

# DEVELOPER PACKET

4225 OAKRIDGE RD  
LAKE OSWEGO, OR 97035



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# PROPERTY DETAILS

- **Property Information**
- **Assessors Tax Map**
- **Vesting Deed**

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The information contained is provided by WFG's Customer Service Department to our customers, and while deemed reliable, is not guaranteed.

# Property Detail Report

Owner: Hyde Investments LLC  
Site: 4225 Oakridge Rd Lake Oswego OR 97035  
Mail: 17949 Kelok Rd Lake Oswego OR 97034



## Location and Site Information

County:	<b>Clackamas</b>	Lot SqFt:	<b>15,756</b>
Legal Description:	<b>420 LAKE VIEW VILLAS 1ST ADD PT LT</b>	Lot Acres:	<b>0.36</b>
APN:	<b>4 Y 185,523</b>	Land Use:	<b>700 - Multi-Family vacant</b>
Tax Lot:	<b>00242197</b>	Land Use STD:	<b>Single Family Residence</b>
TwN-Rng-Sec:	<b>21E08CB00300</b>	County Bldg Use:	<b>RSFR</b>
Neighborhood:	<b>02S / 01E / 08 / SW</b>	# Dwellings:	
Subdivision:	<b>Waluga</b>	Map Page/Grid:	<b>656-A7</b>
Legal Lot/Block:	<b>Lake View Villas 01</b>	Zoning:	<b>Lake Oswego-NC/R-0</b>
Census Tract/Block:	<b>4</b>	Watershed:	<b>Johnson Creek-Willamette River</b>
Elementary School:	<b>020302 / 1021</b>	High School:	<b>Lake Oswego Senior High School</b>
Middle School:	<b>Lake Grove Elementary School</b>	School District:	<b>Lake Oswego</b>
	<b>Lake Oswego Middle School</b>		

## Property Characteristics

Total Living Area:	Bedrooms:	Year Built/Eff:	<b>1963</b>
First Floor SqFt:	Bathrooms Total:	Heating:	
Second Floor SqFt:	Bathrooms Full/Half:	Cooling:	
Basement Fin/Unfin:	Stories:	Fireplace:	
Attic Fin/Unfin:	Foundation:	Pool:	
Garage SqFt:	Roof Material:	Kitchen:	

## Assessment and Tax Information

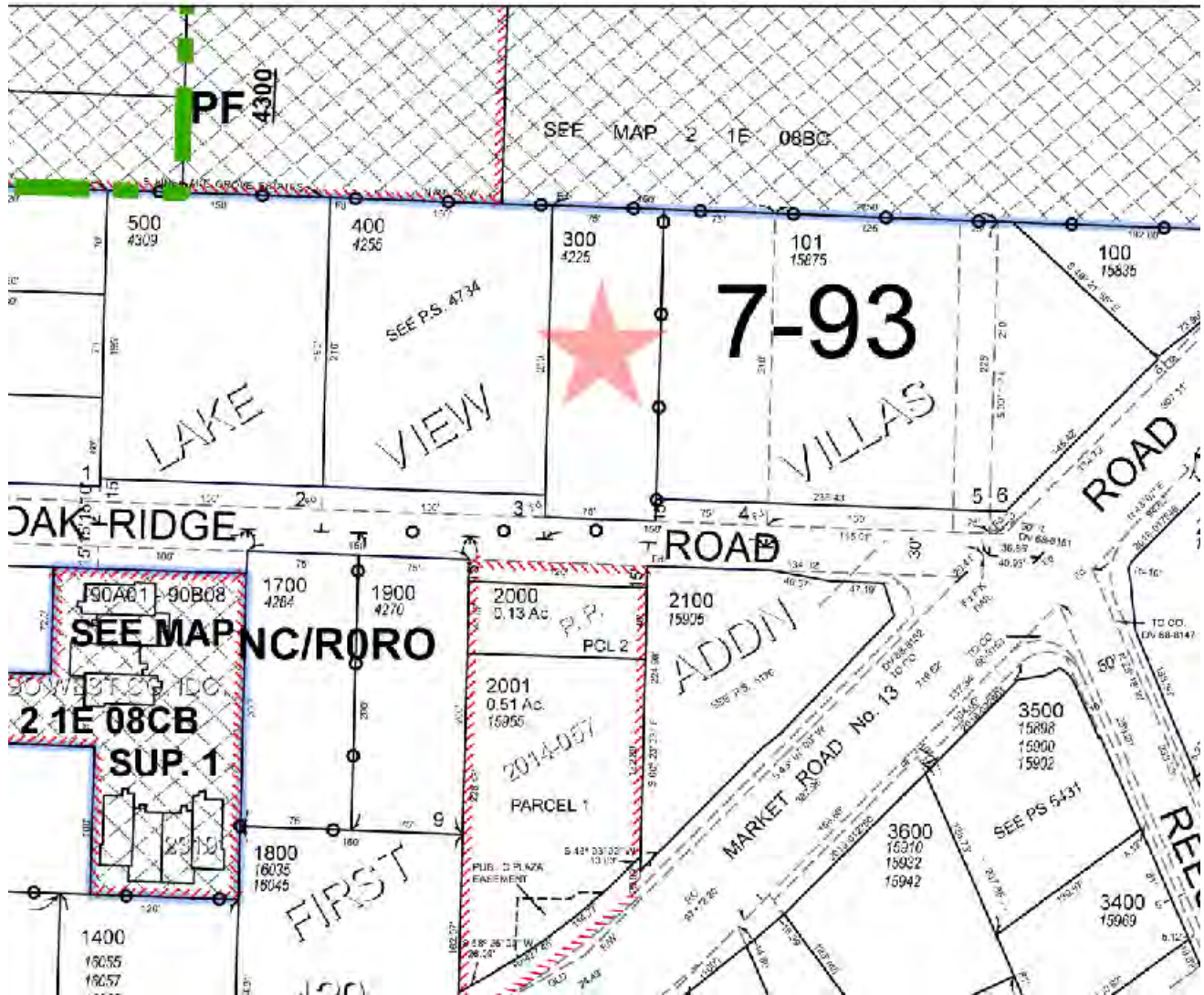
Market Total:	<b>\$437,067.00</b>	Property Tax:	<b>\$3,021.03</b>
Market Land:	<b>\$437,067.00</b>	Exemption:	
Market Structure:		Market Improved %:	
Assessment Year:	<b>2023</b>	Levy Code:	<b>007-093</b>
Assessed Total:	<b>\$156,954.00</b>	Mill Rate:	<b>19.2479</b>

## Sale and Loan Information

Sale Date:	<b>04/14/2014</b>	Lender:	
Sale Amount:		Loan Amount:	<b>\$0.00</b>
Document #:	<b>2014-016733</b>	Loan Type:	
Deed Type:	<b>Deed</b>	Price/SqFt:	<b>\$0.00</b>
Title Co:		Seller Name:	<b>HYDE LIVING TRUST</b>

Prepared By: WFG National Title Customer Service Department  
12909 SW 68th Pkwy, Suite 350, Portland, OR 97223  
P: 503 603 1700 | 360 891 5474 E: cs@wfgnationaltitle.com | cccs@wfgtitle.com

Sentry Dynamics, Inc. and its customers make no representation, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: 00242197

Site Address: 4225 Oakridge Rd

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



**Parcel ID: 00242197**

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1/3  
BP

Clackamas County Official Records  
Sherry Hall, County Clerk

2014-016733



\$73.00

04/14/2014 11:19:43 AM

D-D Cnt=1 Stn=53 CINDY  
\$25.00 \$10.00 \$16.00 \$22.00

**LIMITED WARRANTY DEED**

JOYCE P. HYDE, as sole successor trustee of the Hyde Living Trust created under Restated Trust Agreement dated March 15, 2007, Grantors, convey to HYDE INVESTMENTS LLC, an Oregon limited liability company, Grantee, the real property situated at 4225 Oakridge Road, Lake Oswego, Clackamas County, Oregon 97035, and described as follows:

The West one-half of Lot 4, LAKE VIEW VILLAS FIRST ADDITION, EXCEPT the Southerly 15 feet of even width thereof, in the County of Clackamas and State of Oregon.

