



# Highway 43 Evaluation Tour

June 6, 2024

## VISION43 Goals

The overarching focus of the VISION43 project is to create a vibrant destination corridor where living, shopping, relaxation, recreation, and entertainment meet.

### Create a New Community Vision for Highway 43

- Promote development of diverse housing options, parks, shops, and workspaces for people of all ages, incomes, and abilities
- Identify Necessary Zoning Changes to Implement the Community's Vision
- Facilitate the development of thriving mixed uses that cater to the community needs, contributing to a vibrant local economy.

### Ensures Safe Crossing Points and Neighborhood Connections

- Identify near-term and long-term safe crossing points on Highway 43 for all modes of transportation.
- Establish pedestrian connections that seamlessly link residents to essential goods and services and to neighboring communities, enhancing overall connectivity.

### Amend Development Code to Align with the Vision

## Evaluation Tour Objectives:

- To observe the current land-use conditions along the Highway 43 corridor with discussions focused on zoning changes, design standards, underutilized properties, the pedestrian environment, and neighborhood connectivity.
- To identify areas that require attention and explore potential avenues for improvement.
- To brainstorm strategies for enhancing commercial businesses and pedestrian connections along the highway.

## Itinerary:

Stop 1: 5639 Hood Street - West Linn Shopping Center

Stop 2: 6000 Failing Street, Bolton Fire Station

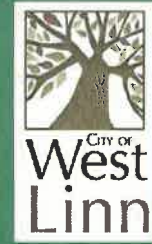
Stop 3: 20390 Willamette Drive, West Linn Lutheran Church

Stop 4: 19133 Willamette Drive, Walmart

Stop 5: 18790 Willamette Drive, Old McDonald's

Stop 6: 390 N State Street, Lake Oswego Wizer Blocks

# Vision 43 Project Area



## Vision43 Approximate Project Area



## COMPARING CITY PROPERTY TAX (PT) RATES IN CLACKAMAS COUNTY (CC)

City	Population	Assessed Value (AV) in Clackamas County	Percentage of AV from Industrial and Commercial Prop.	City Permanent Property tax rate	City Total Tax Rate w/o Fire *	CC only Estimated Tax Revenue For City (without fire)	PT Revenue Per Capita
Lake Oswego	40,411	\$ 8.7B	13%	4.97	2.48	\$ 21.7M	\$ 538
Milwaukie	20,946	\$ 2.5B	28%	4.14	4.14	\$ 10.2M	\$ 488
Oregon City	37,411	\$ 3.8B	15%	4.41	4.41	\$ 17M	\$ 453
Wilsonville	26,519	\$ 4.2B	29%	2.52	2.52	\$ 10.5M	\$ 396
<b>West Linn</b>	<b>27,420</b>	<b>\$ 4.3B</b>	<b>6%</b>	<b>2.12</b>	<b>2.12</b>	<b>\$ 9.1M</b>	<b>\$ 333</b>
Gladstone	11,978	\$ 1.1B	15%	4.82	3.32	\$ 3.7M	\$ 309

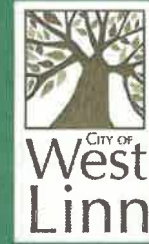
\* Note: The Cities of West Linn, Wilsonville, Milwaukie, and Oregon City all have separate fire districts with their own levy. The fire levy is \$2.1127 for West Linn and Willsonville and \$2.4839 for Milwaukie and Oregon City. Since Lake Oswego and Gladstone fire rate is included in their city rate, an assumed rate of \$2.4839 was used to attempt to fairly compare service levels.

### West Linn's low property tax revenue

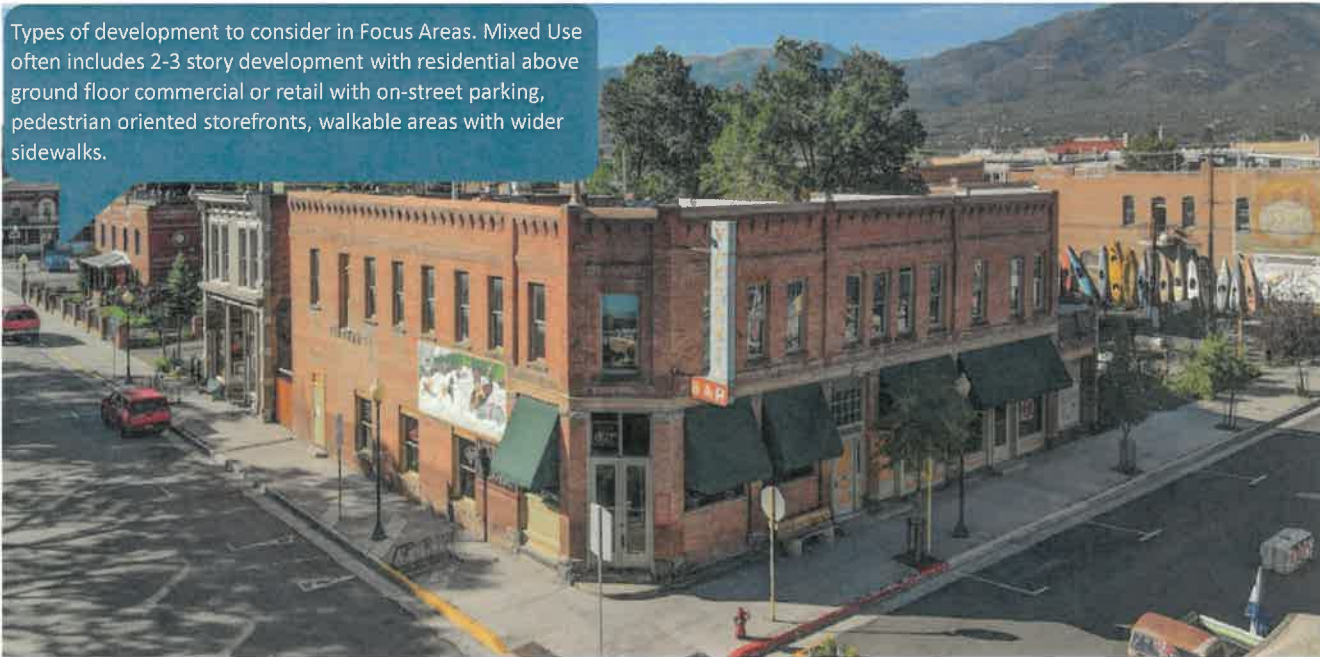
Here's the most important fact about property taxes in West Linn that almost no one knows: our City government receives lower tax revenue per capita than almost any other city in the Portland region. There are two main reasons for this:

- Low Tax Rate:** First, when Oregon's property tax system was drastically changed in the 1990s, West Linn's property tax base rate was permanently frozen at a low level. As a result, a very small share of your tax bill, only about 12%, goes to the City of West Linn – an owner of a house with an assessed value (not real market value) of \$600,000 pays \$1,272 to West Linn. That same house located in Lake Oswego pays \$2,982 to their city.
- Less Diverse Tax Base:** Second, neighboring cities like Wilsonville, Oregon City, Tualatin, Milwaukie, and Lake Oswego have large commercial and industrial districts which provide significant property taxes to supplement those from homes. These areas are valuable, and much desired by most communities, because they generate taxes but have mostly low demands on general government services. West Linn has smaller, lower-density commercial areas and only one large industrial business, so revenues are significantly more limited per capita. *The chart above provides more detail on this situation.*

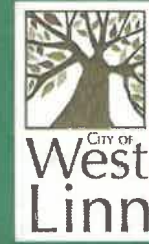
# Mixed use & Town center EXAMPLES



Types of development to consider in Focus Areas. Mixed Use often includes 2-3 story development with residential above ground floor commercial or retail with on-street parking, pedestrian oriented storefronts, walkable areas with wider sidewalks.



# *Housing* EXAMPLES



A mix of medium to higher density housing is generally more compatible with walkable, mixed-use areas.

# Public Gathering Spaces

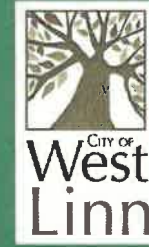
# EXAMPLES



Public/gathering spaces may include landscaping and street trees, outdoor seating, public plazas with seating, variety of paving materials, different types of lighting

# Mobility and Connectivity

## EXAMPLES



### TYPES OF MOBILITY OPTIONS TO CONSIDER



*Walk/Pedestrian*



*Bike*



*Car*



*Public Transit*



*Other*



### CONNECTIVITY CONCEPTS



*Bike/Pedestrian Crossings*



*Trail Connections*



*Other*

Development patterns support different mobility options. The types of connections to surrounding neighborhoods, parks, trails and other existing nearby amenities create a sense of place and connectivity.



# Highway 43 Evaluation Tour

## June 6, 2024

### Stop 1: 5639 Hood Street - West Linn Shopping Center



**Zoning: General Commercial, Office Business Center, R-4.5, R-5**

2023 tax revenue for West Linn Shopping Center (Five Spice Bldg, 3.1 acres) \$352,225

- Existing assets include Library, Burnside Park, Maddox Woods Park, and McLean House
- Continue redevelopment and access/connectivity improvements to the West Linn Central Village.
- Some vacant and underutilized properties in the area have redevelopment potential.
- Potential Town Center under Climate-Friendly and Equitable Communities (CFEC) to optimize transit connections.
- A mix of medium to higher density housing is generally more compatible with walkable, mixed-use areas. Consider areas for “middle housing” such as duplexes, triplexes, and townhomes or low-rise apartments/condos.
- The City can consider different design options (design standards) for various housing types.

