

ORDINANCE 2753

AN ORDINANCE OF THE CITY OF LAKE OSWEGO AMENDING SECTIONS 50.04.002, 50.05.007, AND 50.07.003.13 OF THE COMMUNITY DEVELOPMENT CODE FOR THE PURPOSE OF IMPLEMENTING THE BOONES FERRY ROAD PROJECT (LU 17-0028).

WHEREAS, notice of the public hearing for consideration of this Ordinance was duly given in the manner required by law; and

WHEREAS, a public hearing before the Planning Commission was held on August 28, 2017, at which the staff report, testimony, and evidence were received and considered; and

WHEREAS, the Planning Commission has recommended that amendments to the Lake Oswego Community Development Code (Chapter 50) in order to implement the Boones Ferry Road Improvement Project (BFR Project) be approved by the City Council; and

WHEREAS, a public hearing on LU 17-0028 was held before the City Council of the City of Lake Oswego on October 3, 2017, at which the recommended code amendments, staff report, testimony, and evidence were received and considered; and

WHEREAS, the Council finds that the proposed amendments support completion of the BFR Project consistent with the Lake Grove Village Center (LGVC) Plan, by maintaining an adequate parking supply within the LGVC Town Center, reducing regulatory burdens on commercial property owners impacted by the BFR Project, and protecting the adjacent residential neighborhoods from negative impacts to the extent possible;

The City of Lake Oswego ordains as follows:

Section 1. The City Council hereby adopts the Findings and Conclusions (LU 17-0028), attached as Attachment A.

Section 2. The Lake Oswego Code is hereby amended by adding the new text shown in **underlined** type and deleting text shown in ~~striketrough~~ type in Attachment B.

Section 3. Attachments C, D.1 and D.2 are hereby adopted as the attachments referred to by the same numbers in the new Code text adopted under Section 2 of this ordinance.

Section 4. Severability. The provisions of this ordinance are severable. If any portion of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. Effective Date. As provided in Section 35.C. of the Lake Oswego Charter, this ordinance shall take effect on the thirtieth day following enactment.

Enacted at the meeting of the Lake Oswego City Council of the City of Lake Oswego held on the 7th day of November, 2017.


AYES: Mayor Studebaker, Manz, Gudman, LaMotte, Kohlhoff

NOES: None

ABSENT: None

RECUSE: Buck

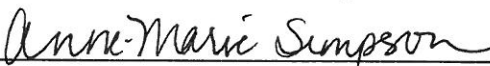
EXCUSED: O'Neill



Kent Studebaker, Mayor

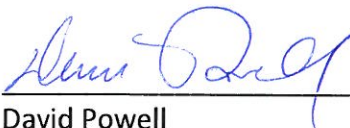
Dated: November 9, 2017

ATTEST:



Anne-Marie Simpson, City Recorder

APPROVED AS TO FORM:



David Powell
City Attorney

BEFORE THE CITY COUNCIL

OF THE CITY OF LAKE OSWEGO

A REQUEST FOR LEGISLATIVE TEXT) LU 17-0028
AMENDMENTS TO THE COMMUNITY) (CITY OF LAKE OSWEGO)
DEVELOPMENT CODE TO IMPLEMENT) FINDINGS AND CONCLUSIONS
THE BOONES FERRY ROAD PUBLIC)
TRANSPORTATION PROJECT.

NATURE OF APPLICATION

This application proposes legislative text amendments to the Community Development Code (CDC), for the purpose of implementing the Boones Ferry Road public transportation project (BFR Project), that:

- Modify the 50-foot Special Street Setback for a specific section of Boones Ferry Road to reflect the BFR Project (LOC 50.02.004);
- Allow project mitigation outside the public right-of-way when directly associated with public transportation projects (such as the BFR Project) as ministerial development (LOC 50.07.003.13);
- Exempt planned parking mitigation (on-site replacement parking associated with the BFR Project) from compliance with the Lake Grove Village Center (LGVC) Overlay District standards (LOC 50.05.007); and
- Clarify and expand the current parking and landscape area exceptions in the LGVC Overlay District for properties affected by the BFR Project (LOC 50.05.007.6).

1 The Code amendments implement the Comprehensive Plan policies, the Lake Grove Village
2 Center Plan policies (listed below), and the City Council 2017 Goal, “Take steps to minimize the
3 impact on businesses and residents of the Boones Ferry Road project.”

4 **HEARINGS; COMMISSION RECOMMENDATION**

5 The Planning Commission held a public hearing and considered this application on
6 August 28 2017. On September 11, 2017, the Commission adopted Findings Conclusions and an
7 Order recommending that the City Council approve the application. On October 3, 2017, the
8 City Council held a public hearing and considered the application and the Planning
9 Commission’s recommendation.

10 The Council received additional written testimony as follows:

11
12 Exhibit G-8 Letter from Mike Robinson, dated October 2, 2017

13
14 Exhibit G-9 Letter from Dienne Irwin, dated October 3, 2017

15
16
17 **CRITERIA AND STANDARDS**

18
19 A. **City of Lake Oswego Comprehensive Plan**

20
21 Land Use Planning Goal:

22
23 Land Use Administration

24 Policy A-1

25
26 Design Guidelines

27 Policy C-1

28
29 Land Use Administration

30 Policy D-1

31
32 Community Culture Goal:

33
34 Civic Engagement

35 Policies, 1, 2, 4, 5, and 9

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Inspiring Spaces and Places Goal:

Goal 1: Natural and Built Environment
Policy 7

Connected Community Goal:

Transportation Choices
Policy B-2

Livability
Policy F-6

B. City of Lake Oswego Comprehensive Plan Volume II: Neighborhood and Special District Plans 2013

Lake Grove Village Center Plan: Adopted 2008

Chapter I. Transportation

Goal 1: Transform BFR into a Great Street
Policies 1.2, 1.4, and 1.5

Goal 3: Enhance the Pedestrian Environment and Connectivity
Policy 3.2

Chapter IV. Economic Devevelopment

Goal 9: Support Businesses in the Center
Policies 9.3, 9.4, and 9.6

C. City of Lake Oswego Community Development Code

- LOC 50.07.003.3.c. Published Notice for Legislative Hearing
- LOC 50.07.003.16a Legislative Decisions Defined
- LOC 50.07.003.16b Criteria for Legislative Decision
- LOC 50.07.003.16c Required Notice to DLCD
- LOC 50.07.003.16.d.iii Planning Commission Recommendation Required

2

3 **FINDINGS AND REASONS**

4 As findings supporting its decision, the City Council incorporates the staff report, dated
5 August 17, 2017, for LU 17-0028 (with all exhibits) the Planning Commission’s Findings,
6 Conclusions and Order dated September 26, 2017, and the staff Council Report dated
7 September 19, 2017 (with all exhibits), supplemented by the following additional findings and
8 conclusions. In the event of any inconsistency between the supplementary findings and the
9 incorporated matters, the supplementary findings control.

10 The following are the supplementary findings and conclusions of this Council:

11 1. The Council finds that Attachment B of proposed Ordinance 2753 should be
12 updated to include amendments to LOC 50.05.007.3.c.ii(4), LOC 50.05.007.6.c.vi, and LOC
13 50.05.007.6.e.i, to describe the process for obtaining private property for the BFR Project as
14 “acquisition” instead of “purchase or condemnation”. The City may acquire property through a
15 variety of means, including at least one donation.

16 2. The proposed replacement parking plans in Attachment C identify trees to be
17 removed in order to construct on-site replacement parking, and include written summaries
18 attached to each plan that call out tree removal as “required.” The Council received testimony
19 concerned that this text could be read as requiring that the identified trees be removed in
20 order to obtain the benefit of the proposed Code amendments. The Council finds that
21 Attachment C should be revised to to instead simply recite that the identified tree removal
22 “may be necessary,” as no tree removal is being reviewed or approved with these Code
23 amendments. For the same reason, the Council finds that the written replacement parking plan

1 summary for the Jenike Property should been modified to delete all references to an arborist
2 report (Exhibit F-2) that recommends removal of a grove of Douglas firs due to impacts from
3 the BFR Project.

4 3. The Council received testimony regarding the Chevron Property and the
5 potential loss of two parking spaces if the right-of-way acquisition for the BFR Project
6 necessitates relocation of an existing propane storage tank. While staff has determined that
7 relocation of the propane tank (and the resulting loss of parking) was not necessary to comply
8 with Fire Code provisions, the property owner requested that Attachment D.1 (Project Impact
9 Table) still incorporate the two lost spaces as a contingency until final approval. The City Council
10 finds that proposed Attachment D.1 should show the “parking loss” for the Chevron property
11 resulting from the BFR project as two spaces, but with a notation that this applies “only if
12 relocation of the existing propane storage tank directly causes lost parking spaces,” as
13 recommended by the Planning Commission. The Council emphasizes that this is intended to
14 apply only if the relocation of the tank is required as a result of BFR project right-of-way
15 acquisition in order to ensure adequate separation between the propane tank and vehicles on
16 Boones Ferry Road.

17 4. BFR Project staff received a final legal description for the necessary right-of-way
18 dedication for the Olson Memorial Clinic property (Attachment D.1: Project Impact Table “Index
19 Map Identifier 48”) prior to the public hearing, but after the staff report and attachments had
20 been published. Accordingly, Attachment D.1 should be revised to show a total of 835 sq. ft. of
21 right-of-way dedication instead of 658 sq. ft. for that property.

22

1 **CONCLUSION**

2 The City Council concludes that LU 17-0028, as modified to be consistent with these
3 findings, complies with all applicable criteria and should be approved, and that Ordinance 2753,
4 which implements LU 17-0028 as modified, should be enacted.

5

6

CHANGES: Shown as ~~strikeout~~ text for deletions, and underline text for new language. (Changes begin below.)

50.04.002 SPECIAL STREET SETBACKS

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5. SPECIAL STREET SETBACK LIST

The special street setbacks set forth in Table 50.04.002-1 shall not be reduced.

TABLE 50.04.002-1: SPECIAL STREET SETBACKS			
Affected Streets	From	To	Special Setback
Boones Ferry Rd.	Mercantile Dr.	West Sunset Dr. Madrona St.	50 ft., <u>unless reduced by the City Engineer, finding that the Purpose is met by a lesser amount.</u>
<u>Boones Ferry Rd.</u>	<u>Madrona St.</u>	<u>West Sunset Dr.</u>	<u>50 ft.</u>

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LOC 50.05.007 LAKE GROVE VILLAGE CENTER OVERLAY DISTRICT

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3. APPLICABILITY

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c. Applicability by Type of Development

ii. Remodeled Buildings, Building Expansion, and Site Improvements

The standards of this overlay apply to any remodeling, building expansion, or site improvement project on a partially developed or developed site, except as expressly provided below.

For the purpose of this subsection, "remodel" means less than 50% of the exterior wall is removed or is no longer a necessary and integral structural component of the overall building. Elements of the exterior wall include columns, studs, or similar vertical load-bearing elements and associated footings. However, existing exterior walls supporting a roof that is being modified to accommodate a new floor level or roofline shall continue to be considered necessary and integral structural components, provided the existing wall elements remain in place and provide necessary structural support to the building upon completion of the roofline modifications. For buildings not principally supported by exterior bearing walls, "remodel" means less than 50% of the principal support structure including columns, structural frames and other similar primary structural elements, is removed or no longer a necessary and integral structural component of the overall building. Alterations that are undertaken solely to bring an existing building into compliance with the Building Code are not counted towards the 50% measurement.

...

(4) For lots that are the subject of right-of-way acquisition by the City after December 7, 2017, for the purpose of improvements to Boones Ferry Road, the following standards do not apply to development made in substantial compliance with the site plans approved by City Council per Attachment C of Ordinance No. 2753:

(a) LOC 50.05.007.6.e.i, Landscaping Minimums;

(b) LOC 50.05.007.6.e.viii(5)(a), Parking Facility Edge Treatment (sidewalks)

(c) LOC 50.05.007.6.e.viii(5)(b), Parking Facility Edge Treatment (buildings)

Expiration: This subsection shall not apply to development on a lot after:

(a) Three years from the date right-of-way acquisition; and,

(b) One additional year if, prior to the expiration date in subsection (a), the property owner submitted a written request to the City Manager for the extension due to unforeseeable delay in commencement or completion of the site improvement work, and the City Manager approved the extension.

6. SITE PLANNING STANDARDS

...

c. Parking

...

vi. For the portion of property ~~purchased or condemned~~ acquired by City after October 4, 2012, for the purpose of improvements to Boones Ferry Road right-of-way that are consistent with the Lake Grove Village Center Plan: If the loss of property eliminates parking, as set forth in Attachments D.1 and D.2 of Ordinance No. 2753, the amount of parking lost may be counted toward meeting the parking standard ~~for building expansions if applied for within five years of the purchase or condemnation.~~

...

e. Landscape Requirements

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i. Minimum Area Requirement

Landscaping shall be installed on at least 15% of the development site on which buildings are constructed. This is inclusive of area provided in required village gathering places, landscaping required for parking lots, landscaping within any required buffer areas, and landscaping within public plazas and gathering places. Landscaping may include courtyards, raised beds and planters.

(1) Property within required public easements for sidewalks or pathway construction and maintenance may be counted toward this minimum landscaping requirement.

(2) A reduction in required landscaping equal to the area set aside for a Village Gathering Place is allowed, up to a maximum reduction of 2,500 sq. ft.

10/26/17

(3) A reduction by an amount equal to the area located in a Village Commons if the Village Commons is located on privately owned land with an easement for public use.

Exception: For the portion of property ~~purchased or condemned~~ acquired by City after October 4, 2012, for the purpose of improvements to Boones Ferry Road right-of-way that are consistent with the Lake Grove Village Center Plan: ~~If the loss of property limits the ability to expand the existing development,~~ the square footage of the lost property, ~~as set forth in Attachments D.1 and D.2 of Ordinance No. 2753,~~ may be counted toward meeting the landscaping landscape area standard, ~~up to a maximum reduction of 5% for building expansions, if applied for within five years of the purchase or condemnation.~~

...