Parcel No. 00242197

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except for matters of record, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of Grantor to preserve any existing title insurance coverage.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT**

The true consideration for this conveyance is \$0.

Until a change is requested, all tax statements shall be sent to the following address:

Hyde Investments LLC  
17949 S.W. Kelok Road  
Lake Oswego, Oregon 97034

After recording, return to:

Jeffrey C. Thede  
Thede Culpepper LLP  
111 S.W. Fifth Avenue, Suite 3675  
Portland, Oregon 97204

ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED the 31<sup>st</sup> day of March, 2014

Joyce P. Hyde  
Joyce P. Hyde, Trustee

STATE OF OREGON                    )  
  )  
COUNTY OF CLACKAMAS        )

This instrument was acknowledged before me on the 31<sup>st</sup> day of March, 2014, by Joyce P. Hyde, as trustee of the Hyde Living Trust.

Jean M. Niiranen  
Notary Public for Oregon  
My commission expires:



After recording, return to:

Jeffrey C. Thede  
Thede Culpepper Moore Munro  
& Silliman LLP  
111 S.W. Fifth Avenue, Suite 3675  
Portland, Oregon 97204

## CERTIFICATION OF TRUST

### (Hyde Living Trust)

I, JOYCE P. HYDE, make this certification pursuant to the provisions of  
ORS 130.860:

1. I am the sole successor trustee of the Hyde Living Trust (the "Trust"), created under a revocable living trust agreement dated May 10, 1998, executed by Jay F. Hyde and Joyce P. Hyde, as Trustors and Trustees, as amended and restated in a restated trust agreement dated March 15, 2007.

2. The Trust is presently in existence.

3. I became sole successor trustee upon the resignation of Jay F. Hyde on March 31, 2014.

4. As trustee I have broad powers enumerated in the trust agreement, and the trust agreement does not limit my powers under Oregon law. The Trust was established under the laws of the state of Oregon.

5. My mailing address as trustee is 14655 S.W. Uplands Drive, Lake Oswego, Oregon 97034.

6. The Trust is Revocable. Either Jay F. Hyde or Joyce P. Hyde has the power to revoke the trust, and Jay F. Hyde and Joyce P. Hyde together may modify or amend the trust.

7. I am the sole trustee of the Trust.

8. The last four digits of the Trust's taxpayer identification number are 8950.

9. Title to all Trust assets should be taken in the name of:

"Joyce P. Hyde, as Trustee of the Hyde Living Trust created under  
Restated Trust Agreement dated March 15, 2007."

10. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect.

11. The assets of the Trust include among other things the following parcels of real property:

(a) 252 D Ave., Lake Oswego, Clackamas County, Oregon 97034, described as follows:

Lot 16, Block 28, FIRST ADDITION TO THE TOWN OF OSWEGO, in the City of Lake Oswego, Clackamas County, Oregon.

Assessor's Parcel No. 00194168

(b) 4225 Oakridge Road, Lake Oswego, Clackamas County, Oregon 97035, described as follows:

The West one-half of Lot 4, LAKE VIEW VILLAS FIRST ADDITION, EXCEPT the Southerly 15 feet of even width thereof, in the County of Clackamas and State of Oregon.

Assessor's Parcel No. 00242197

(c) 16017 S.W. First Street, Sherwood, Washington County, Oregon 97140, described as follows:

Beginning at the most Easterly corner of Lot 6, Block 6, of the City of Sherwood, formerly SHOCKVILLE, a subdivision of record in Washington County, Oregon, and running thence Northwesterly along the line between Lots 6 and 7 of said Block 6, a distance of 100.0 feet to the most Northerly corner of Lot 6; thence Southwesterly along the Northwesterly line of said Lot 6 a distance of 39.3 feet; thence Southeasterly along a line parallel to and 39.3 feet distant from the line between said Lots 6 and 7, a distance of 100.0 feet to the Southeasterly line of said Lot 6; thence Northeasterly along the Southeasterly line of said Lot 6 a distance of 39.3 feet to the point of beginning.

EXCEPTING a certain parcel of land conveyed to Boris Sirpo and Greta Sirpo, husband and wife, by Deed recorded August 30, 1951, in Book 324, page 345, Deed Records of Washington County, Oregon.

Assessor's Parcel No. R0555232

[Signature page to follow]

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DATED: March 31, 2014.

Joyce P. Hyde  
Joyce P. Hyde

STATE OF OREGON            )  
  )  
COUNTY OF CLACKAMAS    )

This instrument was acknowledged before me on March 31, 2014, by Joyce P. Hyde,  
as Trustee of the Hyde Living Trust.

Jean M. Niiranen  
Notary Public for Oregon  
My commission expires:



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# UTILITY AS-BUILTS

- **Water As-Built Maps**

City of Lake Oswego

- **Sewer As-Built Maps**

City of Lake Oswego

# SEWER LINE MAP



This map is a copy of public record and is provided solely for informational purposes.

WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.

# WATER LINE MAP



This map is a copy of public record and is provided solely for informational purposes.

WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.

# ZONING DETAILS

- **Detailed Zoning Information**

NC (Neighborhood Commercial)

R-0 (Residential High Density)

- **Zoning Map**

- **Community Jurisdiction**

**Article 50.11  
Commercial Zones.**

Sections:

- [50.11.005](#) Purpose.
- [50.11.010](#) Uses.
- [50.11.015](#) Site Development Standards.
- [50.11.020](#) Special Requirements.

**50.11.005 Purpose.**

1. Neighborhood Commercial – to provide land near or within residential areas for commercial activities. The uses listed for the Neighborhood Commercial zone in LOC [50.11.010](#) and [50.11.020](#) (6), (7) have been determined to implement the Neighborhood Commercial policies of the Comprehensive Plan.
2. General Commercial – to provide lands for commercial activities supplying a broad range of goods and services to a market area which includes the planning area identified in the Comprehensive Plan.
3. Highway Commercial – to provide lands for commercial activities which meet the needs of the traveling public as well as other highway-oriented retail uses which require access to a market area larger than the general commercial zone. This district is not intended for regional shopping centers.
4. Office Campus – to provide lands for major concentrations of regionally oriented offices and employment opportunities for a market area larger than the planning area.
5. East End General Commercial – to implement comprehensive plan policies directing revitalization of the East End Business District. The district should guide and encourage development and redevelopment of the East End Business District.
6. Campus Research & Development – to provide a mix of clean, employee-intensive industries, offices and high-density housing with associated services and retail commercial uses in locations supportive of mass transit and the regional transportation network.
7. Mixed Commerce – to provide for a mix of uses requiring highway access and which provide a strong visual identity. Intended uses include local and regional convention type facilities, office uses and supporting retail uses. Supporting retail uses shall be limited to less than 60,000 square feet of gross leasable area per building or business in the MC Zone.