### Questions:

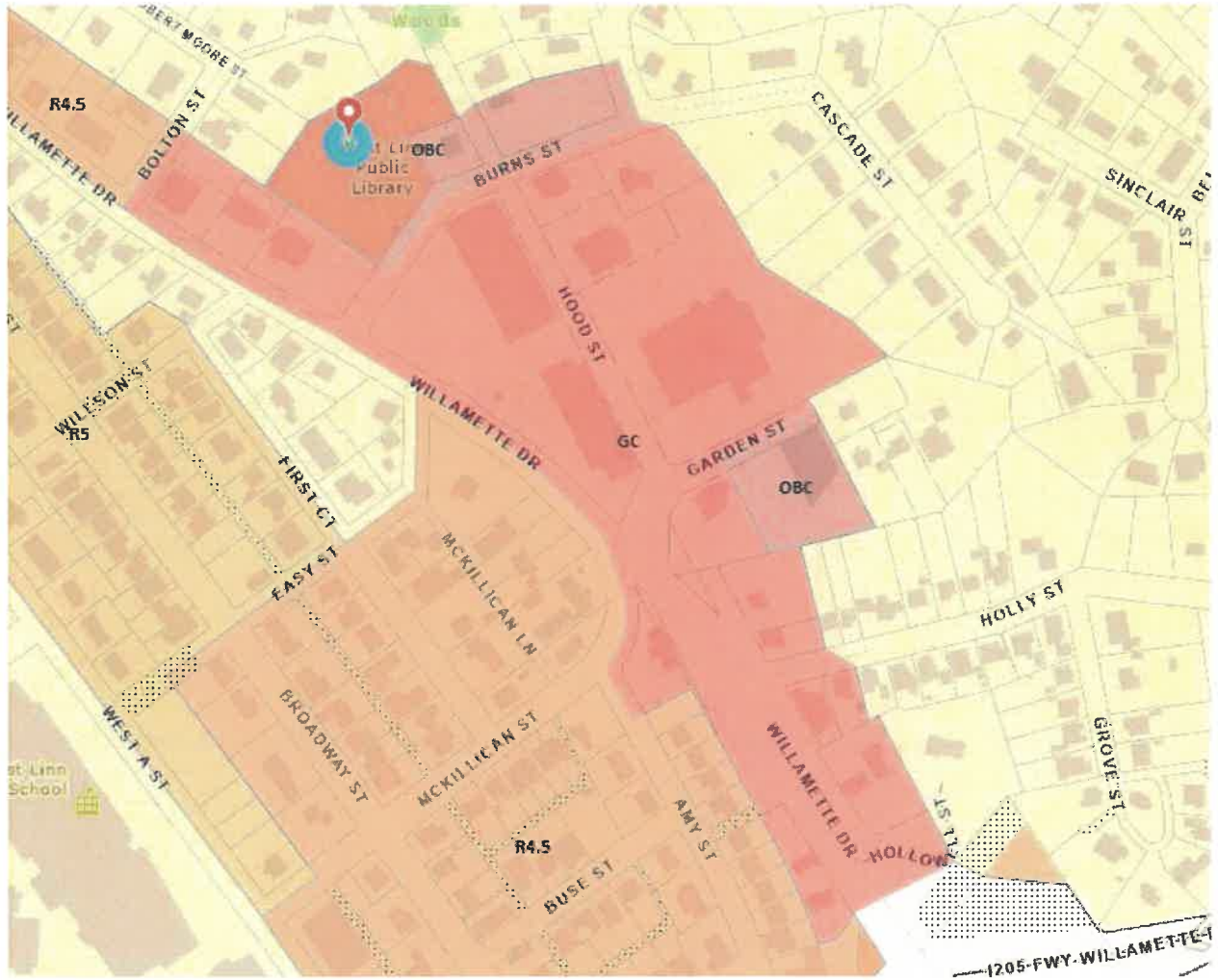
What do you think about this development?

What do you like?

What could be improved?









## Highway 43 Evaluation Tour

### June 6, 2024

#### Stop 2: 6000 Failing Street, Bolton Fire Station



**Zoning: General Commercial, R-4.5, R-5, R-10**  
2023 tax revenue for 21550 Willamette Dr (across the street from the fire station, 0.6 acres)  
\$26,112

- Existing assets include Bolton Fire Station, Caufield St property, and Buck St property.
- Historic Bolton Fire Station has significant redevelopment potential and can be a seed to grow this area into a vibrant mixed-use area.
- Underutilized parking that has redevelopment potential area into a vibrant mixed-use area.
- 6 historic landmark houses in area.

