3 years +)

- Implement long-term Facilities Plan
- Pursue Good Neighbor upgrades as part of phased plant improvements over time
- Identify need for/acquire additional property (e.g., additional parcels to the west)

FOOTHILLS [LAKE OSWEGO] NEXT STEPS

July 10, 2012

• City Council Hearing - Revised Framework Plan

July/August 2012

- Draft Regulatory Amendments Package
- Urban Renewal Area Formation
- Development Agreement Negotiations
- TCWTP IGA Terms

August/September 2012

- Adopt Regulatory Amendments
- Adopt Urban Renewal Area
- Approve Agreements

Late 2012 - Ongoing

• Begin Development Process



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