(Ord. No. 2316, Added, 03/05/2002)

**50.11.010 Uses.**

Uses:	P	C	X	Limitations
	Permitted uses.	Uses permitted upon the grant of approval of a conditional use permit.	Uses specifically prohibited.	Limitations on permitted or conditional uses.

[**Cross-Reference:** See LOC [50.12.010](#) – 50.12.025 for Campus Institutional uses.]

**1. Residential:**

- A. Residential Care Housing and Congregate Housing.

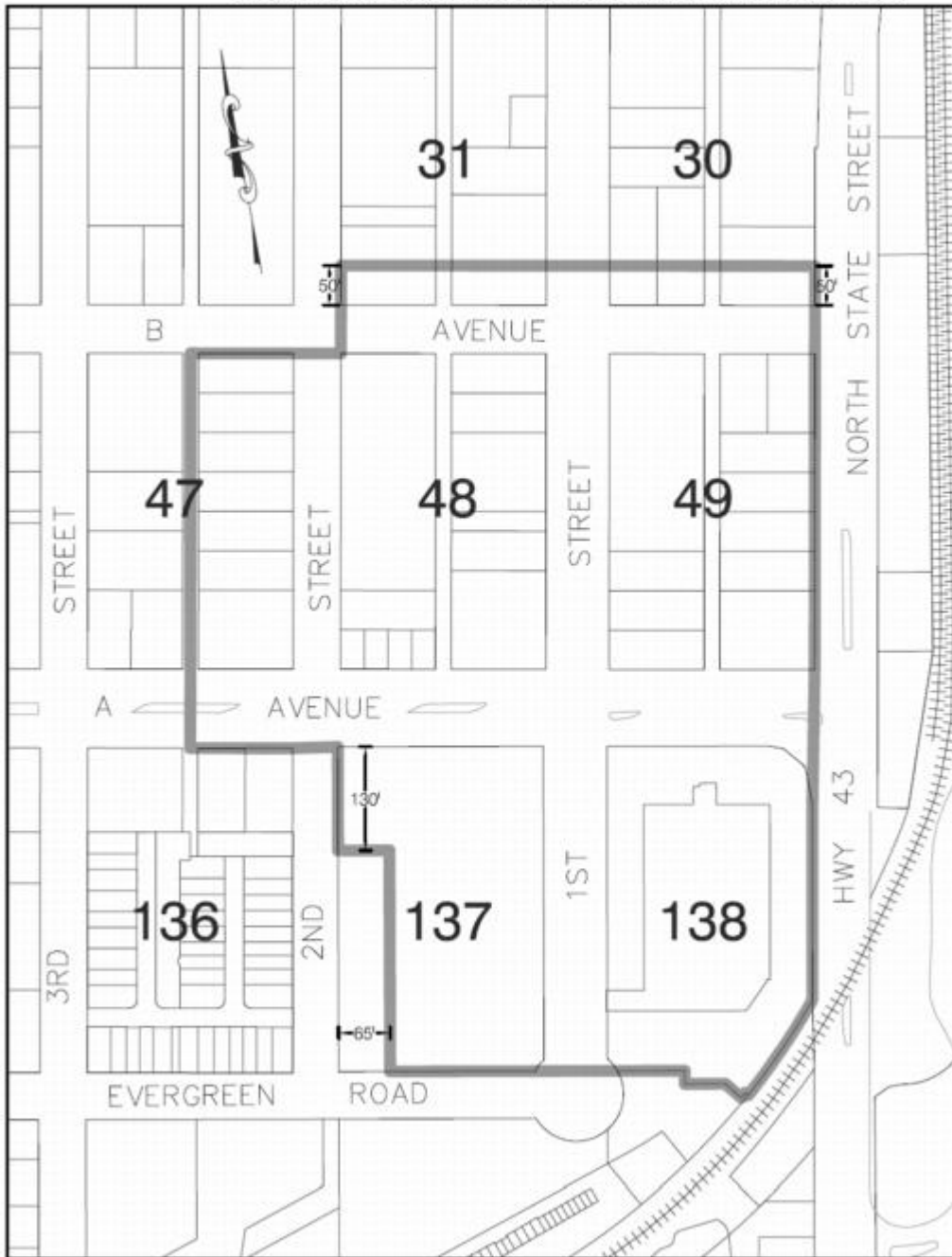
Uses:	C	X
	NC, GC, EC	HC, OC, CR&D and MC

B. Residential Use.

	P	C	X	Limitations		
	GC			<p>GC and NC Zones: A residential use may occupy the ground floor in the GC or NC zones only if a commercial use is located along the street frontage and the residential use is located behind the commercial use. Exception: Lake Grove Village Overlay District.</p>	<p>Lake Grove Village Overlay District – A residential use may occupy the ground floor in the GC zone at street frontage designated Park Lane, Crossroads Gateway or Campus Woods within the Lake Grove Village Center Overlay District (see Village Character Map, LOC <a href="#">Appendix 50.11A.020-D</a>).</p>	<p>R-0, R-3, and R-5 density except as specifically allowed in LOC <a href="#">50.11.020</a>.</p>
		NC				
	HC, OC, CR&D					
Parcels > 6,000 square feet floor area	EC			<p>Residential use not allowed on ground floor within the area depicted on <a href="#">Appendix 50.11.010(1)(B)</a>.</p>	Residential use at R-0 density with a maximum 3.0:1 FAR (4 unit minimum)	
Parcels ≤ 6,000 square feet floor area					No minimum unit requirement.	
			MC			

**Appendix 50.11.010(1)(B)**

EC Zone Area Where Residential Use Is Not Allowed On Ground Floor  
 Blocks 48, 49, 138, and portions of Blocks 30, 31, 47, and 137



C. [Reserved].

D. [Reserved].

2. Retail Sales – Food:

A. Food markets, over 25,000 sq. ft. floor area.

Uses:	P	C	X
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Uses:	P	C	X
GC (not to exceed 35,000 sq. ft.)		GC exceeding 35,000 sq. ft. (not to exceed 45,000 sq. ft.)	NC, OC and CR&D
HC			
EC (not to exceed 35,000 sq. ft.), see also LOC <a href="#">50.11.020(6)</a>			
MC (not to exceed 60,000 sq. ft. per building or business), see also LOC <a href="#">50.11.020(6)</a>			

B. Food markets under 25,000 sq. ft. floor area.

Uses:	P	X
	NC, GC, HC, EC, MC	OC, CR&D

C. Delicatessen, no table service.

Uses:	P	Special District Limitations for Permitted Use
	NC, GC, HC, OC, EC, CR&D and MC	(Not to exceed 20,000 sq. ft. floor area in CR&D and MC zones)

D. Specialized food stores.

Uses:	P	X	Special District Limitations for Permitted Use
	NC, GC, HC, EC, MC	OC, CR&D	(Not to exceed 20,000 sq. ft. floor area in MC zone)

E. Bakery – where baked foods manufactured elsewhere are sold on the premises.

Uses:	P	Special District Limitations for Permitted Use
	NC, GC, HC, OC, EC, CR&D and MC	(Not to exceed 20,000 sq. ft. floor area in CR&D and MC zones)

F. Bakery, manufacturing – where on-site baked foods are sold within the building.

Uses:	P	X
< 5,000 sq. ft. floor area	NC, GC, HC, EC, CR&D and MC	OC
> 5,000 sq. ft. floor area	GC, EC	NC, HC, OC, CR&D and MC

3. Retail Sales – General Merchandise:

A. Over 20,000 sq. ft. floor area, including apparel and accessory, department stores, building supply, garden, sporting goods, furniture, etc.