LOC 50.07.003 REVIEW PROCEDURES

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13. MINISTERIAL DEVELOPMENT DECISIONS

a. Ministerial Development Classification

i. Requirements of Ministerial Decisions

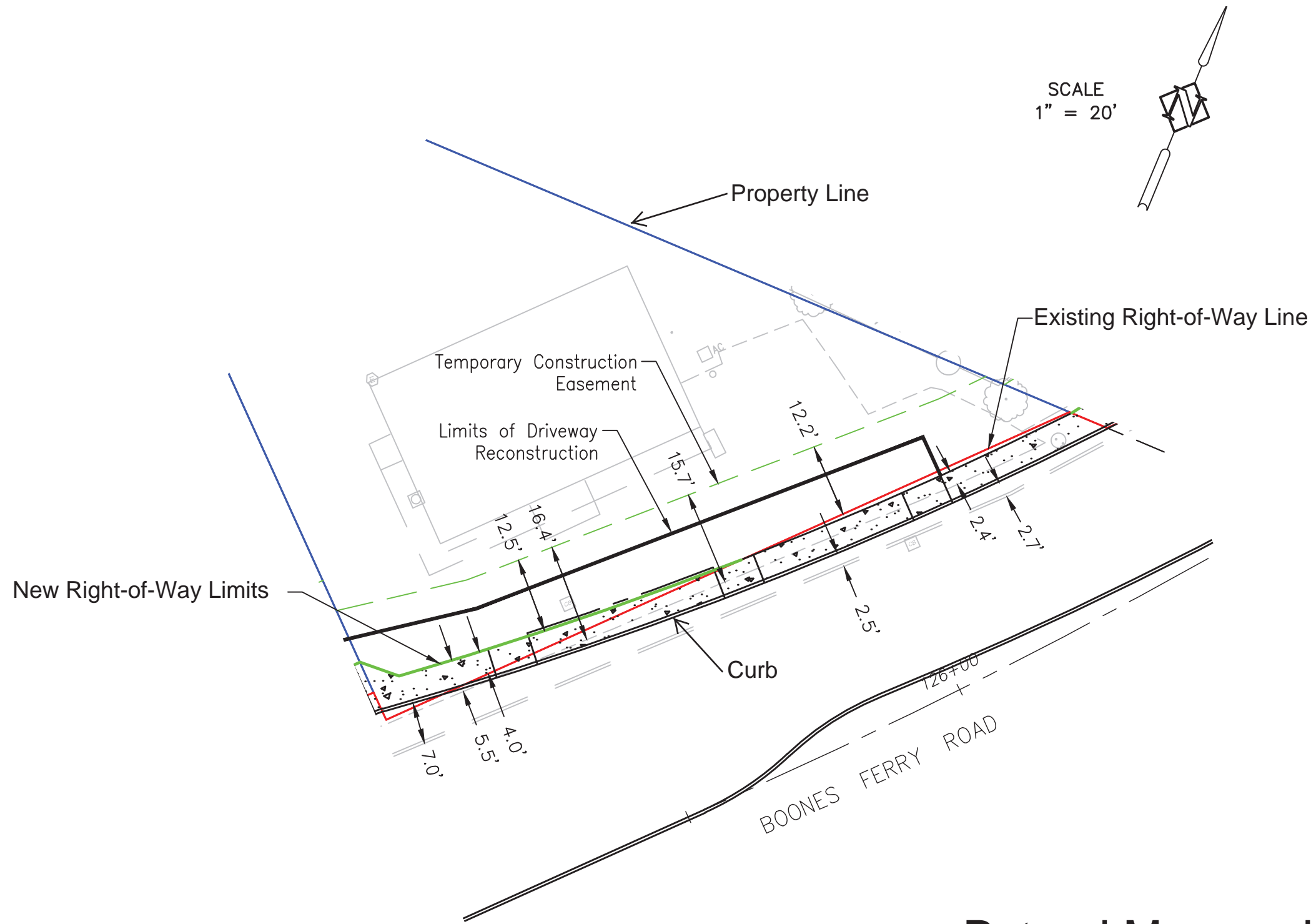
ii. Ministerial Development Types

...

(8) Construction or alteration of public transportation or utility facilities, and associated development abutting the public right-of-way when designed to address impacts of a transportation project, consistent with the applicable public facility master plan and land use regulations, and is not located in a delineated RP district, RC protection area, or HBA protection area.

Mozena Law Office (15853 Boones Ferry Road)

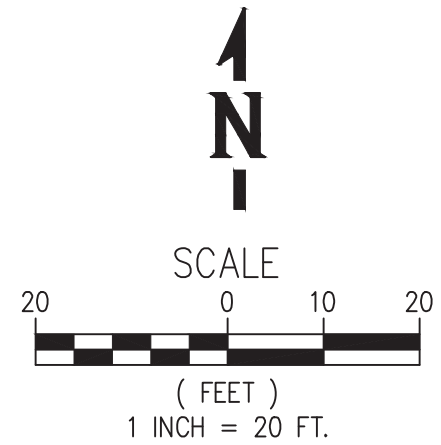
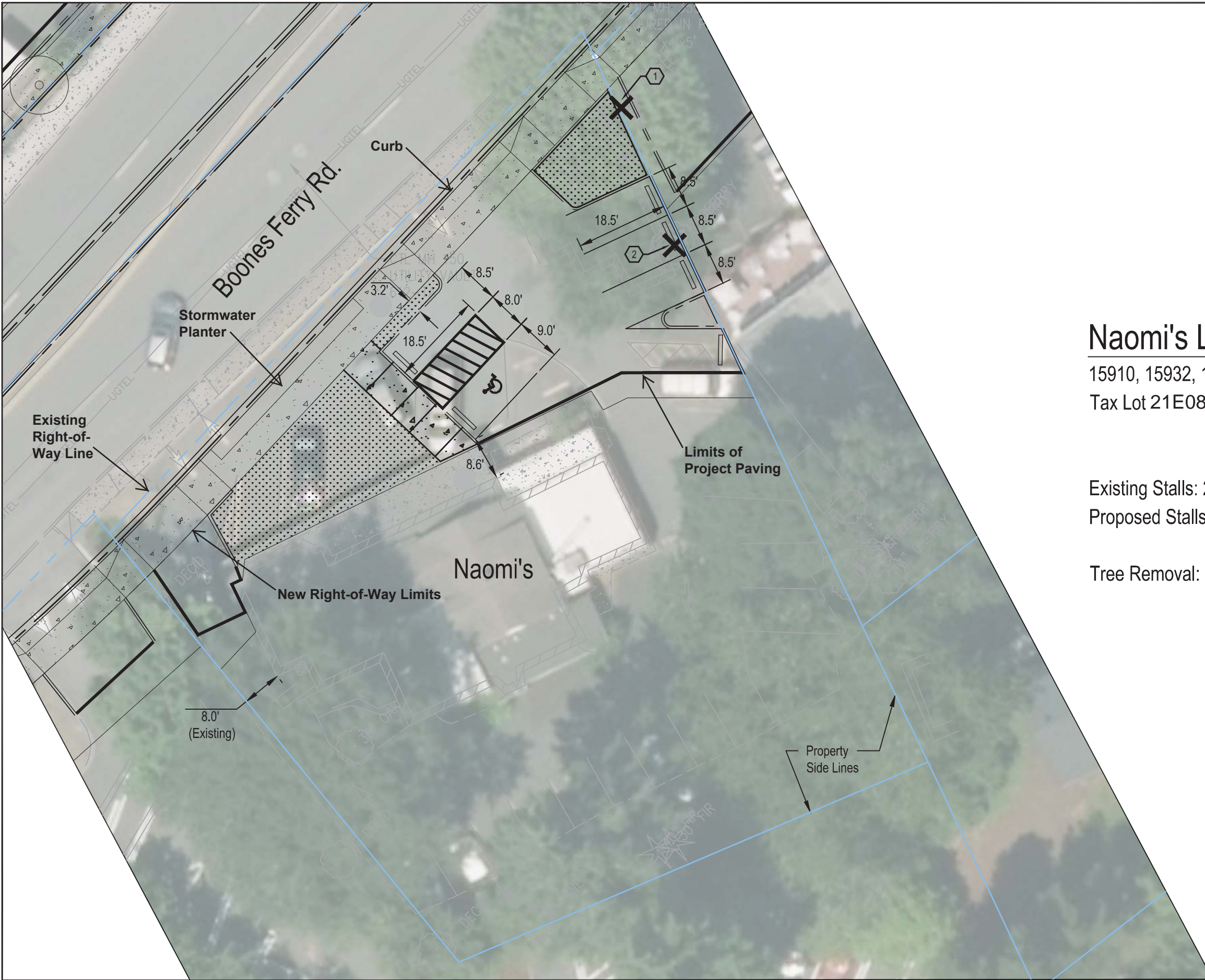
- See attached preliminary frontage improvement plan (next page)
- Impacts: Existing parking spaces are not striped, but one space lost in paved area in front of building where one could park. 212 sq. ft. of land lost to right-of-way acquisition.
- No plan for replacement parking at this time
- Code deviations: Insufficient area to construct parking spaces between building and sidewalk, and landscaping may less than 15% (existing nonconforming).
- No tree removal
- Frontage improvements nonconforming w/ LGVC code (narrow sidewalk w/ no stormwater planter, no current landscaping buffer between sidewalk and building)



Peter J Mozena Law Office (20)
 15835 Boones Ferry Road
 Tax Lot 21E08CB00100

Naomi's Lampshades (19510, 19532 & 19542 Boones Ferry Road)

- See attached site plan (next page)
- Impacts: 6 spaces lost. 1,589 sq. ft. of land lost to right-of-way acquisition.
- All spaces to be replaced on site by City as a part of the frontage improvements with the BFR Project.
- Code deviations: 5-foot buffer between sidewalk and parking reduced to 3.2-foot buffer (similar to existing nonconforming buffer), reduced 10-foot setback between building and parking (similar to existing nonconforming), and landscaping may be less than 15% (existing nonconforming).
- Tree removal on-site may be necessary. Trees likely be removed with BFR frontage improvements.
- Area of old parking could be converted to patio/outdoor seating or landscaped "wayside" with on-site tree mitigation opportunities
- Existing nonconforming, remains nonconforming in about the same manner in a different configuration, some tree removal and code deviations necessary to get on-site fixes.
- Balances "no net loss of parking" policy with code compliance



Naomi's Lampshades (30)

15910, 15932, 15942 Boones Ferry Road
 Tax Lot 21E08CB03600

Existing Stalls: 21
 Proposed Stalls: 21

Tree Removal: 59"

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- ① 35" Maple Tree w/ 3 codominant trunks: 16", 22", 22".
- ② 24" Cherry Tree w/ 3 codominant trunks: 12", 14", 16".

- X = Tree Removal May Be Necessary
- ▨ = Proposed Landscaped Area

 6755 SW Barnes Rd., Suite 300 Portland, OR 97225 503-526-0400 Fax 503-526-0775 www.whpacific.com	
NAOMI'S LAMPSHADES BOONES FERRY ROAD PROJECT NUMBER 2017_0814-BFR-SITE EXHIBITS-NAOMIS DRAWING FILE NAME SCALE 1" = 20' SHEET NUMBER	
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Gubanc's (16008 Boones Ferry Road)

- See attached site plan (next page)
- Impacts: 2 spaces lost (one of which is an ADA space which takes up the area of two regular spaces). 1,141 sq. ft. of land lost to right-of-way acquisition.
- Both spaces can be replaced on site. The property owner may choose to remove one additional space between the building and sidewalk.
- Code deviations: none (existing nonconforming landscaping may be less than 15%)
- Tree removal on-site may be necessary.
- May be able to minimize tree removal and replacement parking if public parking provided abutting Riccardo's Ristorante (w/ crosswalk across BFR)
- Existing nonconforming parking at frontage converted to combination wayside/outdoor patio for restaurant with on-site tree mitigation opportunities

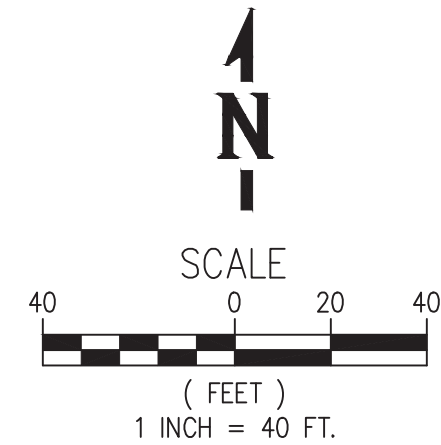
Gubanc's Restaurant (33)

16008 Boones Ferry Rd.
 Tax Lot 21E08CB03900

Existing Stalls: 30
 Proposed Stalls: 29

Tree Removal: 33"

① 33" Maple Tree w/ 5 codominant trunks: 11", 12", 14", 16", 19".



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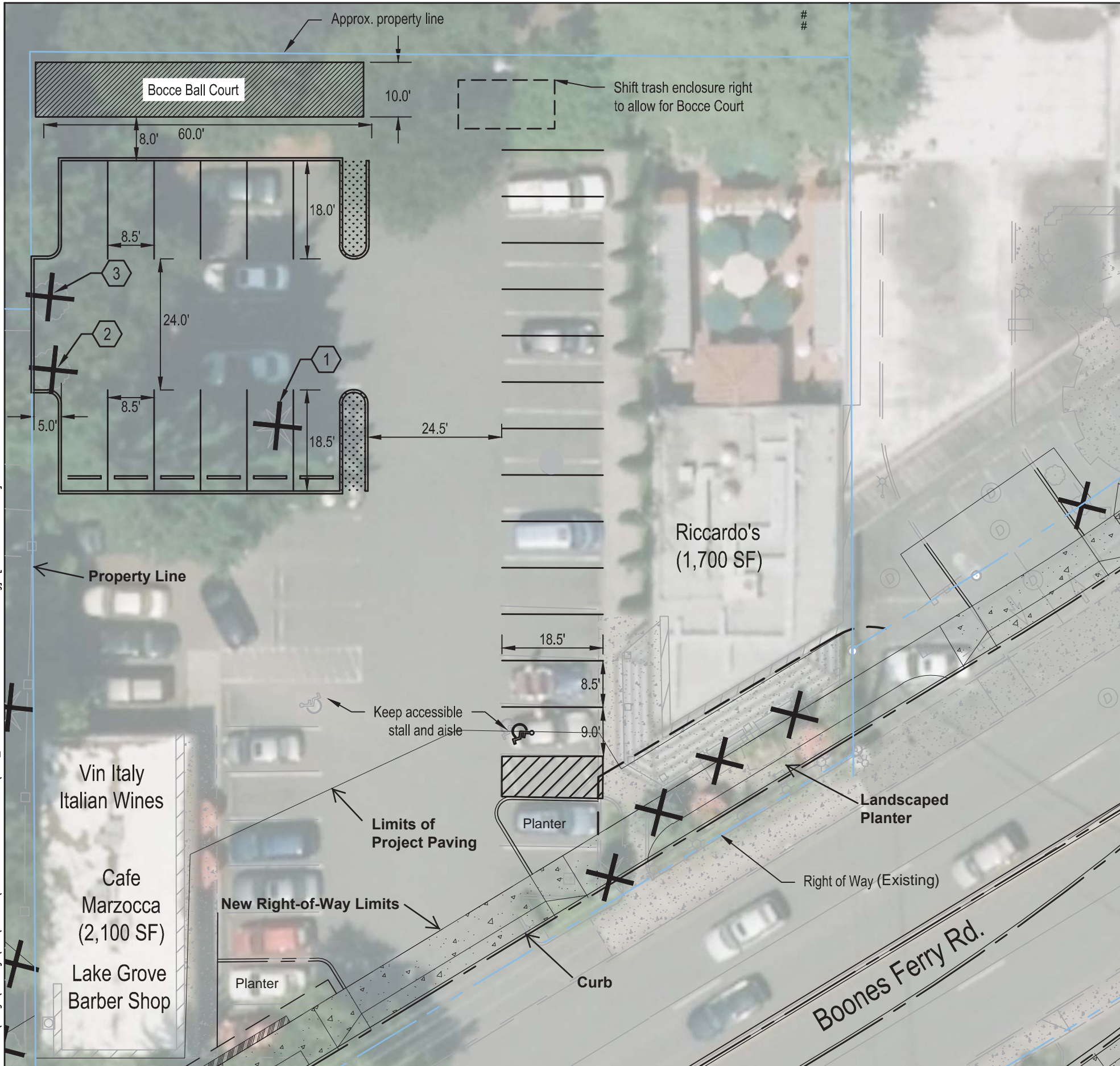
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SCALE	1" = 40'

SHEET NUMBER

X = Tree Removal May Be Necessary

Riccardo's Ristorante (16035 & 16045 Boones Ferry Road)

- See attached site plan (next page)
- Impacts: 4 spaces lost. 2,124 sq. ft. of land lost to right-of-way acquisition.
- All spaces can be replaced on site if back parking lot is reconfigured
- Code deviations: none
- Significant tree removal on-site may be necessary.
- May be able to minimize tree removal and on-site "fixes" if public parking provided on abutting property to the north.