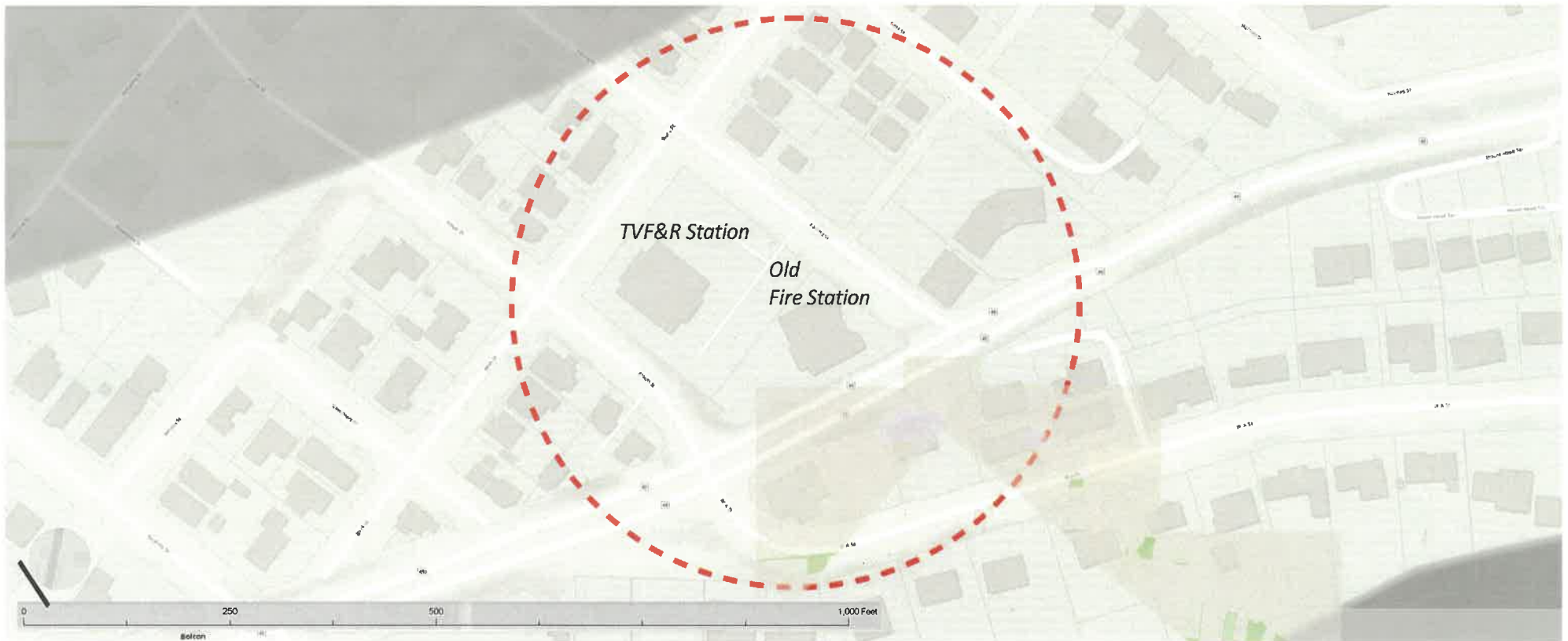
#### **Questions:**

What types of uses would you rather see?

What types of design standards might be a good fit for this site?

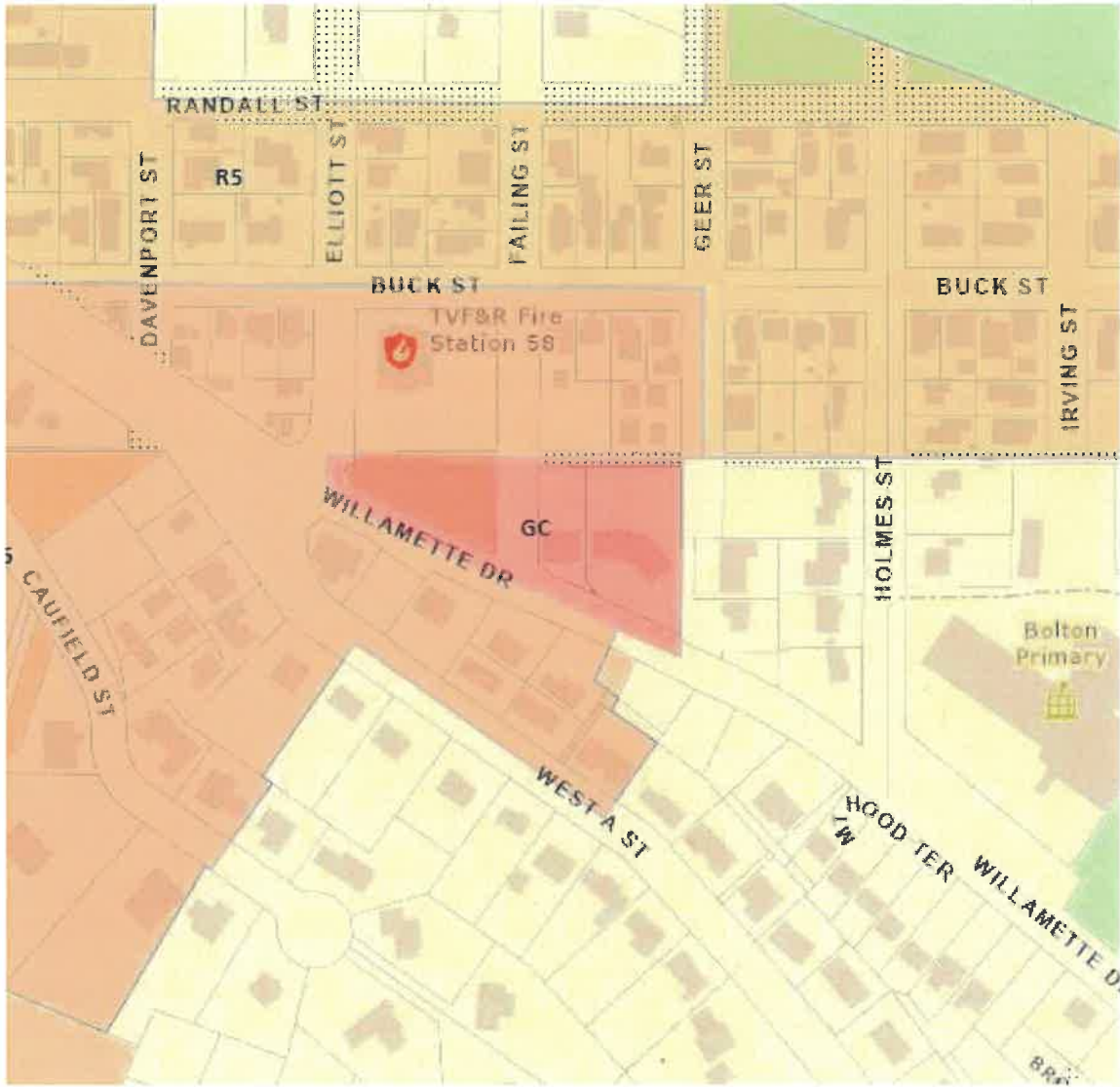
# Focus AREA 3

Focus areas are primary areas to focus land use changes, connectivity/access, where we envision the most impact from rezoning.



City-owned, historic firehouse has a significant redevelopment potential and can be a seed to grow this area into a vibrant mixed-use area. Underutilized parking that has redevelopment potential.