Uses:	P	C	X

Uses:	P	C	X
	GC (not to exceed 35,000 sq. ft.)	GC exceeding 35,000 sq. ft. (not to exceed 45,000 sq. ft.)	NC, HC, OC and CR&D
	EC (not to exceed 35,000 sq. ft. floor area per business)		
	MC (not to exceed 60,000 sq. ft. floor area per building or business)		

B. 10,000 – 20,000 sq. ft. floor area, including apparel and accessory, department stores, building supply, garden, sporting goods, furniture, etc.

Uses:	P	X
	GC, HC, EC, CR&D and MC	NC, OC

C. Under 10,000 sq. ft. floor area, including apparel and accessory, department stores, building supply, garden, sporting goods, furniture, etc.

Uses:	P
	NC, GC, HC, OC, EC, CR&D and MC

D. Auto sales.

Uses:	P	Special District Limitations for Permitted Use	X
	GC, EC	Prohibited in the Lake Grove Village Center Overlay District.	NC, HC, OC, CR&D and MC

4. Retail Sales – Restaurants, Drinking Places:

A. Restaurants, with or without associated lounge.

Uses:	P	Special District Limitations for Permitted Use
	NC, GC, HC, OC, EC, CR&D and MC	(Not to exceed 20,000 sq. ft. floor area in CR&D and MC zones)

B. Restaurants – take out only; or which include a drive-in window.

Uses:	P	C	Special District Limitations for Conditional Use	X
	HC	GC	In the GC Zone in the Lake Grove Village Center Overlay District, no more than two restaurants with drive-in service windows are permitted. Use is prohibited in Village Transition Areas (see Village Transition Area Map, LOC <a href="#">Appendix 50.11A.020-B</a> ).	NC, OC, EC, CR&D and MC

C. Bar or cocktail lounge not associated with restaurant; use with retail malt beverage license.

Uses:	P	X	Special District Limitations for Permitted Use
	GC, HC, EC, MC	NC, OC and CR&D	(Not to exceed 20,000 sq. ft. floor area in MC zone)

5. Services – Personal:

A. Laundries & cleaning places.

Uses:	P	X
	NC, GC, HC, EC, CR&D and MC	OC

B. Tailor shops & related services.

Uses:	P	X
	NC, GC, EC, CR&D and MC	HC, OC

C. Barber & beauty shop, personal care.

Uses:	P
	NC, GC, HC, OC, EC, CR&D and MC

D. Clothing rental.

Uses:	P	X
	NC, GC, EC	HC, OC, CR&D and MC

E. Mortuaries.

Uses:	P	C	X
Without accessory crematoriums	GC, EC		NC, HC, OC, CR&D and MC
With accessory crematoriums		GC, EC	

F. Upholstery shop.

Uses:	P	X
	NC, GC, EC	HC, OC, CR&D and MC

G. Radio & television repair shop.

Uses:	P	X
	NC, GC, EC	HC, OC, CR&D and MC

H. Home appliance repair shop.

Uses:	P	X
	NC, GC, EC	HC, OC, CR&D and MC

6. Services – Business:

A. Sign shop.

Uses:	P	X
	GC, EC	NC, HC, OC, CR&D and MC

B. Adjustment & collection agencies.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, HC, OC, EC, CR&D and MC	NC

C. Advertising agencies, including commercial artists.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, HC, OC, EC, CR&D and MC	NC

D. Truck & trailer rental and sales of accessories.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	HC	NC, GC, OC, EC, CR&D and MC

E. Auto rental (vehicle storage off site in CR&D, MC, EC and GC zones).

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, HC, OC, EC, CR&D and MC	NC

F. Business and management services.

<b>Uses:</b>	<b>P</b>
	NC, GC, HC, OC, EC, CR&D and MC

G. Car wash.

<b>Uses:</b>	<b>P</b>	<b>C</b>	<b>Special District Limitations for Conditional Use</b>	<b>X</b>
	HC	GC, EC	In the GC Zone in the Lake Grove Village Center Overlay District, car wash facilities shall not exceed a total combined area of 4,200 sq. ft. Use prohibited in Village Transition Areas (see Village Transition Area Map, LOC <a href="#">Appendix 50.11A.020-B</a> ).	NC, OC, CR&D and MC

H. [Reserved].

I. Duplicating, addressing, blueprinting, photocopying, mailing & stenographic services.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, HC, OC, EC, CR&D and MC	NC

J. Employment agencies.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, HC, OC, EC, CR&D and MC	NC

K. Office equipment rental & repair agencies.

<b>Uses:</b>	<b>P</b>	<b>X</b>
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<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, HC, OC, EC, CR&D and MC	NC

L. Equipment rental.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC	NC, HC, OC, EC, CR&D and MC

M. Equipment service & repair places, appliance small engine.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, EC	NC, HC, OC, CR&D and MC

N. Offices housing personnel who provide special services to businesses.

<b>Uses:</b>	<b>P</b>
	NC, GC, HC, OC, EC, CR&D and MC

O. Private off-street parking facilities (sole use on site, parking garages, etc.).

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, EC, CR&D, MC	NC, HC, OC

P. Services to buildings (including dwellings), cleaning & exterminating.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, HC, EC, MC	NC, OC, CR&D

Q. Telephone answering service.

<b>Uses:</b>	<b>P</b>
	NC, GC, HC, OC, EC, CR&D and MC

R. Miscellaneous business services, including auctioneers, bail bonds, drafting, detective agencies, notary public & other like services.

<b>Uses:</b>	<b>P</b>
	NC, GC, HC, OC, EC, CR&D and MC

S. Vehicle repair shops (located entirely within an enclosed building).

<b>Uses:</b>	<b>P</b>	<b>C</b>	<b>Special District Limitations for Conditional Use</b>	<b>X</b>
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<b>Uses:</b>	<b>P</b>	<b>C</b>	<b>Special District Limitations for Conditional Use</b>	<b>X</b>
	GC, EC (except in Village Transition Areas of the Lake Grove Village Center Overlay District)	GC in Village Transition Areas of the Lake Grove Village Center Overlay District (see Village Transition Area Map, LOC <a href="#">Appendix 50.11A.050-B</a> )	In Village Transition Areas of the Lake Grove Village Center Overlay District, conditional use is permitted as follows: The use shall be an expansion of an existing vehicle repair use. Retail or office uses and a storefront appearance shall be provided along fronting collector and local streets. No direct vehicle access shall be provided from streets adjacent to residential zones. No operational repair bay doors shall face collector or local streets.	NC, HC, OC, CR&D and MC