Riccardo's Restaurant (24)

16035 & 16045 Boones Ferry Road
Tax Lot 21E08CB01800

Existing Stalls: 41
Proposed Stalls: 42

Tree Removal: 64"

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- ① 33" Fir Tree.
- ② 15" Deciduous
- ③ 16" Deciduous

X = Tree Removal May Be Necessary
 = Proposed Landscaped Area

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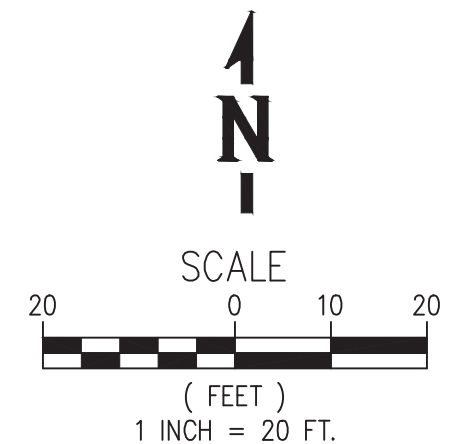
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RICCARDOS PROPERTY
 BOONES FERRY ROAD
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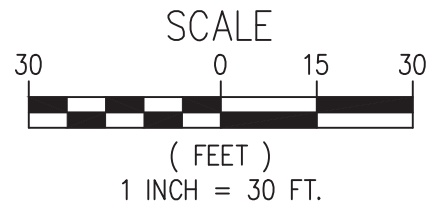
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**ATTACHMENT C
(Ordinance 2753)
LU 17-0028**

Keller Williams Realty (16365 Boones Ferry Road)

- See attached site plan (next page)
- Impacts: 14 spaces lost, but 7 to be replaced on site by City as a part of the frontage improvements with the BFR Project. 2,457 sq. ft. of land lost to right-of-way acquisition.
- All spaces can be replaced on site
- Code deviations: Existing 5-foot buffer between sidewalk and parking reduced to 2 to 3-foot buffer for 8 parallel spaces along new sidewalk, reduced 10-foot setback between building and parking for 6 angled spaces around building, and may be less than 15% landscaping.
- Tree removal on-site may be necessary.
- All 14 spaces back on site, but only low-level landscaping along sidewalk due to car doors.

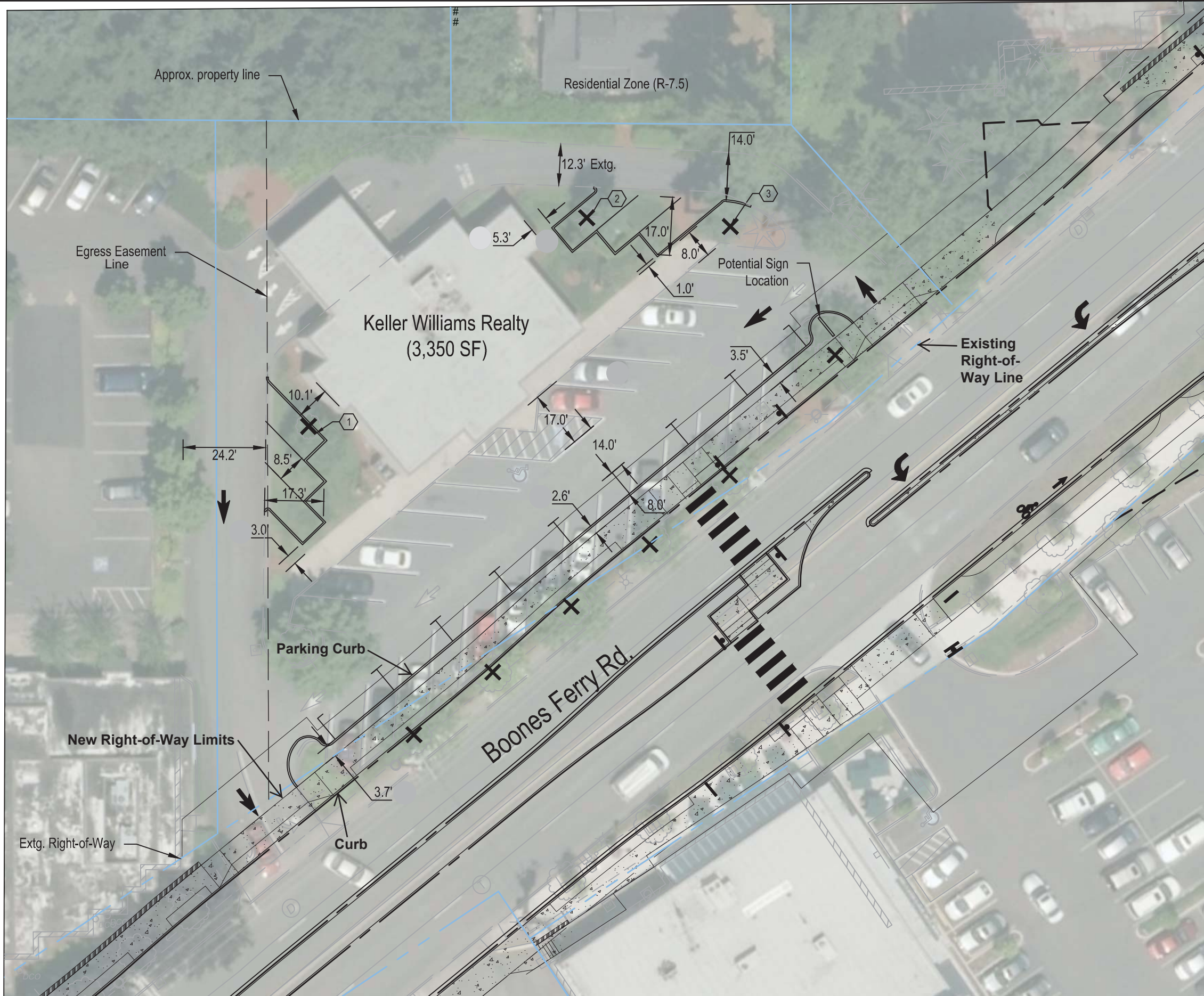


Keller Williams (46)

16365 Boones Ferry Road
Tax Lot 21E07DD0101

Existing Stalls: 26
Proposed Stalls: 26

Tree Removal: 31"



- ① 9" Deciduous Tree.
- ② 11" Fir Tree.
- ③ 11" Fir Tree.

X = Tree Removal May Be Necessary

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REVISIONS		NO.	BY	DATE	REMARKS

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KELLER WILLIAMS REALTY

BOONES FERRY ROAD

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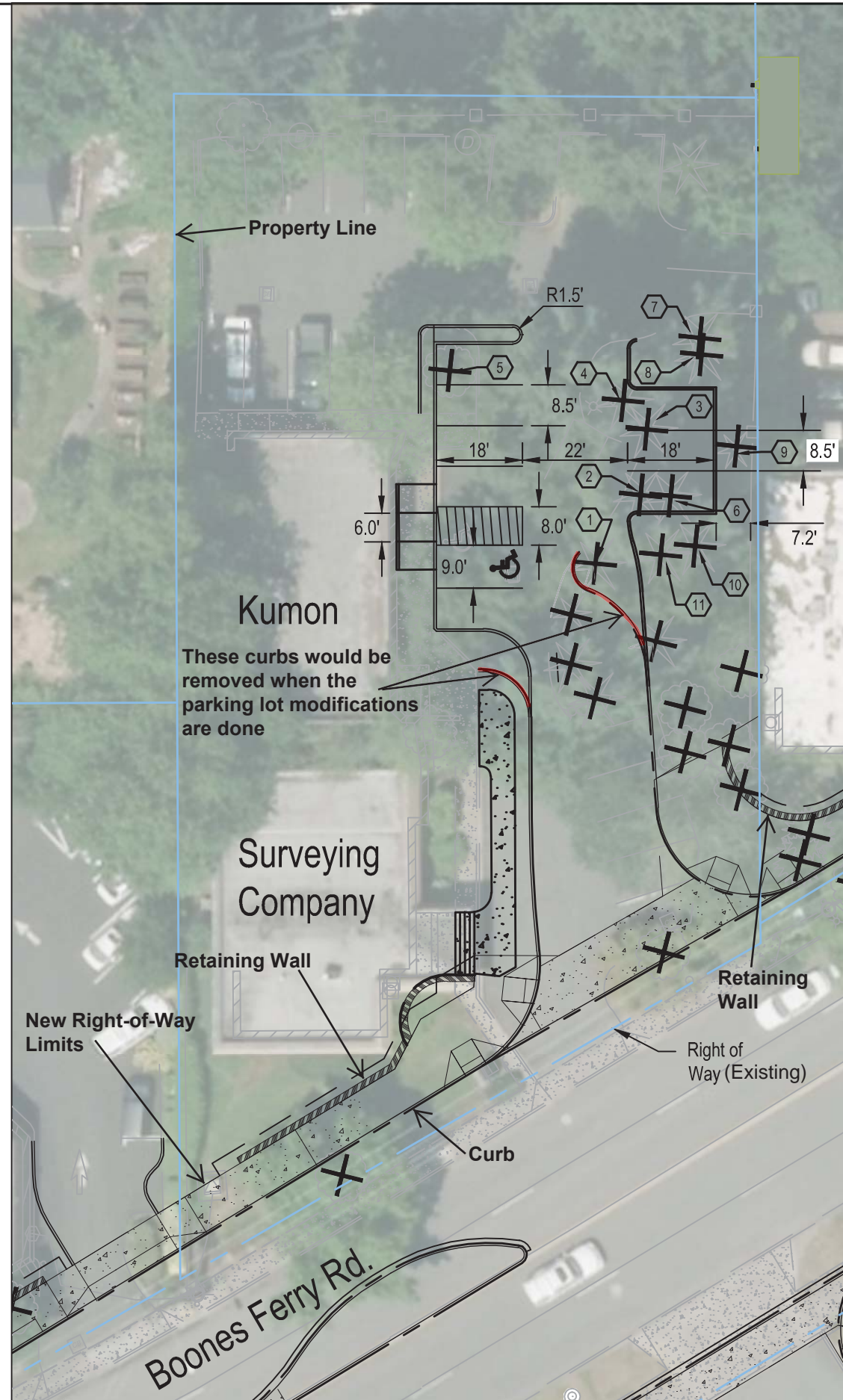
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SCALE: 1" = 30'

SHEET NUMBER

Jenike Property: Andy Paris Surveyors & Kumon (16055 & 16067 Boones Ferry Road)

- See attached site plan (next page)
- Impacts: 5 spaces lost. 3,113 sq. ft. of land lost to right-of-way acquisition.
- All spaces can be replaced on site.
- Code deviations: 10-foot setback between building and parking reduced to 8 feet (same as setback for existing parking)
- Tree removal on-site may be necessary.
- Maintains landscape buffer between public sidewalk and parking. Minimal opportunities for on-site tree mitigation.
- May be able to reduce tree removal and on-site “fixes” if connection to public parking is provided through the Riccardo’s site.