## Highway 43 Evaluation Tour

June 6, 2024

Stop 3: 20390 Willamette Drive, West Linn Lutheran Church



**Zoning: R-10**

Size 2.8 acres

- West Linn Lutheran Church property is a large site with underutilized area and redevelopment opportunity, particularly for housing. Note that faith-based organizations are increasingly providing housing, so may be worth exploring opportunities and partnerships here.
- Consider areas for “middle housing” such as duplexes, triplexes, and townhomes or low-rise apartments/condos in the surrounding area.
- The City can consider different design options for various housing types.
- Existing Hidden Springs Trail may be extended and connected to Mary S Young Park.

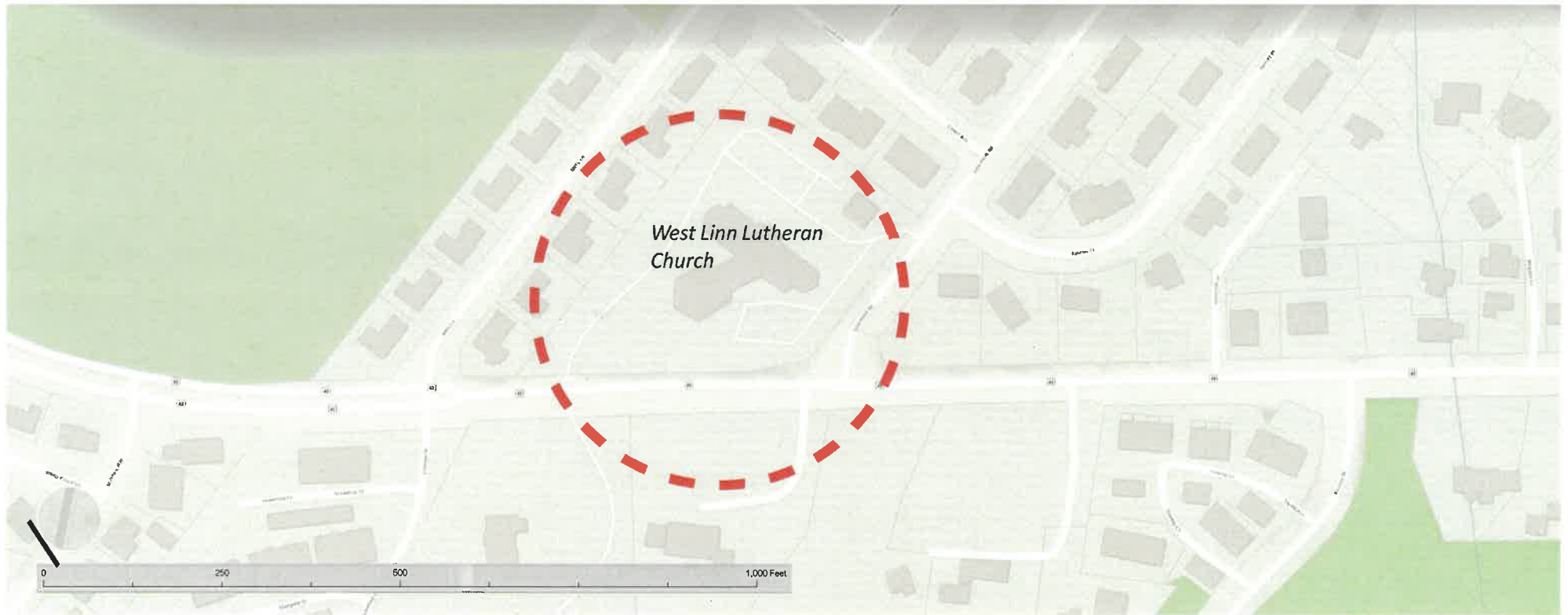
### **Notes:**

Not suggesting any changes to this or any other church sites. Ensure that zoning changes implemented as part of VISION43 incorporate the option for housing to be built on these sites.

Many churches view the construction of affordable housing as aligned with their mission.

# Focus AREA 2

Focus areas are primary areas to focus land use changes, connectivity/access, where we envision the most impact from rezoning.



Primarily focused around the West Linn Lutheran Church. Church property is a large site with underutilized area and redevelopment opportunity, particularly for housing. Also note that faith-based orgs are increasingly providing housing, so may be worth exploring opportunities and partnerships with the church here.









## Highway 43 Evaluation Tour

June 6, 2024

Stop 4: 19133 Willamette Drive, Walmart



**Zoning: General Commercial**

2023 tax revenue for Walmart Complex (6 acres)  
\$235,400

- Potential town center under CFEC.
- Under used area have significant redevelopment potential.
- .72 acres City-owned open space adjacent to Walmart with stream.
- Walling Circle has the potential to split properties to provide Willamette Drive frontage for mixed-use or multi-family uses.
- Community Center/Robinwood Station nearby. Create connectivity to asset.

**Notes:**

Notice that although this site is one large 6-acre complex, the pedestrian environment feels very disconnected, difficult to navigate, and a unsafe.