T. Auto service stations (primary use only).

<b>Uses:</b>	<b>P</b>	<b>C</b>	<b>Special District Limitations for Conditional Use</b>	<b>X</b>
	GC outside the Lake Grove Village Center Overlay District, HC, EC	GC within the Lake Grove Village Center Overlay District	Within the Lake Grove Village Center Overlay District conditional use is permitted as follows: No auto service station shall be closer than 1,000 linear feet to another auto service station. No more than two auto service stations shall be located within a distance of 5,000 linear feet. The number of auto fueling devices shall not exceed eight at any single auto service station. Use prohibited in Village Transition Areas (see Village Transition Area Map, LOC <a href="#">Appendix 50.11A.020-B</a> ).	OC, CR&D, MC

U. Accounting, auditing and bookkeeping.

<b>Uses:</b>	<b>P</b>
	NC, GC, HC, OC, EC, CR&D and MC

V. Computer services.

<b>Uses:</b>	<b>P</b>
	NC, GC, HC, OC, EC, CR&D and MC

W. Printing, publishing and lithographic shop.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, HC, OC, EC, CR&D and MC	NC

X. Commercial photographic studios.

<b>Uses:</b>	<b>P</b>
	NC, GC, HC, OC, EC, CR&D and MC

Y. Research and testing facilities.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, HC, OC, EC, CR&D and MC	NC

Z. Pet care, daily.

<b>Uses:</b>	<b>P</b>	<b>C</b>	<b>X</b>
Fully conducted within building	GC, EC, and HC	NC, MC, OC, CR&D	
Partially conducted outside building		GC, NC, and MC	EC, HC, OC, CR&D

7. Services – Finance, Insurance and Real Estate:

A. Financial and banking institutions (including credit agencies).

<b>Uses:</b>	<b>P</b>	<b>Special District Limitations for Permitted Use</b>	<b>X</b>
	GC, HC, OC, EC, CR&D and MC	In GC and OC zones in the Lake Grove Village Center Overlay District, financial and banking institutions with drive-through facilities are allowed only when no more than one access to the site from a public street is provided on the parcel. Additional access through abutting parcels is permitted. Financial and banking institutions with drive-through facilities are prohibited in Village Transition Areas (see Village Transition Area Map, LOC <a href="#">Appendix 50.11A.020-B</a> ).	NC

B. Insurance and bond carriers, agents, brokers and services.

<b>Uses:</b>	<b>P</b>
	NC, GC, HC, OC, EC, CR&D and MC

C. Real estate brokers, agents and services.

<b>Uses:</b>	<b>P</b>
	NC, GC, HC, OC, EC, CR&D and MC

8. Services Lodging Places:

A. Hotels, motels and associated retail uses located within the hotel or motel that are intended to serve the guests.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, HC, EC, MC	NC, OC, CR&D

9. Services – Medical & Health:

A. Hospitals.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, EC	NC, HC, OC, CR&D, MC

B. Clinic, outpatient, and medical office.

<b>Uses:</b>	<b>P</b>	<b>X</b>

<b>Uses:</b>	<b>P</b>	<b>X</b>
	NC, GC, EC, CR&D, MC, OC, HC	

C. Medical and dental laboratories.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, OC, EC, CR&D, MC	NC, HC

D. Orthopedic equipment & supplies, rental, sale & service.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, EC, CR&D, MC	NC, HC, OC

E. Veterinarian's facilities, totally enclosed.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, EC	NC, HC, OC, CR&D, MC

F. Other veterinarian facilities.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC	NC, HC, OC, EC, CR&D, and MC

G. Ambulance service.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	NC, GC, EC	HC, OC, CR&D, MC

10. Services – Professional Offices:

A. Professional Offices Examples: architectural, artists studios, engineering (including surveying), law, landscape architecture, other professionals.

<b>Uses:</b>	<b>P</b>
	NC, GC, HC, OC, EC, CR&D and MC

B. Artists studios, including those that use industrial tools.

<b>Uses:</b>	<b>P</b>
	NC, GC, HC, OC, EC, CR&D and MC

C. Regional offices & corporate headquarters.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, HC, OC, EC, CR&D and MC	NC

11. Services – Amusement:

A. Art galleries.

<b>Uses:</b>	<b>P</b>	<b>C</b>	<b>X</b>
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<b>Uses:</b>	<b>P</b>	<b>C</b>	<b>X</b>
	GC, EC, MC	NC	HC, OC, CR&D

B. Arcade gaming (video, pinball, etc.) for amusement purposes.

<b>Uses:</b>	<b>P</b>	<b>C</b>	<b>X</b>
< 2,000 sq. ft. floor area	GC, EC, NC		HC, OC, CR&D, MC
> 2,000 sq. ft. floor area	GC, EC	NC	HC, OC, CR&D, MC

C. [Reserved].

D. Fitness, exercise, and sports facilities (including clubs and studios), and other individual and group exercise/fitness facilities; e.g., studios, dance studios and schools, gyms, and martial arts schools; indoor or outdoor pool; athletic fields for organized competitive games; billiard and pool parlors; bowling alleys; and skating rinks, ice and/or roller.

<b>Uses:</b>	<b>P</b>	<b>C</b>	<b>X</b>
< 5,000 sq. ft. floor area	GC, EC, NC, MC, OC, HC, CR&D		
> 5,000 and < 20,000 sq. ft. floor area	GC, MC, CR&D	NC, EC, OC, HC	
> 20,000 sq. ft. floor area	GC, MC	OC, HC, CR&D	NC, EC

E. [Reserved].

F. [Reserved].

G. Theaters, indoor.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	GC, HC, EC, MC	NC, OC, CR&D

H. [Reserved].

I. Outdoor commercial amusement.

<b>Uses:</b>	<b>P</b>	<b>X</b>
	MC	NC, GC, HC, OC, EC and CR&D

**12. Services – Educational:**

A. Nursery, day care centers.

<b>Uses:</b>	<b>P</b>
	NC, GC, OC, EC, CR&D and MC

B. Private or public educational institutions.

<b>Uses:</b>	<b>P</b>	<b>C</b>	<b>X</b>
	GC, EC	NC	HC, OC, CR&D, MC

C. Vocational schools.

Uses:	P	C	X
	GC, EC	NC	HC, OC, CR&D, MC

D. Music schools.

Uses:	P	C	X
	GC, EC	NC	HC, OC, CR&D, MC

13. Services – Membership Organizations, Offices:

A. Business and professional, charitable, labor, political, and religious (not including churches).

Uses:	P	X
	GC, HC, OC, EC, CR&D and MC	NC

B. Civil, social and fraternal.

Uses:	P	X
	GC, HC, EC, CR&D and MC	NC, OC

14. Public Service and Facilities:

A. Major public facilities.

Uses:	C	P
	NC	GC, HC, OC, EC, CR&D and MC

B. Minor public facilities.

Uses:	P
	NC, GC, HC, OC, EC, CR&D and MC

15. Alterations or expansions of non-conforming uses:

Uses:	C
	NC, GC, HC, OC, EC, CR&D and MC

16. Light Manufacturing, Processing or Assembly of Product:

(Light manufacturing is the process when manufacturing is conducted within an enclosed building.)