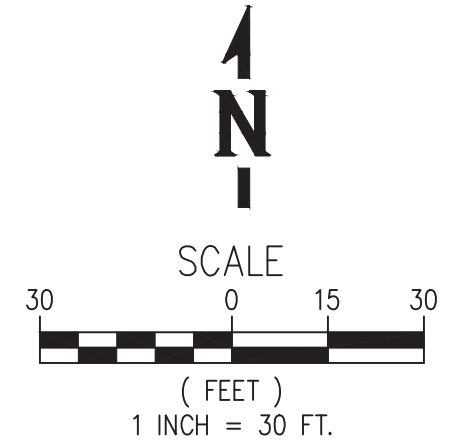


Jenike Property (25)

Tax Lot 21E08CB01400
16055-16067 Boones Ferry Road

Existing Stalls: 24
Proposed Stalls: 24

Tree Removal: 276"



- | | | | |
|-----------------|-----------------|-----------------|-----------------|
| ① 30" Fir Tree. | ④ 36" Fir Tree. | ⑦ 22" Fir Tree. | ⑩ 28" Fir Tree. |
| ② 13" Fir Tree. | ⑤ 14" Oak Tree. | ⑧ 28" Fir Tree. | ⑪ 16" Fir Tree. |
| ③ 29" Fir Tree. | ⑥ 16" Fir Tree. | ⑨ 26" Fir Tree. | |

X = Tree Removal May Be Necessary

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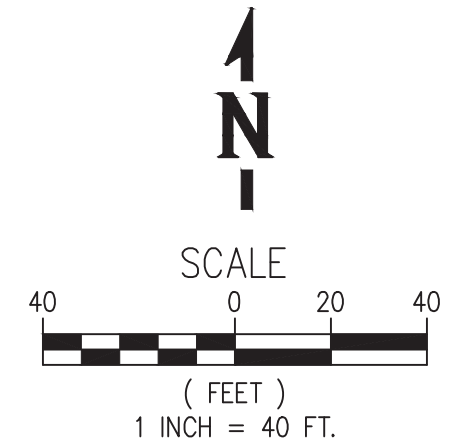
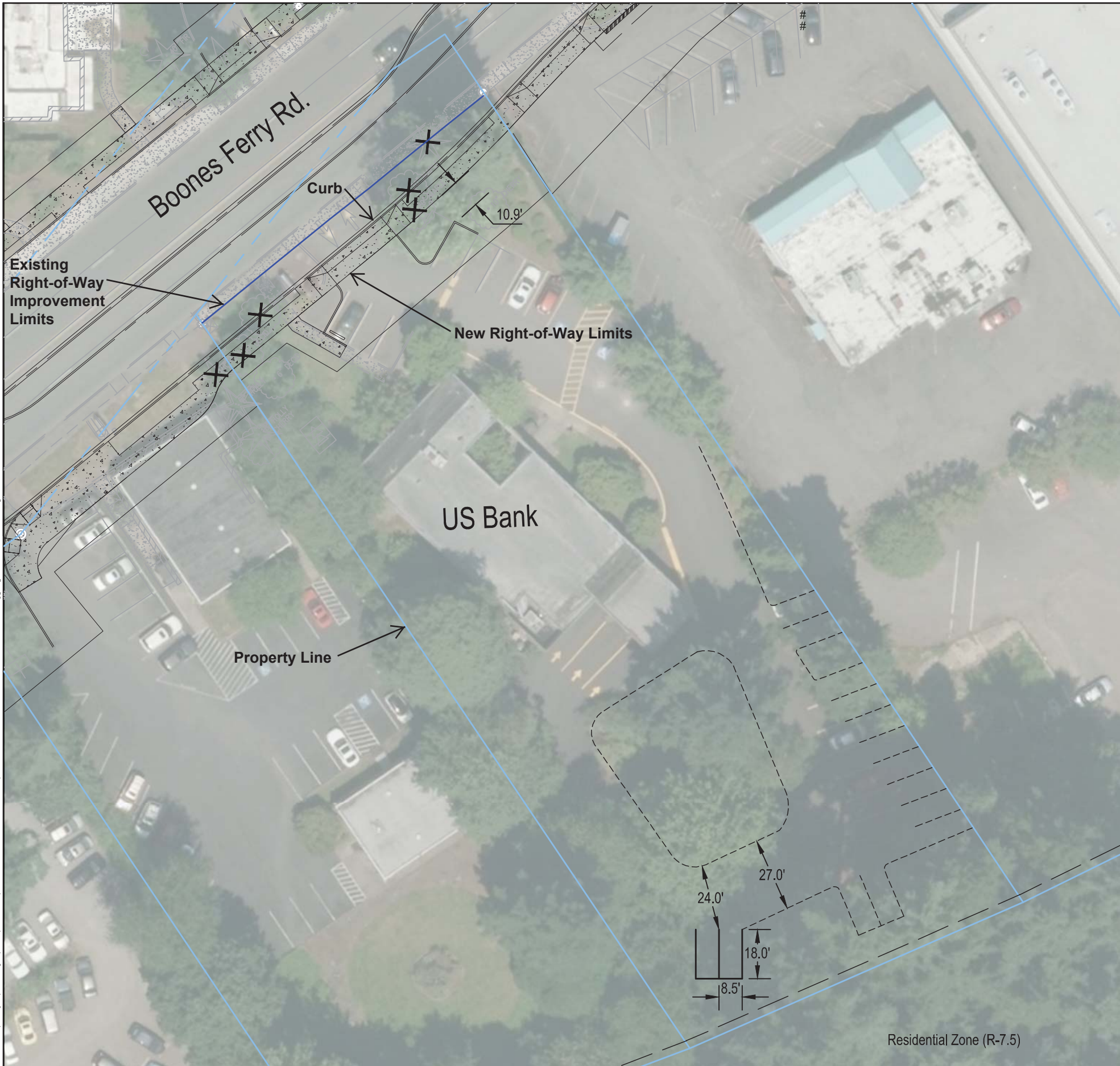
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JENIKE PROPERTY	SCALE: 1" = 30'
BOONES FERRY ROAD	DRAWING FILE NAME
PROJECT NUMBER: 2017_0814-BFR-SITE EXHIBITS-JENIKE	SCALE

US Bank (16480 Boones Ferry Road)

- See attached site plan (next page)
- Impacts: 2 spaces lost. 2,593 sq. ft. of land lost to right-of-way acquisition.
- All spaces can be replaced on site
- Code deviations: none
- No tree removal necessary



US Bank (52)

16480 Boones Ferry Road
Tax Lot 21E07DD02600

Existing Stalls: 26
Proposed Stalls: 26

[DATE: 8/14/2017 5:26 PM] [AUTHOR: ifabik] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard.ctb] [LAYOUT: US Bank]
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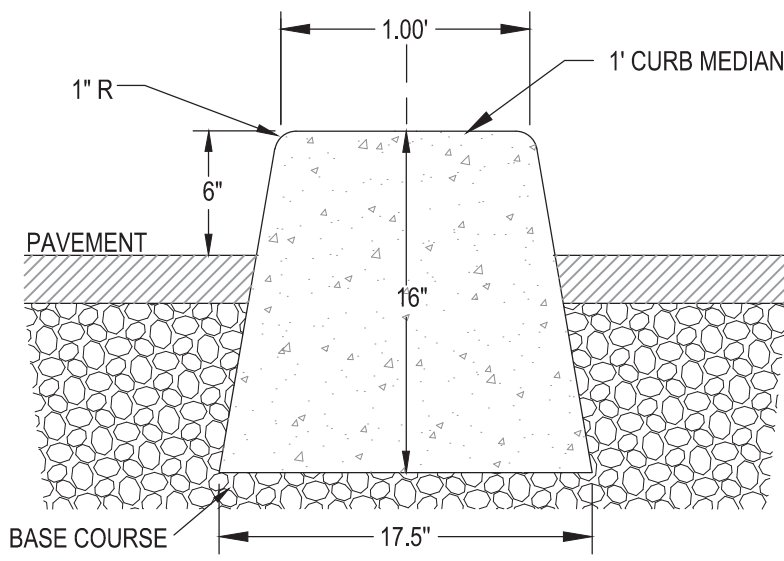
REVISIONS		NO.	BY	DATE	REMARKS

SHEET INFO		NO.	DATE
DRAWN	MKB		
CHECKED			
APPROVED			
LAST EDIT		8/14/2017	
PLOT DATE		8/14/2017	

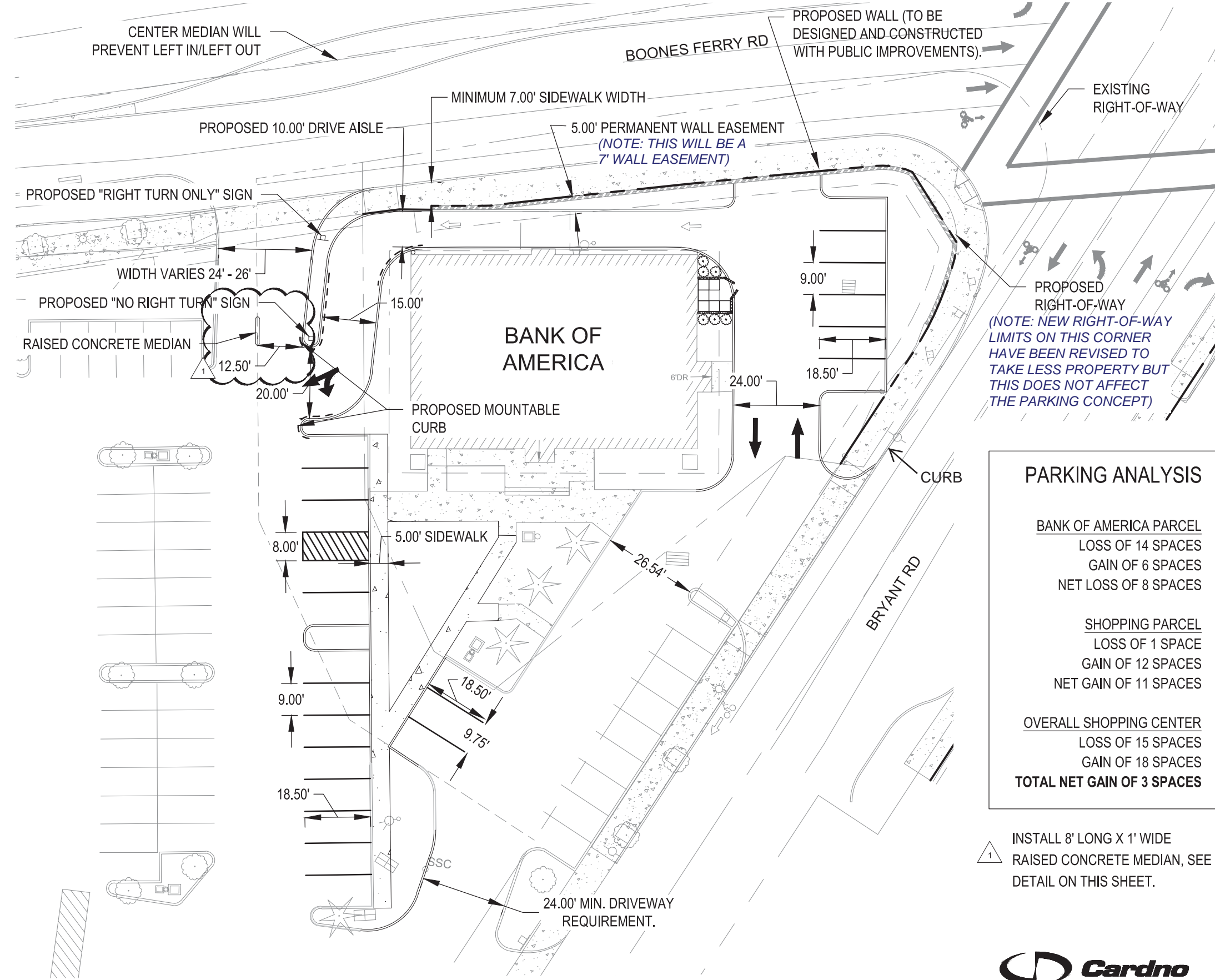
US BANK		SCALE
BOONES FERRY ROAD		
PROJECT NUMBER	DRAWING FILE NAME	
SHEET NUMBER		

Bank of America (16209 Bryant Road)

- This property owner is pursuing a separate land use application process to obtain approval for on-site “fixes” and replacement parking (PA 14-0096, no application has been submitted as of this date).
- See attached conceptual site plan (next page)
- Impacts: 14 spaces lost. 4,717 sq. ft. of land lost to right-of-way acquisition.
- 7 spaces can be replaced on site. 12 spaces proposed on Lake Grove Shopping Center site as “shared parking”.
- Code deviations (preliminary): 5-foot landscape buffer between sidewalk and parking reduced to zero for one space; drive aisle and turnaround do not have 5-foot buffer from public sidewalk; less than 15% landscaping.
- Tree removal on-site may be necessary.
- Existing nonconforming made more nonconforming in some ways, but pavement at corner converted to landscape area as a part of BFR frontage improvements.



1' RAISED CONCRETE MEDIAN
SCALE: NOT TO SCALE



PARKING ANALYSIS	
<u>BANK OF AMERICA PARCEL</u>	
LOSS OF 14 SPACES	
GAIN OF 6 SPACES	
NET LOSS OF 8 SPACES	
<u>SHOPPING PARCEL</u>	
LOSS OF 1 SPACE	
GAIN OF 12 SPACES	
NET GAIN OF 11 SPACES	
<u>OVERALL SHOPPING CENTER</u>	
LOSS OF 15 SPACES	
GAIN OF 18 SPACES	
TOTAL NET GAIN OF 3 SPACES	

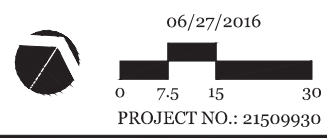
INSTALL 8' LONG X 1' WIDE RAISED CONCRETE MEDIAN, SEE DETAIL ON THIS SHEET.

Bank of America (44)

16209 Bryant Road
Tax Lot 21E07DD02902
Pre-App No. PA 14-0096

Proposed Site Plan Exhibit

Lake Grove Bank of America



Cardno
Shaping the Future
PORTLAND
5415 SW WESTGATE DR, STE 100, PORTLAND, OR 97221
TEL: (503) 419-2500 FAX: (503) 419-2600
www.cardno.com
CONTACT: MATT LEWIS

BOONES FERRY ROAD PROJECT IMPACT TABLE

PROPERTIES IN THE LAKE GROVE VILLAGE DISTRICT WITH RIGHT-OF-WAY TAKINGS

INDEX MAP IDENTIFIER	PROPERTY ADDRESS	MAP & TAX LOT	PROPERTY IDENTIFIER	PARKING LOSS	ROW DEDICATED (sq. ft.)
11	15777 BFR	21E08BC14700	Lake Grove Elementary School		6,909
14	15450 BFR	21E08BD00401	B & D Lake Grove		197
16	15560 BFR	21E08BD02900	Star Teriyaki/Lake Music		251
17	15630 BFR	21E08BD03000	Nepom *		1,334
20	15835 BFR	21E08CB00100	Mozena Attorney At Law	1 space	212
22	15905 BFR	21E08CB02100	Chevron	2 spaces**	1,931
24	16035 BFR	21E08CB01800	Riccardo's	4 spaces	2,124
25	16055 BFR	21E08CB01400	Jenike	5 spaces	3,113
26	16099 BFR	21E08CB01200	Banner Bank		1,660
27	15840 BFR	21E08CB02300	Giant Burger		860
28	15880 BFR	21E08CB02200	Vic's Auto		1,101
29	15900 BFR	21E08CB03500	Singha Thai Restaurant/Dry Cleaners		1,237
30	15910 BFR	21E08CB03600	Naomi's Lampshades	6 spaces - project to replace 6 spaces	1,589
31	15962 BFR	21E08CB03700	Beacon Hill - Office Building		494
32	15964 BFR	21E08CB03800	Babica Hen		1,210
33	16008 BFR	21E08CB03900	Gubanc's Restaurant	2 spaces	1,141

34	16016 BFR	21E08CB04000	Westlake Dentistry		1,271
35	16044 BFR	21E08CB04100	McDonald's		714
36	16088 BFR	21E08CB04200	Car Wash, Best Sushi, etc.		241
38	16130 BFR	21E08CB04500	Debord - Aaron Brothers		90
39	16140 BFR	21E08CB04600	Debord - Healthy Pet		301
40	16210 Bryant	21E08CB04700	Key Bank		2,278
41	16199 BFR	21E07DA02300	Albertson's		873
42	16211 BFR	21E07DA04600	Shell		1,046
43	16325 BFR	21E07DA04400	Wiling/O'Leary		2,802
44	16209 Bryant	21E07DD02902	Bank of America	14 spaces	4,717
45	16354 BFR	21E07DD02901	Banette - Lake Grove Shopping Center		102
46	16365 BFR	21E07DD00101	Keller Williams	14 spaces - project to replace 7 spaces	2,457
48	16463 BFR	21E07DD00200	Foggia - Olson Memorial Clinic *		835
49	4803 Madrona	21E07DD00500	Foggia - Parking Lot *		378
51	16444 BFR	21E07DD02800	Bitar - Round Table Pizza *		1,489
52	16480 BFR	21E07DD02600	Hyde - US Bank *	2 spaces	2,593
57	15800 BFR	21E08CA01600	Shon Tay Professional Center		20
A4	16250 Bryant	21E08CB04900	H&R Block		391
A8	16032 Reese	21E08CB03100	Apartments		167

* The amount of ROW noted has been adjusted to remove the area of the existing public roadway and sidewalk.