## Highway 43 Evaluation Tour June 6, 2024

### Stop 5: 18790 Willamette Drive, Old McDonalds and Sourdough Willys



**Zoning: General Commercial, R4.5, R-10**

2023 tax revenue for Sourdough Willys (.33 acres) \$3,000

2023 tax revenue for McDonalds (1.3 acres) \$26,500

- Vacant buildings will be redeveloped soon in some capacity.
- Robinwood Community Park nearby asset



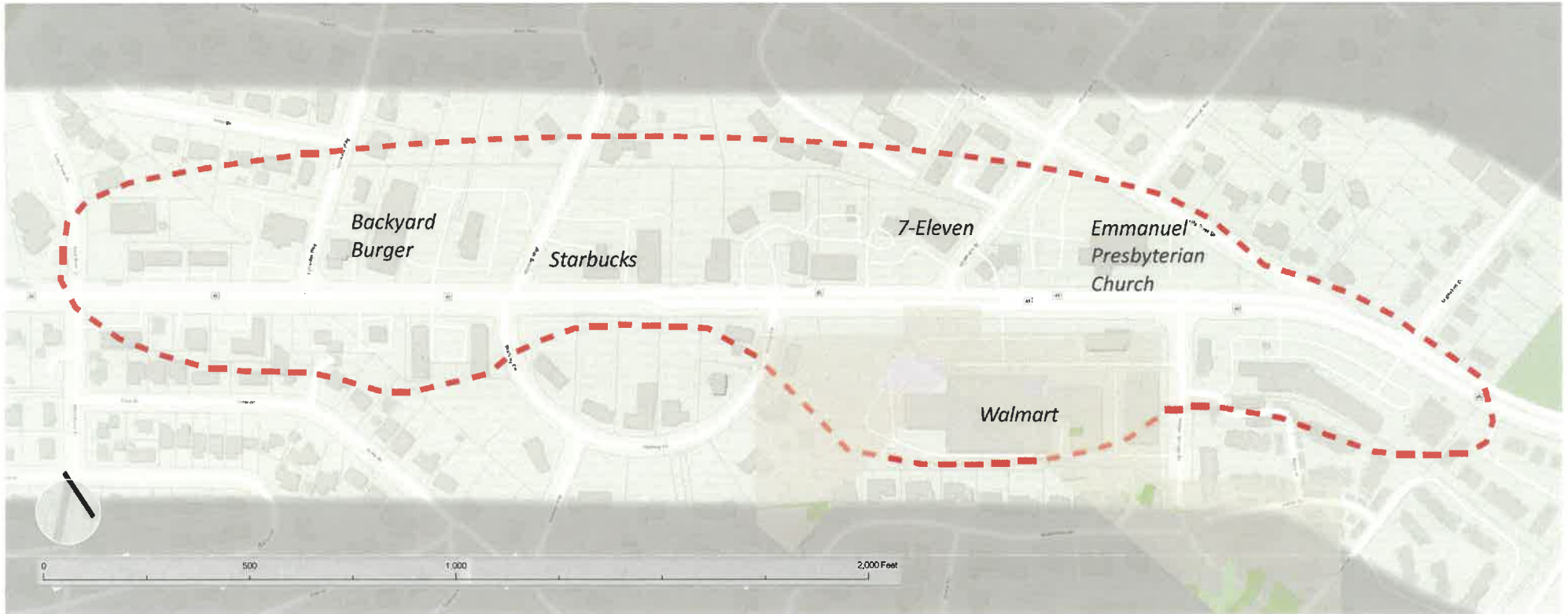
### **Notes:**

Underutilized site. Without zoning changes this site may remain a drive-thru restaurant.

What creative ideas would you like to see in this space?