Uses:	P	C	X
	CR&D	GC, HC, MC	OC, EC

(Ord. 2575, Amended, 01/10/2012; Ord. 2525, Amended, 11/01/2011; Ord. 2552, Amended, 06/15/2010; Ord. 2455, Amended, 04/01/2008; Ord. 2398, Amended, 12/06/2005; Ord. 2370, Amended, 12/16/2003; Ord. 2316, Added, 03/05/2002)

**50.11.015 Site Development Standards.**

1. Except as modified by LOC [50.11.020](#) and replaced by LOC [50.11A.030](#), Lake Grove Village Center Overlay District, the following site development standards apply in each zone:

a. Required Yards:

Zones	Setback Area From Lot Line To:	When Adjacent to DD, R-5, R-6, R-7.5, R-10 or R-15	When Adjacent to R-0, R-2, or R-3 Zone	When Not Adjacent to Residential Zone
NC, GC, HC, OC, and EC zones	A structure	25 feet	10 feet	none
	Surface parking	10 feet	10 feet	
	A vehicular accessway	5 feet	5 feet	

An accessway shared by property zoned commercial, residential, or public function is not subject to the yard requirement.

b. FAR Maximum:

<b>NC</b>	0.25:1	except for the SE quadrant of Grimm's Corner, as determined by the Comprehensive Plan (see LOC Appendix <a href="#">50.11-B</a> )
<b>OC</b>	0.30:1	
<b>EC</b>	3.0:1	

c. Lot Coverage:

NC	None
GC	50%
HC	50%
OC	25%
EC	None

d. Height\*

NC, GC, HC, OC	Structures placed closer than 60 feet to the property line of a lot which carries any residential zone designation.	Maximum height of 28 feet, or 40 feet minus one foot for each foot less than 60 feet the portion of the structure is from the residential zone, whichever is greater.
	All other circumstances	NC – 35 feet
		GC – 45 feet
		HC – 60 feet
		OC – 45 feet
EC	Lot abuts DD zone	40 feet
	Structure is within 120 feet of a lot zoned R-6 or R-7.5	The portion of the structure within 120 feet of a lot zoned R-6 or R-7.5: 35 feet **
	Structure is within 120 feet to 240 feet of a lot zoned R-6 or R-7.5	The portion of the structure within 120 feet to 240 feet of a lot zoned R-6 or R-7.5: 45 feet **
	<ul style="list-style-type: none"> <li>• All other lots</li> <li>• Those portions of structures beyond 240 feet of a lot zoned R-6 or R-7.5</li> </ul>	60 feet

\* This paragraph applies to LOC [50.11.020](#).

\*\* The measured distance is exclusive of intervening public right-of-way if any exists.

If a dimension or requirement is not shown it means there is no minimum or maximum, but that a requirement may be established at the time of Development Review Commission review.

## 2. CR&D Zone.

### a. Required Yards.

Minimum setback from all lot lines: 15 feet, except along interior lot lines on a unified site.

(1) The following uses may be allowed within a setback area which fronts on a public road:

- (A) Landscaping;
- (B) Bikeways, trails, pedestrian walks and plazas;
- (C) Access driveways;
- (D) Bus shelters and other pedestrian amenities; and
- (E) Identification signs.

(2) The following uses may be allowed within setback areas which are adjacent to other site areas:

- (A) Landscaping;
- (B) Bikeways, trails, pedestrian walks, patios, courts;
- (C) On-site directional signs;
- (D) Coordinate joint-use circulation drives, parking, loading, recreational activity areas, plazas; and
- (E) Coordinated joint-use structures, subject to provisions of the Building Code.

### b. [Reserved].

c. Lot Coverage. The maximum lot coverage for all structures shall be 55% of the net site area, after any required dedications for roadway purposes. A minimum of 25% of the developed site area shall be used for landscaping, natural areas or outdoor recreational use areas.

### d. Height.

(1) For each CR&D zone the average height of all structures shall not exceed 78 feet. One structure is allowed a maximum structure height of 158 feet. No other structure shall exceed 104 feet. For the purpose of applying these height restrictions, all abutting lots with a Comprehensive Plan designation of CR&D, regardless of ownership, shall be considered as being located in one CR&D zone.

(2) Within 120 feet of property zoned R-7.5, R-10 or R-15, no structure shall exceed 60 feet.

e. Access. No direct access from a lot shall be allowed to Kruse Way or to Kruse Woods Drive.

### f. [Reserved].

g. No major trees (a tree with a trunk diameter of at least eight-inch at 24-inch above grade) located within 30 feet of the Kruse Way right-of-way may be removed for landscaping or development purposes under LOC 50.22.080.

## 3. MC Zone.

### a. Required Yards.

(1) Minimum Front Yard Setback: 15 feet. Structures on corner lots shall observe the minimum setback on both streets.

(2) Minimum Rear Yard Setback: None required except when rear yard abuts a more restrictive zone. When rear yard abuts a more restrictive zone, setbacks shall be 15 feet. Ten feet shall be added to the rear yard setback for each 10-foot increment in building height over 35 feet.

(3) Minimum Side Yard Setback: None required except when side yard abuts a more restrictive zone. When side yard abuts a more restrictive zone, setbacks shall be 15 feet. Ten feet shall be added to the side yard setback for each 10-foot increment in building height over 35 feet.

b. [Reserved].

c. Lot Coverage. No limit.

d. Height. 95 feet maximum, except in the MC zone located south of Kruse Way and east of Bangy Road, within which zone for no more than two structures the maximum allowable height is 175 feet. For the purpose of applying these height restrictions, all adjacent lots zoned MC, regardless of ownership, shall be considered as being located in one MC zone.

e. Access. No direct access from a lot shall be allowed to Kruse Way or to Kruse Woods Drive.

f. [Reserved].

g. No major trees (a tree with a trunk diameter of at least eight-inch at 24-inch above grade) located within 30 feet of the Kruse Way right-of-way may be removed for landscaping or development purposes under LOC [55.02.080](#).

[**Cross-References:** In EC zone, see also Downtown Redevelopment District Design Standards, LOC Article [50.65](#); Height Limitation: see also 50.45.010(1)(a).]

(Ord. 2525, Amended, 11/01/2011; Ord. 2455, Amended, 04/01/2008; Ord. 2398, Amended, 12/06/2005; Ord. 2316, Added, 03/05/2002)

#### **50.11.020 Special Requirements.**

1. All business, service, repair, processing, and storage or the display of merchandise on property abutting or adjacent to a residential zone shall be conducted wholly within an enclosed building unless screened from the residential zone by a buffer area by either constructing a fence at least six feet high or the buffer area is planted to create a year-around sight obscuring landscaping that will reach six feet high within two years from the date of planting. Driveway access is permitted through the buffer area.

2. Motor vehicle, recreational vehicles, boat or trailer rental or sales lots shall be drained and surfaced with pavement except in those portions of the lot maintained as landscaped areas.

3. Development of any site in the office campus zone requires an overall Development Plan and Schedule, pursuant to LOC Article [50.71](#), showing the distribution of the proposed use(s), the general circulation pattern within all lots included in the site and general utility and drainage provisions. The site may be developed in phases, based on the overall site plan.

4. All development in any commercial zone will be developed under a unified site plan. The site plan will identify circulation patterns and access points, method of provision of public services and general placement of lots and structures, general area and type of uses. Proposals with multiple ownerships shall include a written agreement of all owners that development of the site will occur pursuant to the site plan approved.

5. [Reserved].

6. EC and MC Zone Limitation Regarding Large Scale Commercial Uses.

a. In the EC zone, the cumulative square footage of a single commercial business on a site shall not exceed 35,000 square feet.

b. In the MC zone, the cumulative square footage of a single commercial business on a site shall not exceed 60,000 square feet.