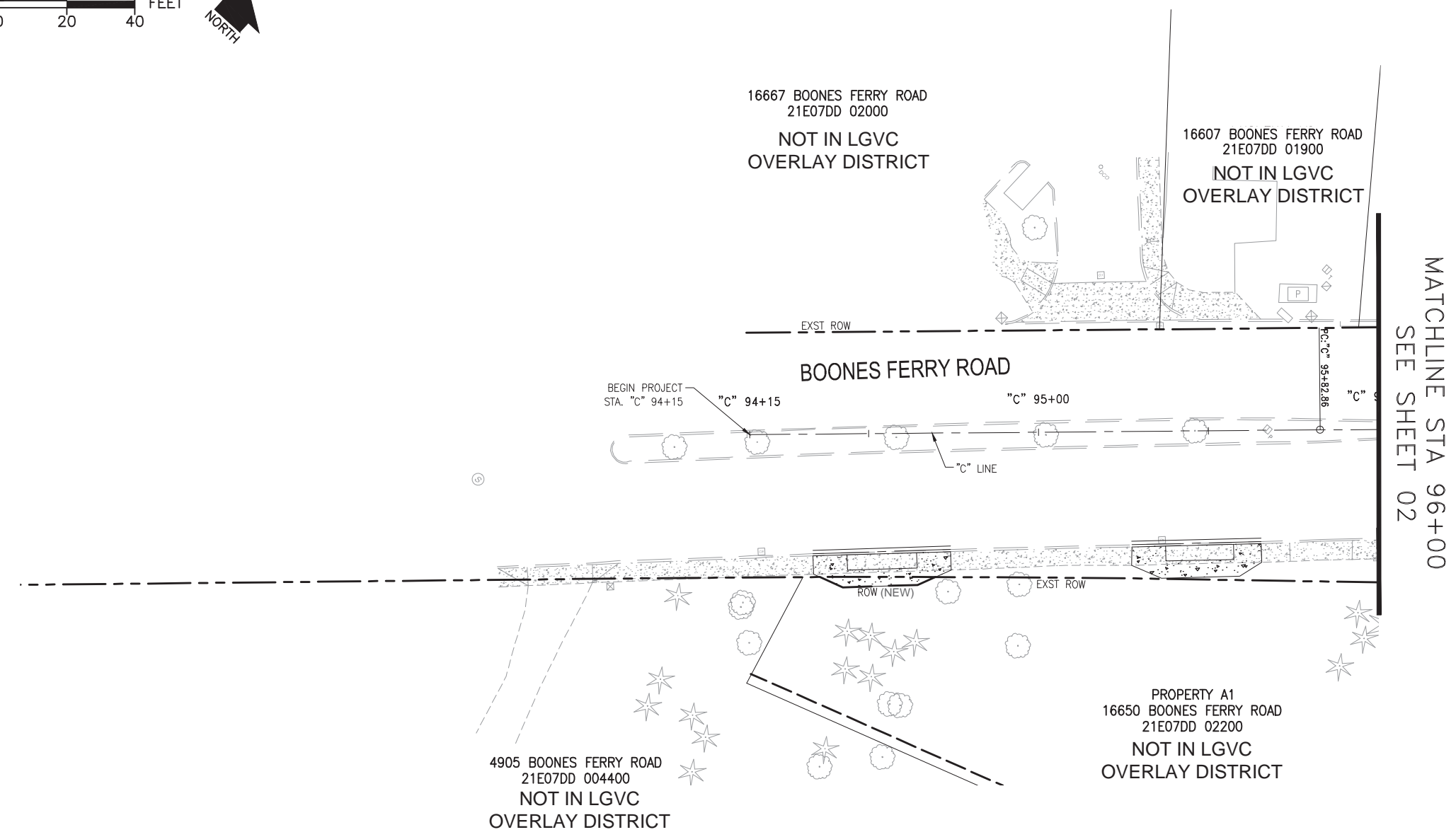
** Only if relocation of the existing propane storage tank directly causes lost parking spaces.

SCALE 20 10 0 20 40 FEET



LEGEND	
	EXST. ROW
	EXST ROW IMPROVEMENTS
	ROW (NEW)

ATTACHMENT D.2
(Ordinance 2753)
LU 17-0028



LU 17-0028 (08/17/17)

ATTACHMENT D.2 (Ordinance 2753)/PAGE 1 OF 13

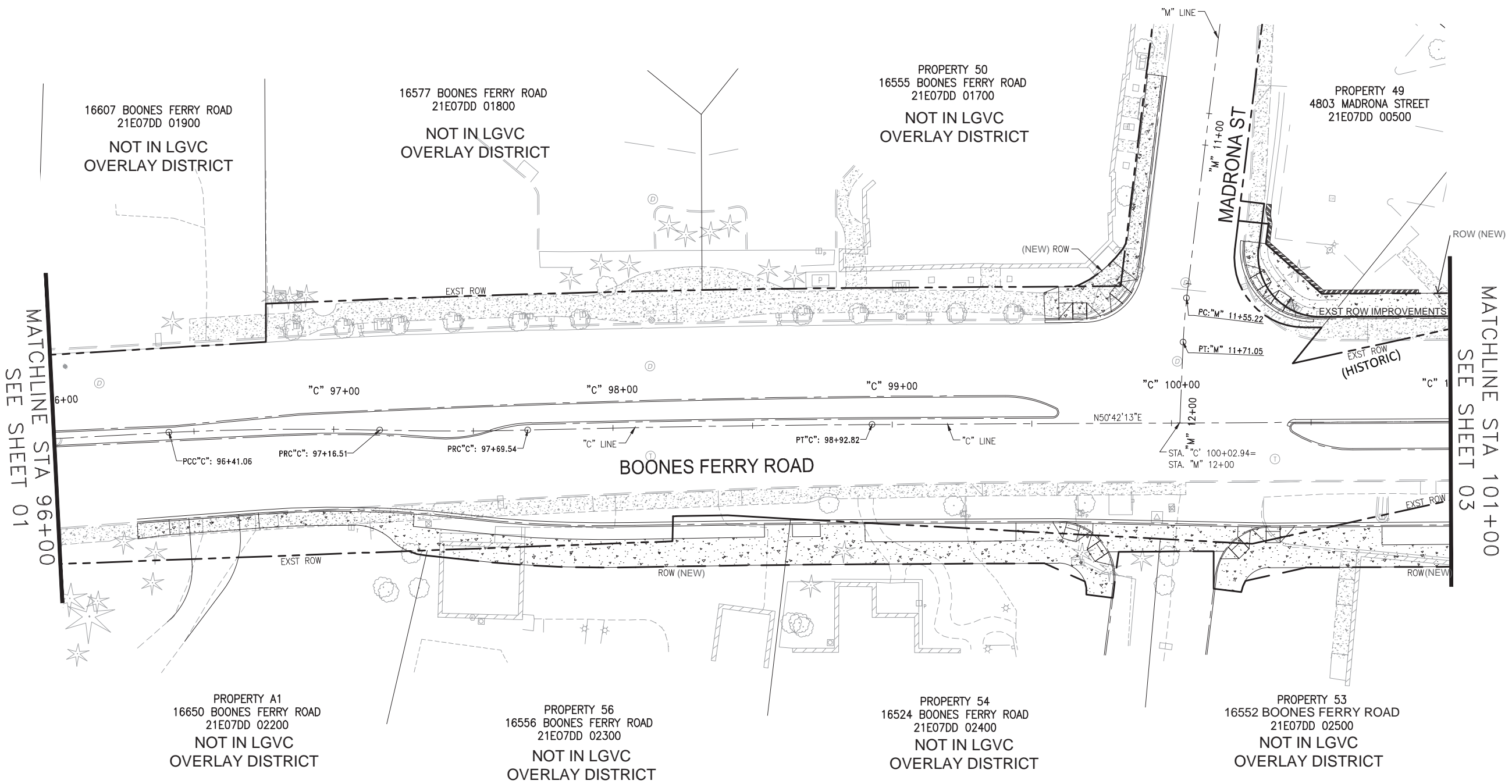


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SCALE 20 10 0 20 40 FEET



LEGEND	
	EXST. ROW
	EXST ROW IMPROVEMENTS
	ROW (NEW)



MATCHLINE STA 96+00
SEE SHEET 01

MATCHLINE STA 101+00
SEE SHEET 03

LU 17-0028 (08/17/17)

ATTACHMENT D.2 (Ordinance 2753)/PAGE 2 OF 13

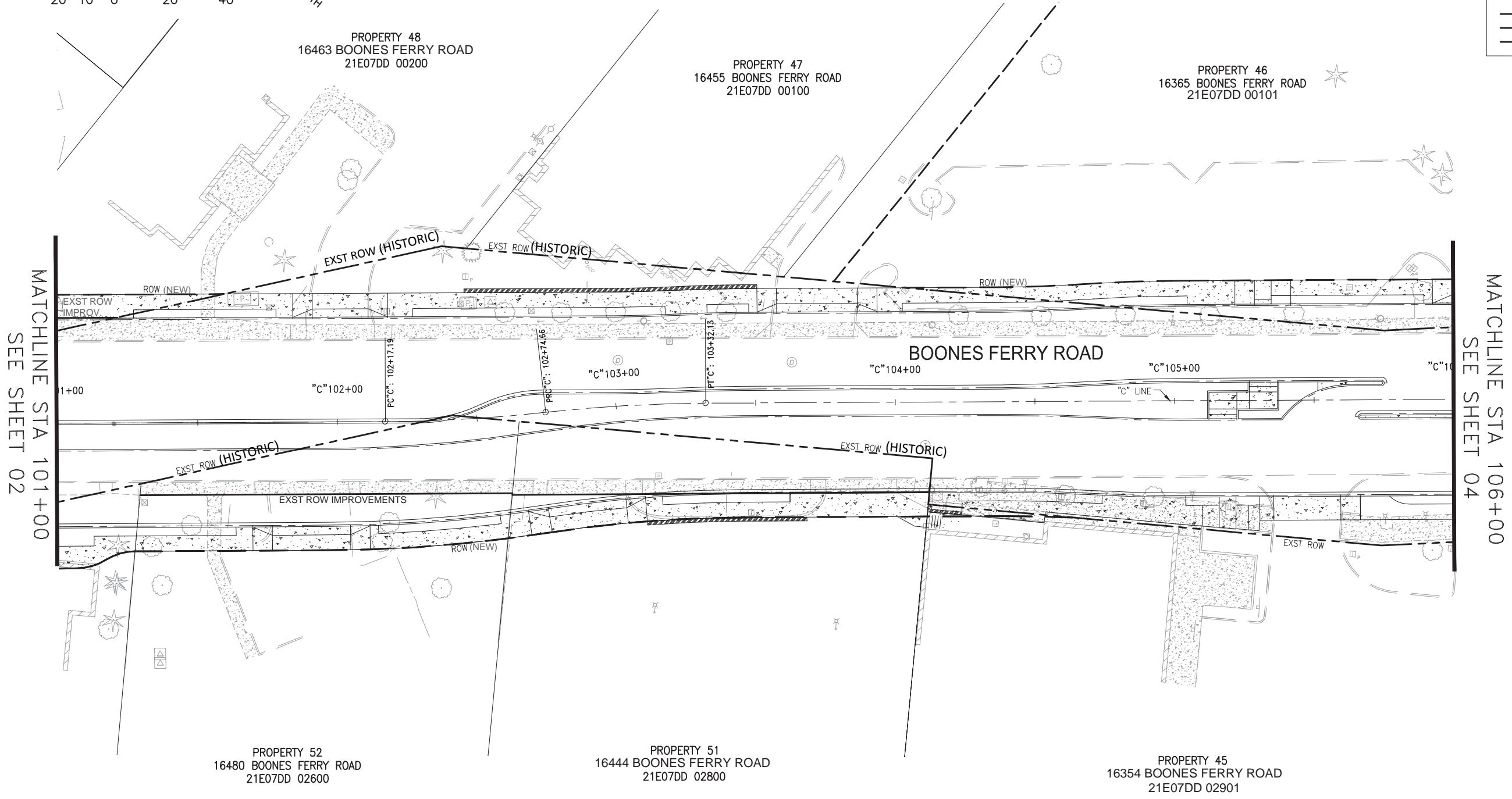


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SCALE 20 10 0 20 40 FEET



LEGEND	
	EXST. ROW
	EXST ROW IMPROVEMENTS
	ROW (NEW)



LU 17-0028 (08/17/17)

