

LAKE VIEW VILLAGE

Location

State Street (Highway 43) and A Avenue, Lake Oswego

Project description

Lake View Village fulfilled expectations by bringing people and business back to downtown Lake Oswego. It is a gracefully designed three-acre mixed-use project that includes 50,000 square feet of ground-floor retail, four floors of structured parking and office space on the top two floors.

Lessons learned

- Minimize public risk by writing a clear contract and limiting financial investment to specific pieces of the project.
- Do the project the right way, not the easiest way. A project that meets long-term public and private expectations makes future projects much more likely.
- Consider property condemnation and public purchase. Although these development tools are often perceived as heavy-handed, they can actually be fair, effective, and ensure that private property owners get fair market value for their property.

Project team

Public agency contact: Bob Galante, economic development director, Lake Oswego, (503) 635-0235

Developer: Barry Cain, Gramor Development, (503) 245-1976, www.gramor.com.

Architect: Michael Lee, Sienna Architecture Co., www.archsienna.com

Retail tenants: Manzana Grill, Zeppo, Pendleton, Peet's Coffee, Sur La Table

Leasing: Gramor Development

Timeline

1986	Lake Oswego Downtown Redevelopment Plan approved
1999	Adjacent Millennium Plaza Park opens
2001	Plans presented to public
2002	Construction begins
2003	Doors open

Physical description

Site size: 2.5 acres

FAR: 2.6:1

Number of stories: 3

Parking spaces: 366

Distance to transit: Lake View Village is served by five TriMet lines and is three blocks from the Lake Oswego Transit Center

Residential units: 0

Retail and restaurant area: 50,000 square feet

Office area: 50,000 square feet

Residential area: 0

DU/acre: NA

Rental units: NA

Average rent: NA

Sale units: NA

Average sale price: NA

For a complete case study on any of these higher-density, mixed-use projects, call Kelley Webb at (503) 797-1894 or send e-mail to webbk@metro.dst.or.us.

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