7. Mountain Park Town Center Site. A maximum of 40,000 square feet of retail and service use building area are allowed on the 32-acre site for the uses. The building height limitation is 45 feet and lot coverage is 50%. There are no floor area ratio (FAR) requirements. The uses allowed are those allowed in the NC zone plus the following: adjustments and collection agencies; advertising agencies (including commercial artists); credit agencies; duplicating, addressing, blueprinting, photocopying, mailing and stenographic services; employment agencies; office equipment rental and repair, equipment service and repair places (appliance, small engine); services to building (cleaning, exterminating); financial and banking (no more than 3,500 square feet); regional offices, corporate headquarters; offices of all types of service and membership organizations. A maximum of 492 dwelling units are permitted at a density equal to that allowed in the R-0 zone. A maximum of 3.55 acres on the site will be allowed for church parking facilities. The requirements of the R-0 zone apply to the residential use.

8. Monroe/Boones Ferry Site. A maximum of 131,535 square feet of retail, service uses and office uses are allowed on the 13-acre site. Retail uses shall not exceed 60,000 square feet. The uses allowed are those allowed in the NC zone, plus the retail, service and office uses listed in subsection (7) of this section, and a totally enclosed veterinarian facility. Building height limitation is 45 feet, lot coverage is 50%. There are no floor area ratio (FAR) requirements.

9. I-5/Kruse Way Highway Commercial Site. A maximum of 20 acres of the 35-acre site may be developed. A minimum of 15 acres of the site, including stream corridors and associated wetlands, shall be retained as open space. As a part of the development process, floor area maximums shall be placed upon the development. The site shall be developed by methods that ensure that the traffic generated by the 35-acre site will not exceed the capacity of the intersection of the site with Kruse Way. The City Manager may require traffic management plans in conjunction with any development request for this site in order to preserve the capacity of Kruse Way.

The maximum building height on the site is 75 feet with the overall average building height on the 35-acre site not to exceed 60 feet. Buildings which exceed 60 feet in height shall be located no closer than 120 feet to the boundary of the site. The boundary of the site is defined as the centerline of Kruse Oaks Boulevard on the east, the Kruse Way right-of-way boundary on the south, the State of Oregon right-of-way boundary on the west and the centerline of Ball Creek on the north. The traffic management provisions of subsection (11) of this section apply to this site.

10. Development on the block located in the EC district bounded by A Avenue, Second Street, Evergreen Road and Third Street is not subject to the height limitation stated in LOC [50.11.015](#) if the following conditions are satisfied:

a. The use of the structure is a mixed use containing dwelling units.

b. The street level commercial uses are designed to provide a "village atmosphere" by the use of landscaping, emphasis on pedestrian access and small scale retail uses.

c. The structure contains parking areas made available to the public and other uses in the area.

11. The following traffic management requirements apply to all uses in the CR&D, MC, OC, GC and HC zones located in the Kruse Way Corridor (the area north of Bonita Road, south of Melrose-Carman, west of Boones Ferry Road and east of I-5, including the southwest quadrant of the Kruse Way/Boones Ferry intersection and the property located between Kruse Way and Galewood Drive).

a. It is the purpose of these transportation management provisions to require that traffic generation limitations will be placed on all development in order to assure the functioning of Kruse Way and the adjacent street system within Service Level "E" at p.m. peaks.

b. A Traffic Management Program (TMP) shall be submitted with each initial or revised development application. The program may include, but is not limited to, the following TM mechanisms: physical site controls on existing traffic, p.m. peak hour exiting traffic limitations, traffic monitoring, restrictions on the number of

parking spaces, flextime, staggered working hours, transit ridership programs, car and van pools, and similar ride share programs.

c. At the time of review of any phase of a development, the developer will provide information from a registered traffic engineer on the then current p.m. peak service level status and volume to capacity ratio of the intersections affected by the development, and also provide information on the p.m. peak traffic that will be generated by the proposed phase of the development and the total development constructed to date.

d. Owners and employers shall be encouraged to implement TMP's at time of approval. However, when the traffic at an affected intersection consistently exceeds "C" level of service, the TMP must be implemented.

e. A Traffic Management Plan Task Force will be formed, including a representative of each major complex within the Kruse Way Corridor, employers of more than 50 employees, major landowners, representatives of City, Tri-Met and any other person identified by the City. The task force will have authority to review TMP's of members and recommend TM when appropriate.

f. Notwithstanding the traffic management achievements reached by implementation of the provisions of subsections (11)(a) through (e) of this section, as development increases along the Corridor and the traffic flow on the street system, the City may assert its authority to regulate the use of land to assure all affected property owners, as well as through traffic, are allowed their appropriate share of the traffic capacity.

Necessary measures will be taken to assure a functioning traffic system at Service Level "E" or better and may include, but are not limited to:

- i. Green time regulation to facilitate through traffic.
- ii. Access fees.
- iii. Fines related to access volumes exceeding allocations.

12. [Reserved].

13. [Reserved].

14. Boones Ferry Road/Jean Road Site: The following restrictions and requirements shall apply to the approximately 4.45-acre parcel located at the intersection of Boones Ferry Road and Jean Road (Tax Lot 2400 of Tax Map 2 1E 18BD). The intent of these restrictions and requirements is to create an aesthetically pleasing entry into Lake Oswego. The site and building design shall create an aesthetically pleasing entry by creating a distinct design with features that celebrate entry to the community. The design elements should signal the transition from the city of Tualatin and shall create a sense of separation. Building design elements and landscaping shall communicate a sense of quality, vitality and community. This may be accomplished through the use of visually identifying elements such as building shapes and features, colors, kiosks, flagpoles, signs, landscaping, parking and other design details. Berms and existing mature trees shall be incorporated into the design.

The following specific restrictions and requirements shall apply to the site:

a. The uses allowed shall be those allowed in the NC zone, plus the following: adjustment and collection agencies; advertising agencies (including commercial artists); credit agencies; duplicating, addressing, blueprinting, photocopying, mailing and stenographic services; employment agencies; office equipment rental and repair; equipment services and repair places (appliances, small engines); services to building (cleaning, exterminating); financial and banking; regional offices, corporate headquarters; offices of all types of service and membership organizations.

b. The retail use building area to be located on the east side of Jean Road (i.e., on the parcel consisting of approximately 1.9 acres) shall not exceed 23,000 square feet. The retail use building area to be located on the west side of Jean Road (i.e., on the parcel consisting of approximately 2.5 acres) shall not exceed 31,000 square feet, and no one user shall exceed 26,500 square feet.

- c. No building or parking shall be located within 25 feet of Boones Ferry Road right-of-way or within 15 feet of the Jean Road right-of-way. In addition, any loading area located to the west of Jean Road shall not be located within 10 feet of Jean Road.
- d. Signs shall be limited to monument and wall signs (excluding signs on awnings) only. Monument signs may be located within the 25 foot setback along Boones Ferry Road and within the 15-foot setback along Jean Road.
- e. A minimum of 20% of the net developable acre shall be devoted to landscaping.
- f. All utilities shall be located underground.
- g. Regardless of the sequence of development of the 0.34-acre or 0.65-acre parcels, vehicular connectivity shall be provided between the 1.9-acre site to the north, and the development on the 0.34-acre and 0.65-acre parcels. A single, shared point of access shall be provided from Jean Way to serve the 0.34-acre and 0.65-acre parcels.
- h. Any evergreen tree with a trunk diameter of more than five inches which is removed pursuant to development of the site shall be replaced by a specimen tree of the same variety. The replacement tree shall be of similar size as the tree removed. If a replacement tree of the size of the tree cut is not reasonably available on the local market or would not be viable, replacement may be provided with more than one tree with no individual tree less than four inches in diameter. The number of replacement trees required shall be determined by dividing the caliper of the tree cut by the caliper of viable replacement trees.