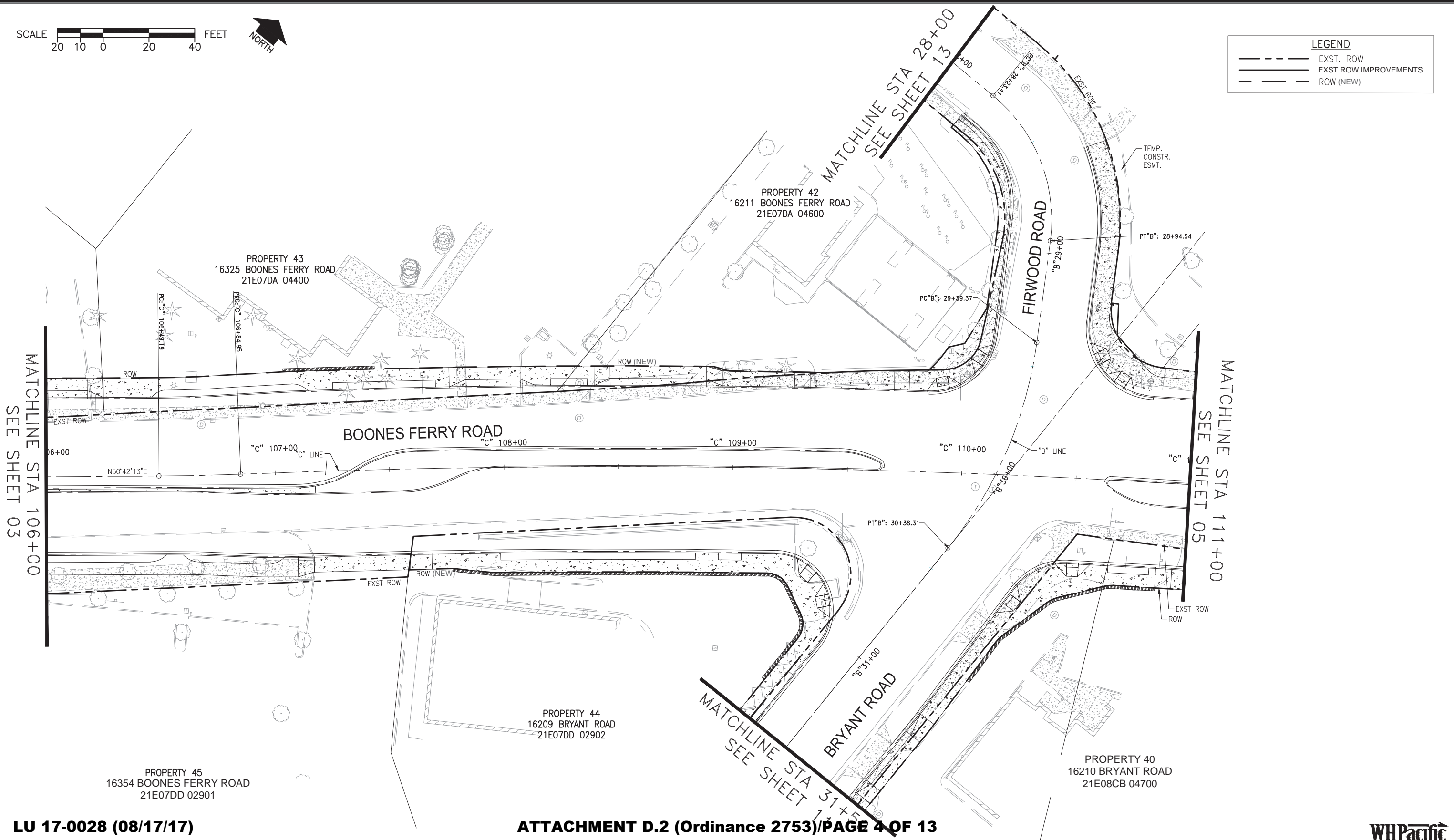
ATTACHMENT D.2 (Ordinance 2753)/PAGE 3 OF 13



Date	No.	Revisions:	By:	PRELIMINARY NOT FOR CONSTRUCTION	Drawn: WHP CAD	City of Lake Oswego Engineering Division	ODOT WORK ORDER NO. 8 LAKE OSWEGO WORK ORDER NO. 183 BOONES FERRY RD: OAKRDIGE RD / REESE RD - MADRONA ST	RIGHT-OF-WAY ACQUISITION PLAN STA. "C" 101+00 TO "C" STA. 106+00	Sheet	03
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LEGEND	
	EXST. ROW
	EXST. ROW IMPROVEMENTS
	ROW (NEW)



LU 17-0028 (08/17/17)

ATTACHMENT D.2 (Ordinance 2753)/PAGE 4 OF 13

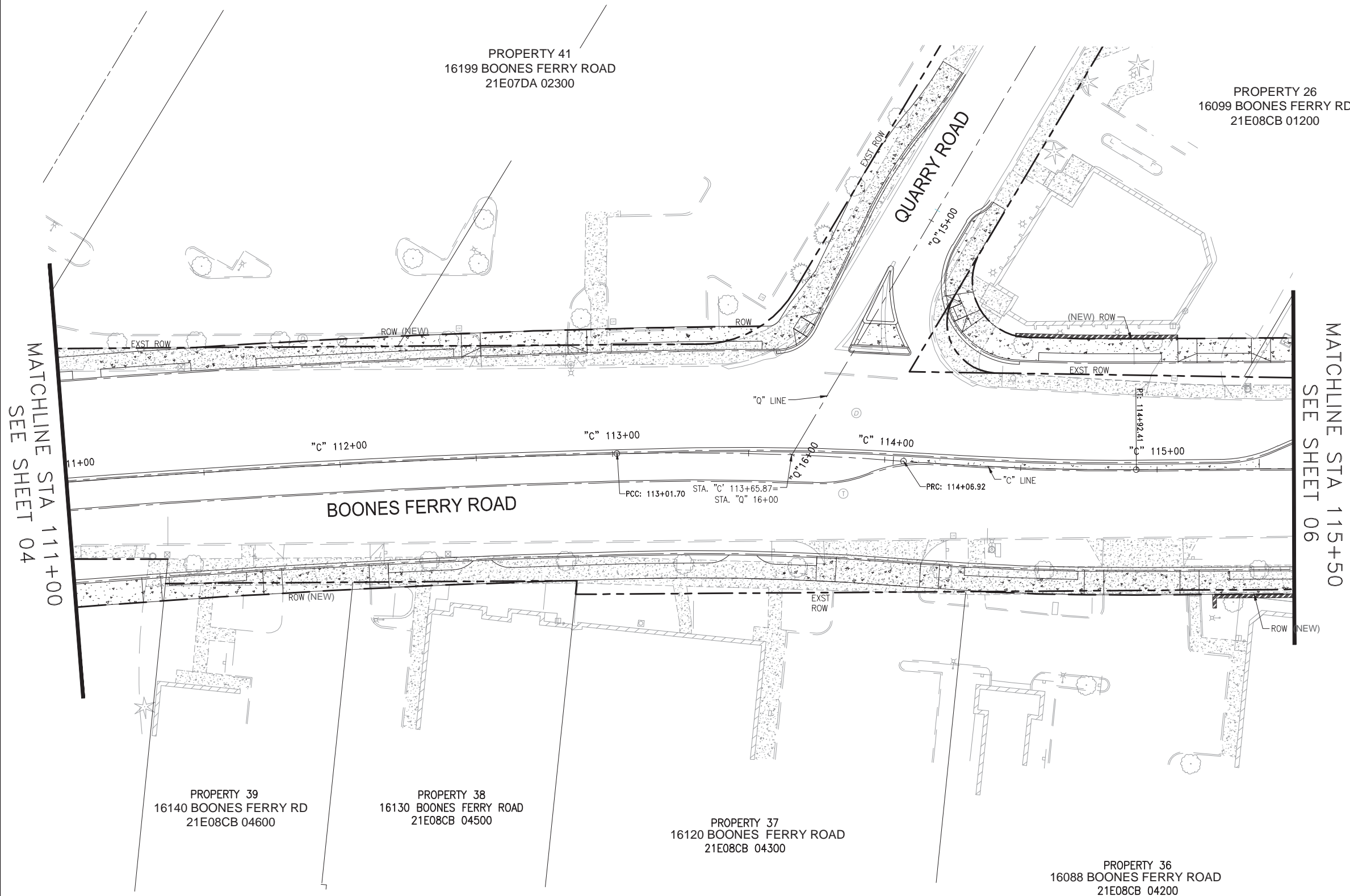


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SCALE 20 10 0 20 40 FEET



LEGEND	
	EXST. ROW
	EXST ROW IMPROVEMENTS
	ROW (NEW)



LU 17-0028 (08/17/17)

ATTACHMENT D.2 (Ordinance 2753)/PAGE 5 OF 13



Date	No.:	Revisions:	By:	PRELIMINARY NOT FOR CONSTRUCTION	Drawn: JKNP CAD	City of Lake Oswego Engineering Division	ODOT WORK ORDER NO. 8 LAKE OSWEGO WORK ORDER NO. 183 BOONES FERRY RD: OAKRDIGE RD / REESE RD - MADRONA ST	RIGHT-OF-WAY ACQUISITION PLAN STA. "C" 111+00 TO STA. "C"115+50	Sheet	05
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SCALE 20 10 0 20 40 FEET



LEGEND	
	EXST. ROW
	EXST ROW IMPROVEMENTS
	ROW (NEW)

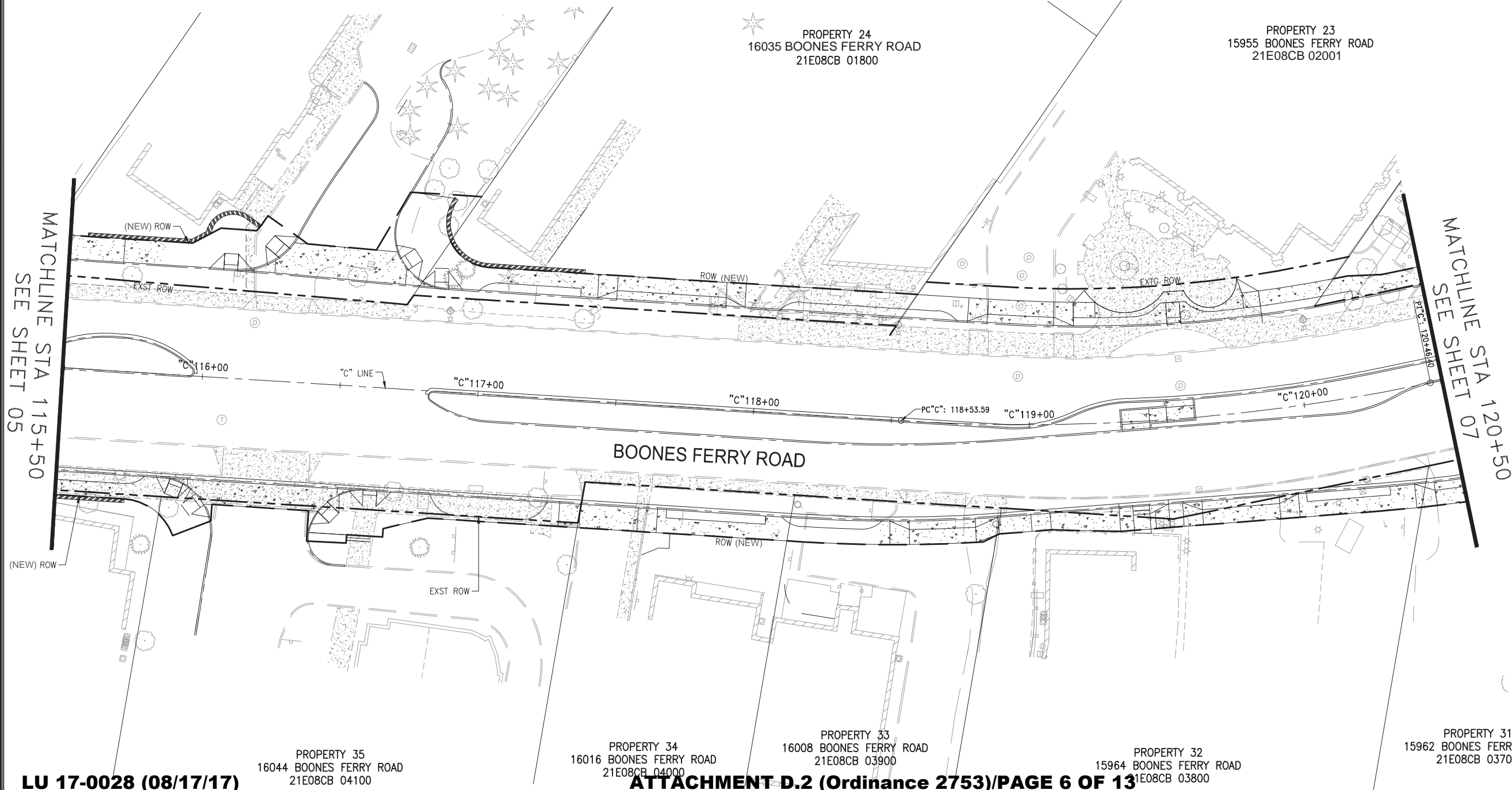
PROPERTY 25
16055 BOONES FERRY ROAD
21E08CB 01400

PROPERTY 24
16035 BOONES FERRY ROAD
21E08CB 01800

PROPERTY 23
15955 BOONES FERRY ROAD
21E08CB 02001

MATCHLINE STA 115+50
SEE SHEET 05

MATCHLINE STA 120+50
SEE SHEET 07



LU 17-0028 (08/17/17)

PROPERTY 35
16044 BOONES FERRY ROAD
21E08CB 04100

PROPERTY 34
16016 BOONES FERRY ROAD
21E08CB 04000

PROPERTY 33
16008 BOONES FERRY ROAD
21E08CB 03900

PROPERTY 32
15964 BOONES FERRY ROAD
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PROPERTY 31
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ATTACHMENT D.2 (Ordinance 2753)/PAGE 6 OF 13