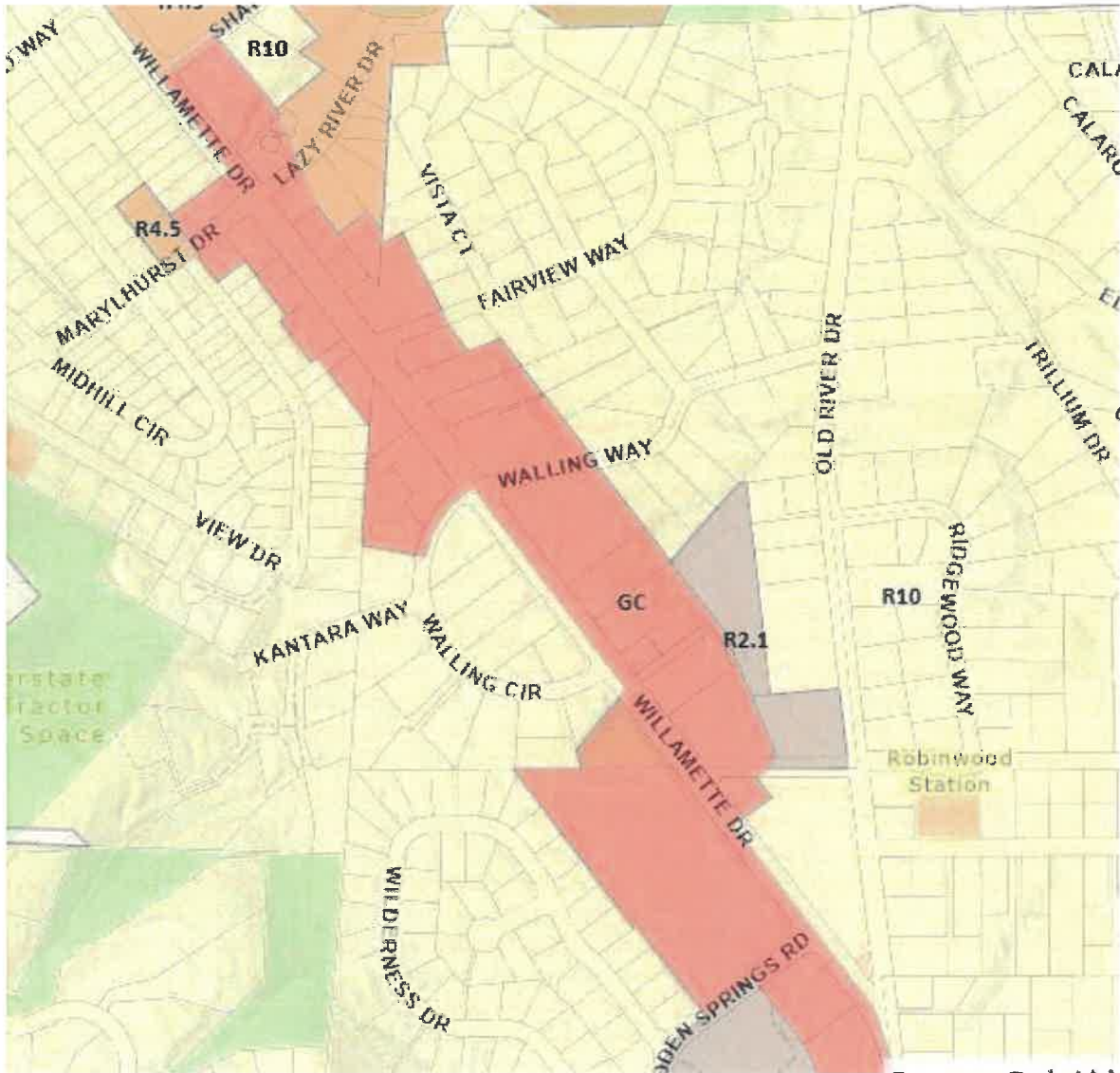
# Focus AREA 1

Focus areas are primary areas to focus land use changes, connectivity/access, where we envision the most impact from rezoning.



Focus area 1 runs from Marylhurst Drive to Hidden Springs Drive and includes most adjacent properties that have frontage on OR43. Some under used parking area and vacant buildings that may have redevelopment potential.







## Highway 43 Evaluation Tour June 6, 2024

Stop 6: 390 N State Street, Lake Oswego Wizer Blocks



**Zoning: Mixed Use and General Commercial**

2023 tax revenue for East Commercial-only Bldg (1.42 acres)  
\$591,742

2023 tax revenue for West Building 3 (.58 Acres) \$478,908

- 4-story mixed use development
- Design standards.

**Notes:**

How do you feel as a pedestrian on this site compared to walking around the Walmart site in West Linn?

Why does it feel different?

Do the buildings feel out of scale for the size of the development?

Where is the parking?



STATE STREET - 1987



NORTH

# LAKE GROVE URBAN RENEWAL AREA



## LAKE OSWEGO REDEVELOPMENT AGENCY

### LAKE GROVE VILLAGE CENTER

Martha Bennett, Executive Director  
Sidaro Sin, Redevelopment Manager

#### Urban Renewal Area (URA) Summary:

- Date URA was created - 2012
- Size of URA - 172 acres
- Maximum Indebtedness - \$36m
- 2012 assessed property value - \$151m
- 2023 assessed property value - \$372m
- Annual tax increment revenue received in 2023 - \$3m
- Estimated amount back to Lake Oswego after URA closes - \$1.4m
- Estimated closing date - 2032
- Projects completed as of 2023 - 1 (Boones Ferry Road Phase 1)
- Projects to be completed:
  - Boones Ferry Road Phase 2
  - Public Parking

[www.lakeoswego.city/lora/lake-oswego-redevelopment-agency](http://www.lakeoswego.city/lora/lake-oswego-redevelopment-agency)

May 2023



1979

1979: Lake Oswego Redevelopment Agency (LORA) was created to manage urban renewal areas

2003-2012

### Visioning & Planning

- 2003 - 2008: The Lake Grove Village Center Plan Vision and adoption of plan
- 2008: Adoption of the Lake Grove Village Center Overlay District and Design Standards
- 2012: Lake Grove Village Center Urban Renewal Plan adoption. The Plan included two projects; Boones Ferry Road roadway improvements and public parking.

### Boones Ferry Road Phase 1

- Cost: \$38.1m (\$30.7m LORA and the balance from other sources)
- Type: Public
- Developer: LORA/City
- Purpose:
- Provide a safe, welcoming pedestrian and bicycle environment
  - Support vehicle safety and local businesses
- Summary:
- 6,600 feet of bike lanes
  - 5,000 feet of asphalt
  - 7,100 feet of stormwater pipe
  - 56,000 feet of underground utility conduit
  - 4,300 feet water pipe
  - 3 new signalized intersections
  - 56 accessible curbs
  - +6,000 shrubs, plants and trees
  - 23 crosswalks
  - 9,000 feet of ADA compliant sidewalks

2021

### Boones Ferry Road Phase 2 & Public Parking

- Cost: TBD
- Type: Public
- Developer: LORA/City
- Purpose:
- Public Parking
  - Street, sidewalk, utility, pedestrian improvements

TBD

# LAKE GROVE URBAN RENEWAL AREA

2032

### Urban Renewal Area Closes

- \$36m maximum indebtedness
- \$502m in Assessed Property Value (estimated)
- \$1.4m returned to City General Fund (estimated)
- Projects completed as of 2023:
  - Boones Ferry Road Phase: 1

2000

2010

2020

2030



**BOONES FERRY ROAD PROJECT AREA MAP**

- Street & Sidewalk Improvements
- Utility Improvements
- New Signalized Intersection with Pedestrian Crossing
- New Pedestrian Crossing
- Improved Signalized Intersection with Pedestrian Crossing