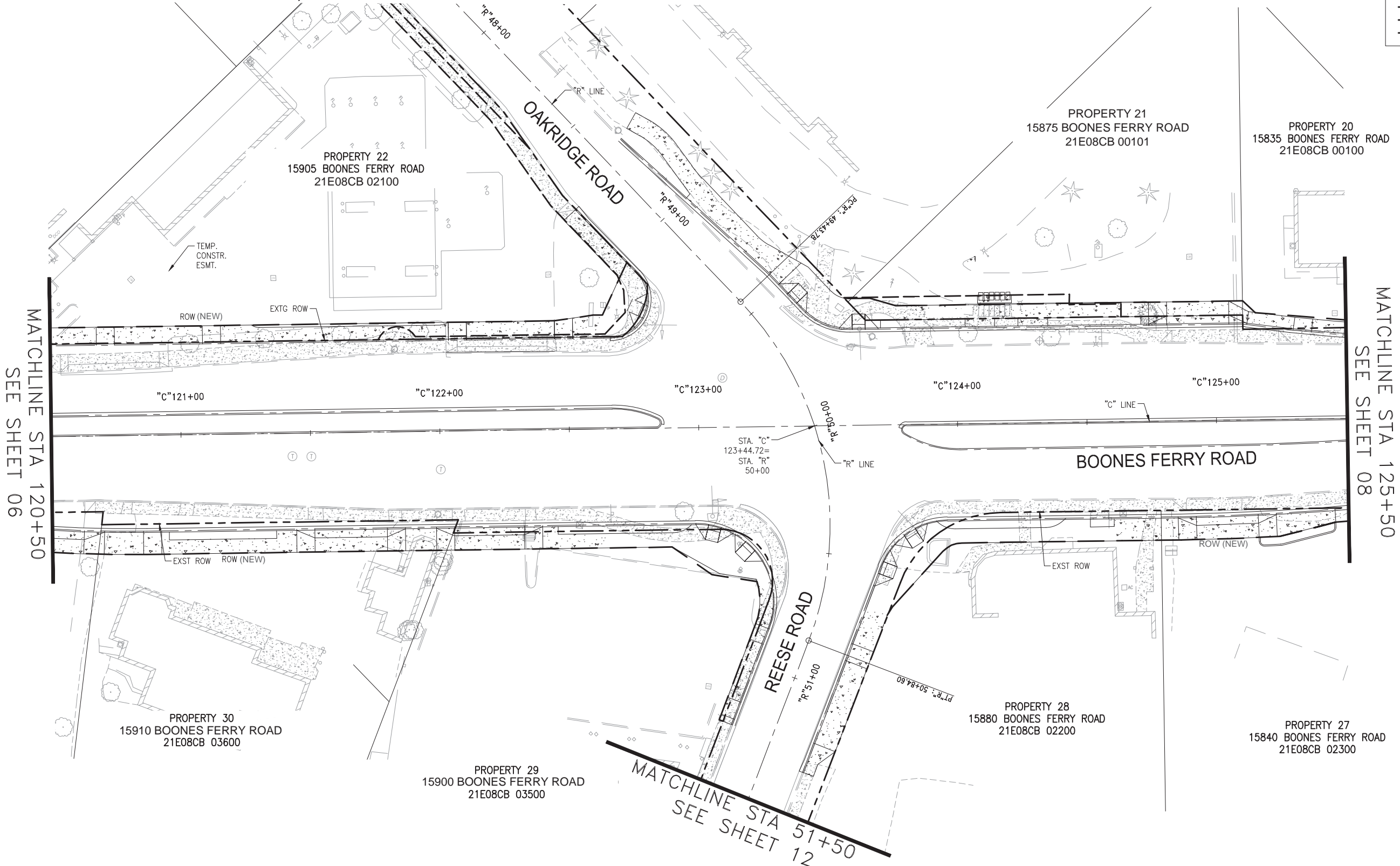


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SCALE 20 10 0 20 40 FEET



LEGEND	
	EXST. ROW
	EXST ROW IMPROVEMENTS
	ROW (NEW)



LU 17-0028 (08/17/17)

ATTACHMENT D.2 (Ordinance 2753)/PAGE 7 OF 13

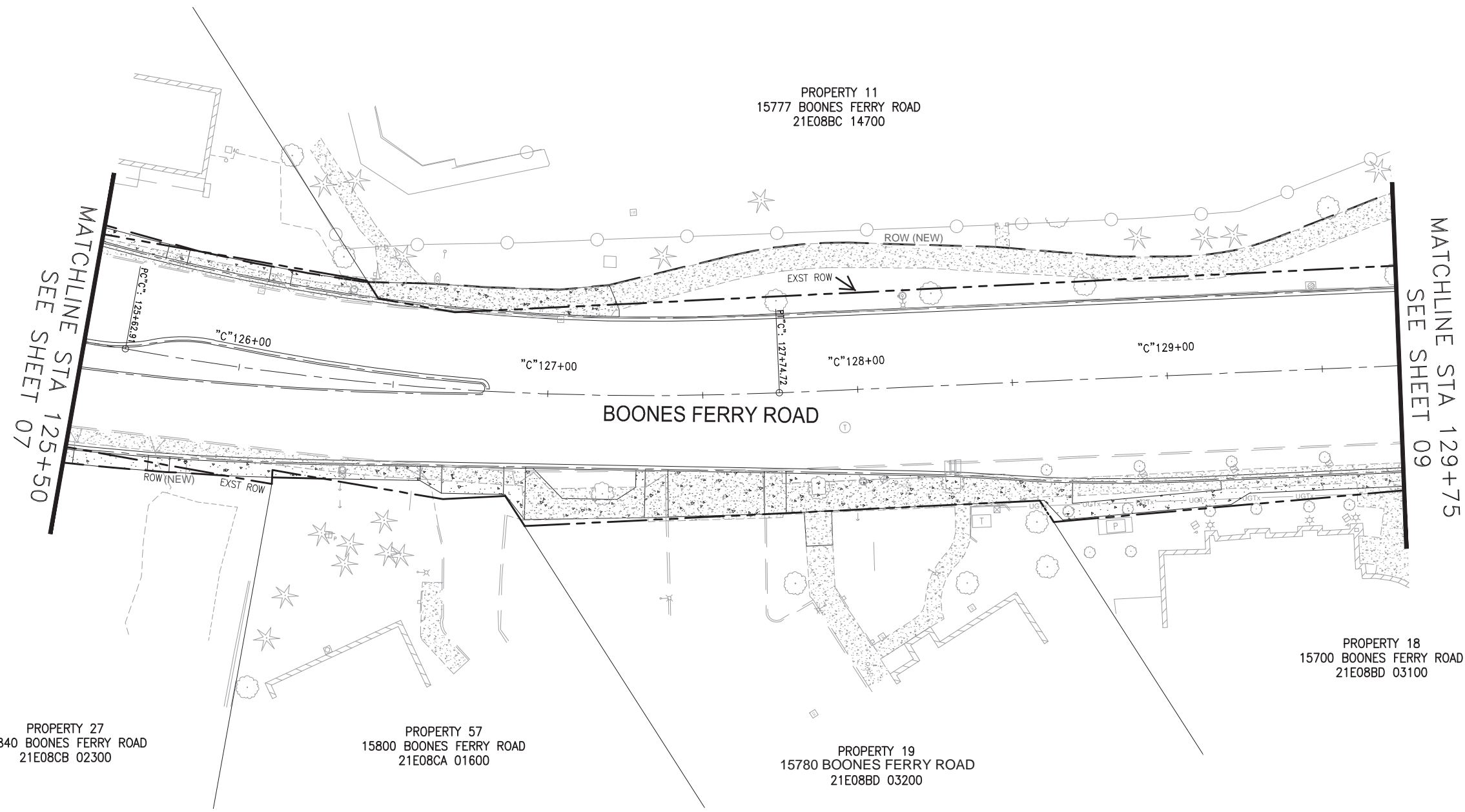


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SCALE 20 10 0 20 40 FEET



LEGEND	
	EXST. ROW
	EXST ROW IMPROVEMENTS
	ROW (NEW)



LU 17-0028 (08/17/17)

ATTACHMENT D.2 (Ordinance 2753)/PAGE 8 OF 13

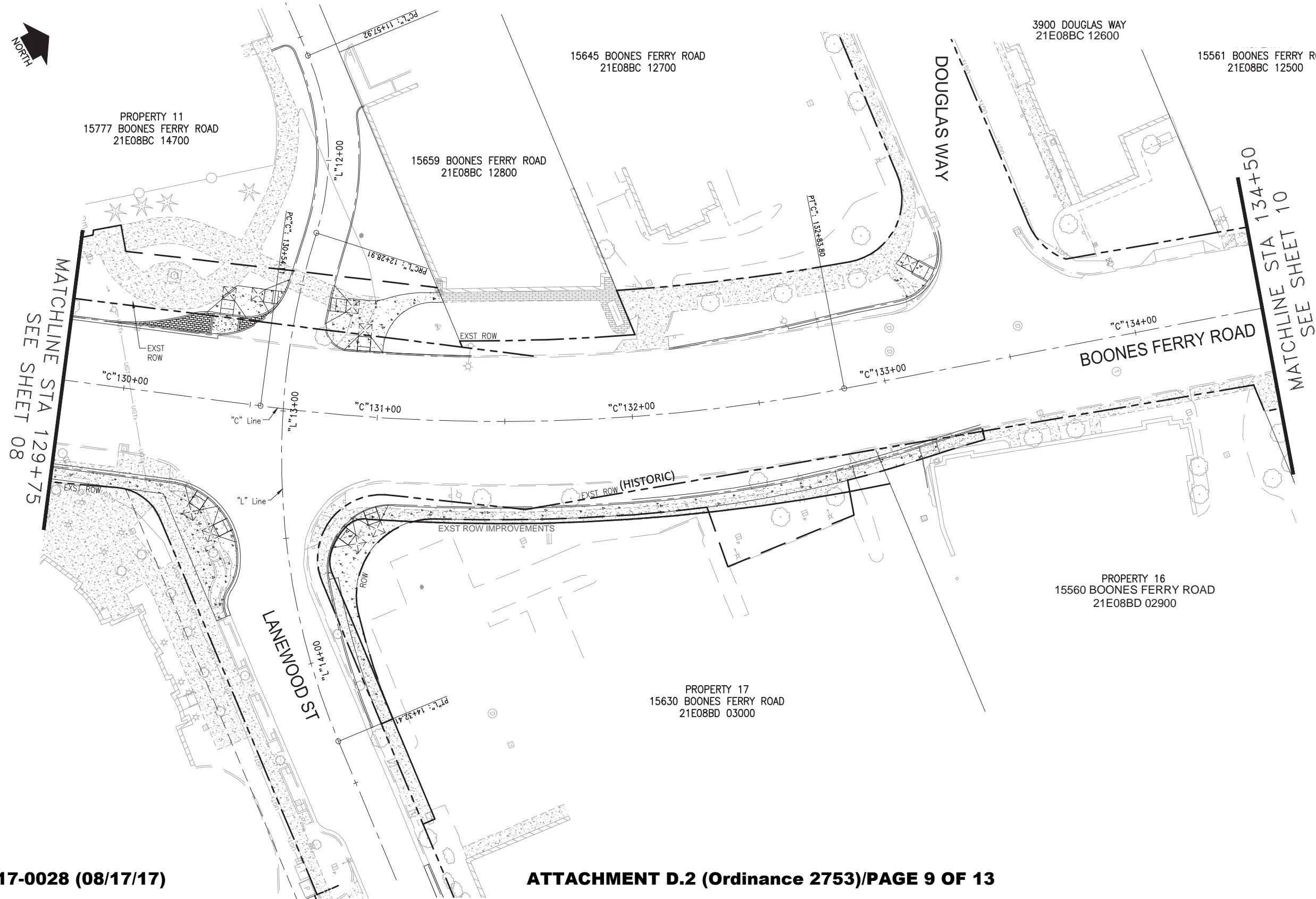


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SCALE 20 10 0 20 40 FEET



LEGEND	
	EXST. ROW
	EXST ROW IMPROVEMENTS
	ROW (NEW)



LU 17-0028 (08/17/17)

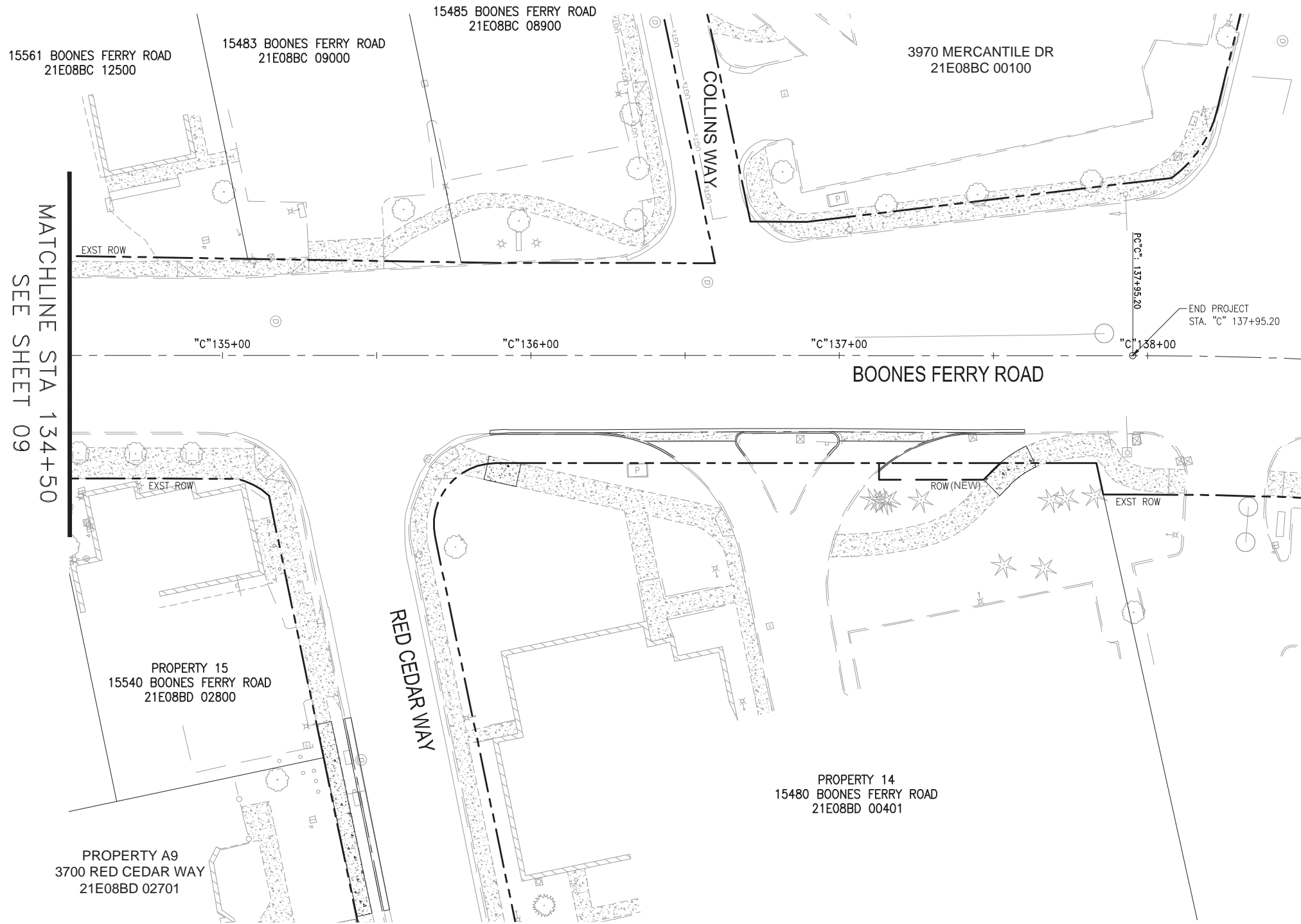
ATTACHMENT D.2 (Ordinance 2753)/PAGE 9 OF 13



Date	No.	Revisions:	By:	PRELIMINARY NOT FOR CONSTRUCTION	Drawn: WHP CAD	City of Lake Oswego Engineering Division	ODOT WORK ORDER NO. 8 LAKE OSWEGO WORK ORDER NO. 183 BOONES FERRY RD: OAKRDIGE RD / REESE RD - MADRONA ST	RIGHT-OF-WAY ACQUISITION PLAN STA. "C" 129+75 TO STA. "C" 134+50	Sheet 09
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LEGEND	
	EXST. ROW
	EXST ROW IMPROVEMENTS
	ROW (NEW)



LU 17-0028 (08/17/17)

ATTACHMENT D.2 (Ordinance 2753)/PAGE 10 OF 13

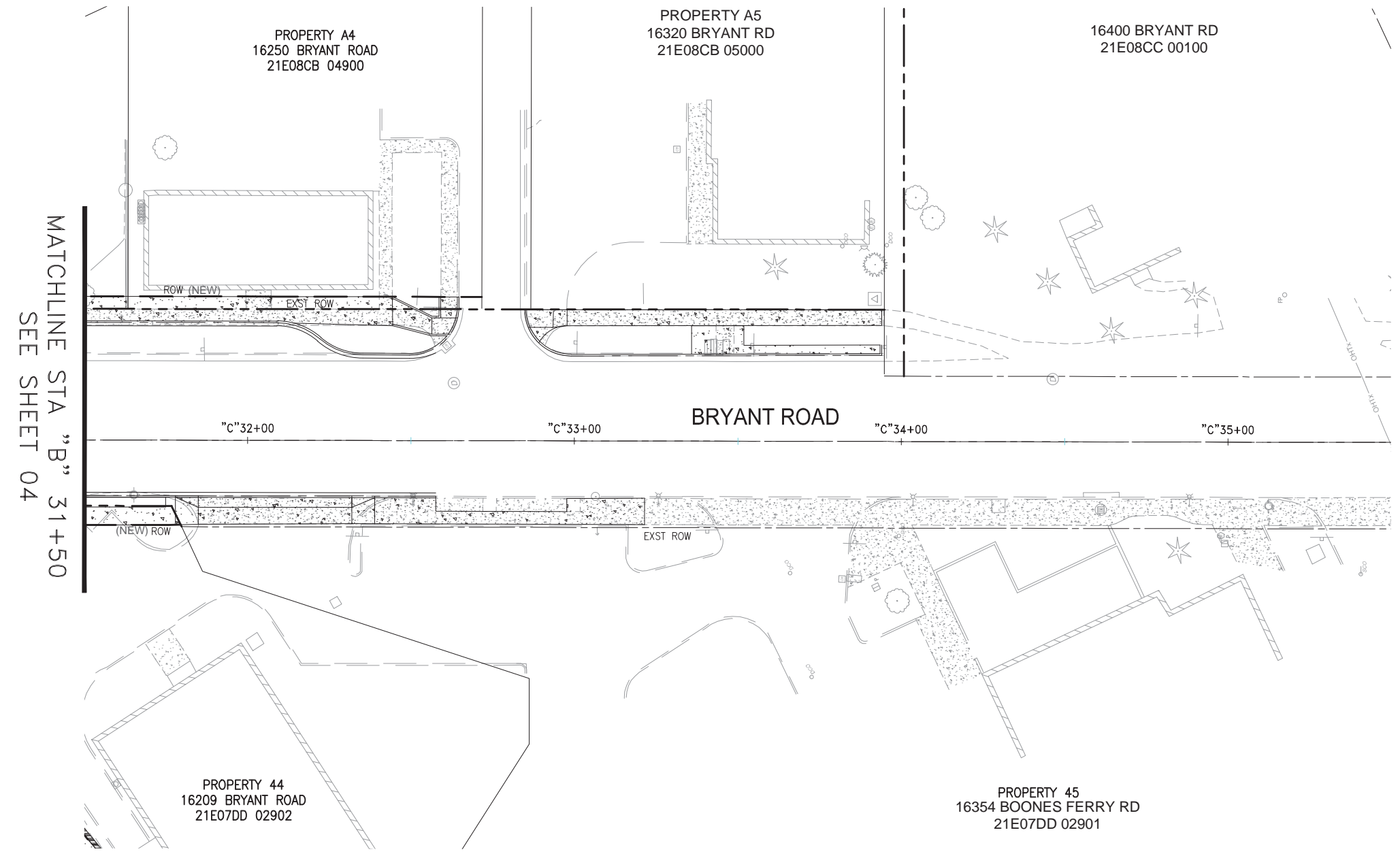


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SCALE 20 10 0 20 40 FEET



LEGEND	
	EXST. ROW
	EXST ROW IMPROVEMENTS
	ROW (NEW)



MATCHLINE STA "B" 31+50
SEE SHEET 04

LU 17-0028 (08/17/17)

ATTACHMENT D.2 (Ordinance 2753)/PAGE 11 OF 13



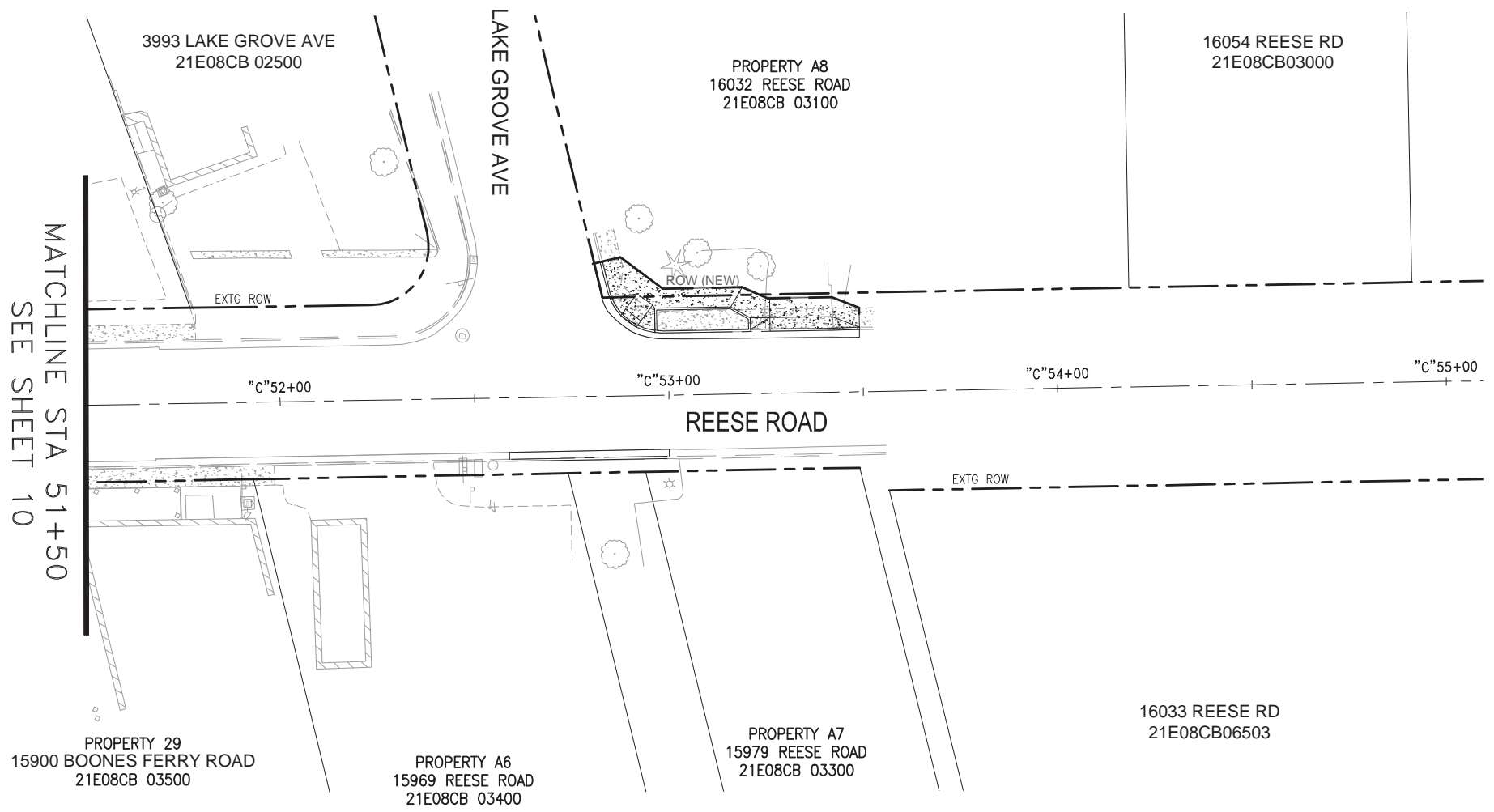
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SCALE 20 10 0 20 40 FEET



LEGEND	
	EXST. ROW
	EXST ROW IMPROVEMENTS
	ROW (NEW)



LU 17-0028 (08/17/17)

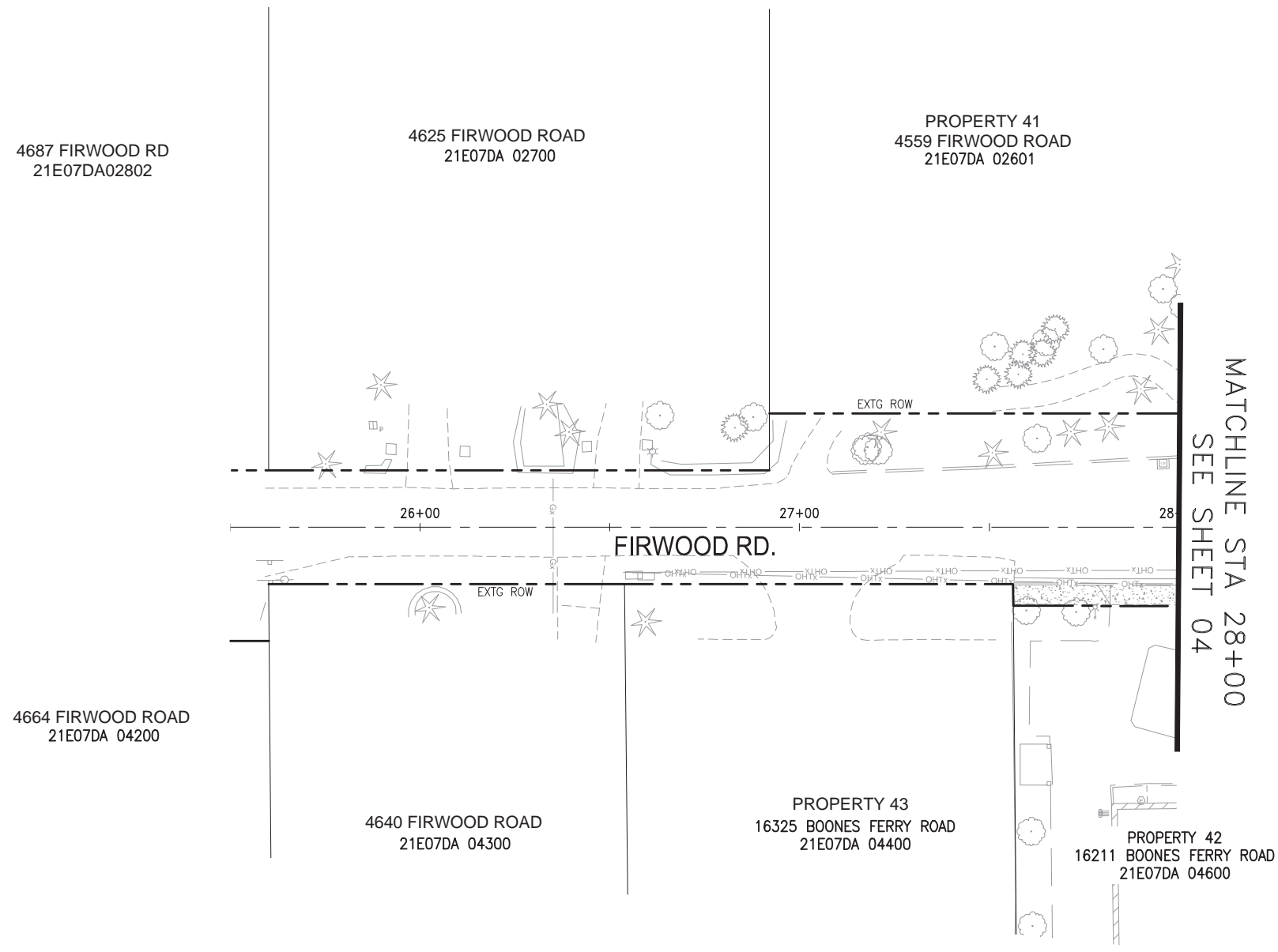
ATTACHMENT D.2 (Ordinance 2753)/PAGE 12 OF 13



Date	No.	Revisions:	By:	PRELIMINARY NOT FOR CONSTRUCTION	Drawn: WHP CAD	City of Lake Oswego Engineering Division	ODOT WORK ORDER NO. 8 LAKE OSWEGO WORK ORDER NO. 183 BOONES FERRY RD: OAKRDIGE RD / REESE RD - MADRONA ST	RIGHT-OF-WAY ACQUISITION PLAN STA. "R" 51+50 TO STA. "R" 55+00	Sheet	12
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LEGEND	
	EXST. ROW
	EXST ROW IMPROVEMENTS
	ROW (NEW)



LU 17-0028 (08/17/17)

ATTACHMENT D.2 (Ordinance 2753)/PAGE 13 OF 13



Date	No.:	Revisions:	By:	PRELIMINARY NOT FOR CONSTRUCTION	Drawn: WHP CAD	City of Lake Oswego Engineering Division	ODOT WORK ORDER NO. 8 LAKE OSWEGO WORK ORDER NO. 183 BOONES FERRY RD: OAKRDIGE RD / REESE RD - MADRONA ST	RIGHT-OF-WAY ACQUISITION PLAN STA. "B" 25+50 TO STA. "B" 28+00	Sheet	13
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