WWW.LAKEOSWEGO.CITY

NORTH

# LAKE OSWEGO URBAN RENEWAL AREA



## LAKE OSWEGO REDEVELOPMENT AGENCY

### EAST END REDEVELOPMENT PLAN

Martha Bennett, Executive Director  
Sidaro Sin, Redevelopment Manager

#### Urban Renewal Area (URA) Summary:

- Date URA was created - 1986
- Size of URA - 158 acres
- Maximum Indebtedness - \$93.9m
- 1987 assessed property value - \$55.6m
- 2023 assessed property value - \$441m
- Annual tax increment revenue received in 2023 - \$6.2m (estimated)
- Property tax revenue amount returned back to City of Lake Oswego after URA closes - \$2.2m (estimated)
- Estimated closing date - 2028
- Projects completed as of 2023 - 66:
  - 8 redevelopment projects
  - 10 street/infrastructure
  - 4 parks
  - 44 facades

[www.LakeOswego.City/lora/lake-oswego-redevelopment-agency](http://www.LakeOswego.City/lora/lake-oswego-redevelopment-agency)

May 2023

**1979-2004 Visioning & Planning**

- 1979: Lake Oswego Redevelopment Agency (LORA) and Urban Renewal Area created
- 1986: East End Redevelopment Plan (EERP)
- 1987: \$55.7m Assessed Value
- 1988: Urban Design Plan
- 1995-1998: Downtown Redevelopment Design District and Zoning Code
- 2004 EERP updated to include 22 projects
- During this time, LORA was focused on site acquisitions and land assembly in order to facilitate redevelopment of these sites.

# LAKE OSWEGO URBAN RENEWAL AREA

**2000 Millennium Plaza Park**



**Cost:** \$7.7m  
**Type:** Public  
**Developer:** LORA  
**Acres/Uses:** 1.9 acres  
**Summary:**

- "Community Living Room" South Anchor
- Plaza, art, pergola facility, bocce court, Farmers' Market

**2008 Sundeleaf Plaza**



**Cost:** \$3.5m  
**Type:** Public  
**Developer:** LORA  
**Acres/Uses:** 0.5 acres  
**Summary:** Plaza, lake view, art, restroom facility, storm swale

**City Hall**



**Cost:** \$43.5m  
**Type:** Public  
**Developer:** LORA  
**SF/Uses:** New Civic Plaza and 73,000 sf of total building for City Hall and Police. The building also includes 13,000 sf of secured parking and 2,700 sf of retail for the Booktique and Lake Oswego Arts Council.  
**Parking:** 148 spaces  
**Summary:**

- Enhances civic presence in downtown
- Urban renewal funds and capital reserves
- Seismically resilient, energy efficient, built to LEED Gold standard

**2021**

**Urban Renewal Area Closes**

- \$93.9m maximum indebtedness
- \$531m in Assessed Property Value (estimated)
- \$2.2m returned to City General Fund (estimated)
- 67 projects completed:
  - Developments: 9
  - Streets: 10
  - Parks: 4
  - Facades: 44

**2028**

**1979 2000 2010 2020 2030**

**Main Fire Station**

**1993**



**Cost:** \$1.3m  
**Type:** Public  
**Developer:** LORA  
**SF/Uses:** 11,200 sf, Administrative offices, backup Emergency Operations Center, fire fighter crew quarters, conference room  
**Parking:** 18 spaces and 4 truck apparatus bays  
**Summary:**

- The fire station was moved to 3rd St and B Ave after LORA purchased block 138 (First St & A Ave) for redevelopment purposes.

**2003 Lake View Village**



**Cost:** \$35m (\$7.9m from LORA)  
**Type:** Private/Public  
**Developer:** Gramor Development  
**SF/Uses:** 50,000 sf Retail & Restaurants, 38,000 sf office  
**Parking:** 4 levels structured - 366 total spaces/ 50% public parking  
**Summary:**

- Hidden parking structure - LORA owns parking structure and enforces time limits, Gramor manages and maintains it
- Development Agreement retail on ground floor

**2001 A Avenue**



**Cost:** \$2.9m  
**Type:** Public  
**Developer:** LORA  
**LF:** Approximately 1,000 lineal feet of sidewalk and roadway between State Street and 3rd Street  
**Summary:** Improvements include: landscaped medians, sidewalk extensions, benches, bike racks, decorative streetlights, bollards, basalt sitting walls, na obelisk with a fountain, planters and undergrounding of utilities.

**2018 The Windward**



**Cost:** \$106m (Up to \$5.25m from LORA)  
**Type:** Private/Public  
**Developer:** PHK Development, Inc.  
**SF/Uses:** 200 apartments, 42,000 sf retail/office in three buildings  
**Parking:** 2 levels of underground parking; 430 total spaces, including 135 public spaces  
**Summary:**

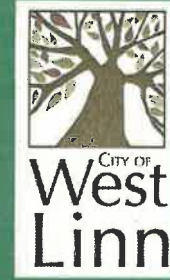
- Includes an east-west public pathway
- Concurrently with the development, LORA rebuilt 2nd Street using the same contractor

**2024 North Anchor (anticipated)**



**Cost:** TBD (Up to \$2m from LORA)  
**Type:** Private/Public  
**Developer:** Urban Development + Partners  
**SF/Uses:** 83 room boutique hotel, 67 unit apartment, 6,000 sf retail  
**Parking:** Combination of on and off-site parking: 75 hotel spaces and 76 residential/retail spaces  
**Summary:**

- Complements Millennium Plaza Park, Lake View Village and the Windward to the south (the "South Anchors")
- Reinforces 1st Street as a pedestrian friendly shopping district



*Thank You For*  
**ATTENDING**

*Scan to  
visit the  
project  
Webpage*