15. Jean Way Site: The following restrictions and requirements shall apply to the approximately 0.34-acre parcel and the approximately 0.65-acre parcel located at the northeast corner of the intersection of Jean Road and Jean Way. The intent of these restrictions and requirements is to create an aesthetically pleasing entry into Lake Oswego. The sites and building designs shall create an aesthetically pleasing entry by creating a distinct design with features that celebrate entry to the community. The design elements should signal the transition from the city of Tualatin and shall communicate a sense of quality, vitality and community. This may be accomplished through the use of visually identifying elements such as building shapes and features, colors, kiosks, flagpoles, signs, landscaping, parking and other design details. Berms and existing mature trees shall be incorporated into the design.

The following specific restrictions and requirements shall apply to the sites:

- a. The uses allowed shall be those allowed in the NC zone, plus the following: adjustment and collection agencies; advertising agencies (including commercial artists); credit agencies; duplicating, addressing, blueprinting, photocopying, mailing and stenographic services; employment agencies; office equipment rental and repair; equipment services and repair places (appliances, small engines); financial and banking; regional offices, corporate headquarters; offices of all types of service and membership organizations.
- b. The retail use building area to be located on Jean Way shall not exceed 4,200 square feet for each parcel, or a combined 8,400 square feet for development contained on both parcels.
- c. No building or parking shall be located within 15 feet of the Jean Way right-of-way.
- d. Signs shall be limited to monument and wall signs (excluding signs on awnings) only. Monument signs may be located within the 15-foot setback along Jean Way.
- e. A minimum of 20% of the net buildable area shall be devoted to landscaping.
- f. All utilities shall be located underground.
- g. Regardless of the sequence of development of the 0.34-acre or 0.65-acre parcels, vehicular connectivity shall be provided between the 1.9-acre site to the north, and the development on the 0.34-acre and 0.65-acre parcels. A single, shared point of access shall be provided from Jean Way to serve the 0.34-acre and 0.65-acre parcels.

h. Any evergreen tree with a trunk diameter of more than five inches which is removed pursuant to the development of the site shall be replaced by a specimen tree of the same variety. The replacement tree shall be of similar size as the tree removed. If a replacement tree of the size of the tree cut is not reasonably available on the local market or would not be viable, replacement may be provided with more than one tree with no individual tree less than four inches in diameter. The number of replacement trees required shall be determined by dividing the caliper of the tree cut by the caliper of viable replacement trees.

16. Boones Ferry Road/Opposite Jean Way Site: The following restrictions and requirements shall apply to the approximately 2.84-acre parcel located at the intersection of Boones Ferry Road and Jean Way (Tax Lot 600 of Tax Map 2 1E 18BD). The intent of these restrictions and requirements is to create an aesthetically pleasing entry into Lake Oswego. The site and building design shall create an aesthetically pleasing entry by creating a distinct design with features that celebrate entry to the community. The design elements should signal the transition from the city of Tualatin and shall communicate a sense of separation. Building design elements and landscaping shall communicate a sense of quality, vitality and community. This may be accomplished through the use of visually identifying elements such as building materials and features, colors, flagpoles, signs, landscaping, parking and other design details. Existing mature trees may be incorporated into the design.

The following specific restrictions and requirements shall apply to the site:

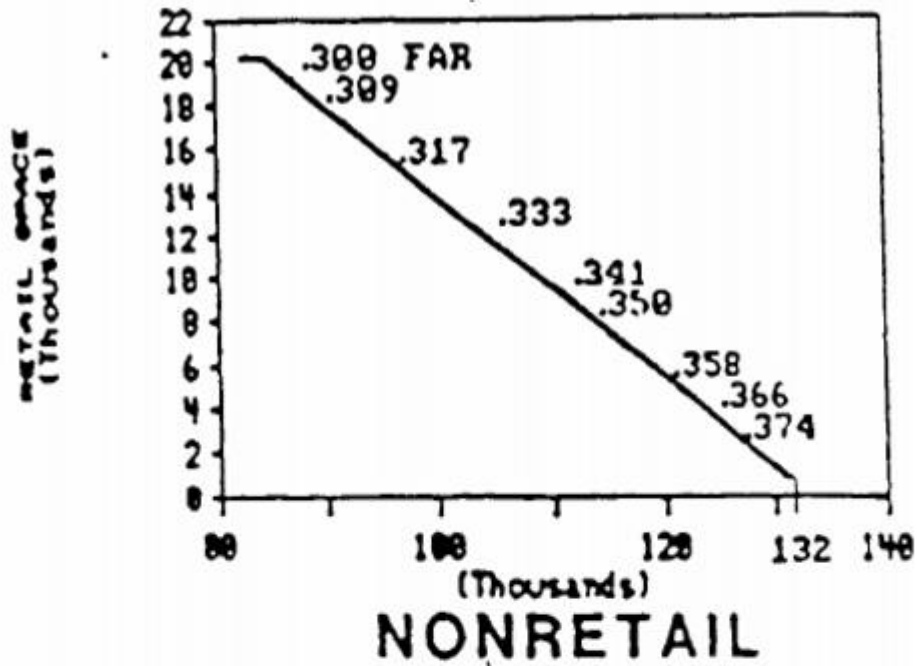
- a. The uses allowed shall be those allowed in the NC zone, plus the following: adjustment and collection agencies; advertising agencies (including commercial artists); credit agencies; duplicating, addressing, blueprinting, photocopying, mailing and stenographic services; employment agencies; office equipment rental and repair; equipment services and repair places (appliances, small engines); services to building (cleaning, exterminating); financial and banking; regional offices, corporate headquarters; offices of all types of service and membership organizations.
- b. The total building area to be located on the site shall not exceed 21,850 square feet.
- c. No building or parking shall be located within 25 feet of the Boones Ferry Road right-of-way.
- d. Signs shall be limited to monument and wall signs (excluding signs on awnings). Monument signs may be located within the 25-foot setback along Boones Ferry Road.
- e. A minimum of 20% of the net developable acre shall be devoted to landscaping.
- f. All utilities serving any new on-site development shall be located underground.
- g. There shall be two main access points for the site from Boones Ferry Road. One shall be directly across from Jean Way and the other shall be northeast of the wetland. The northeast access may be a shared access with the adjacent property. An applicant for development of the northeast portion shall make a good faith effort to obtain a joint access prior to proposing a separate access. If such an effort is unsuccessful, however, a separate access may be approved.
- h. Any evergreen tree with a trunk diameter of more than five inches which is removed pursuant to the development of the site shall be replaced by a specimen tree of the same variety. The replacement tree shall be of similar size as the tree removed. If a replacement tree of the size of the tree cut is not reasonably available on the local market or would not be viable, replacement may be provided with more than one tree with no individual tree less than four inches in diameter. The number of replacement trees required shall be determined by dividing the caliper of the tree cut by the caliper of viable replacement trees.

[**Cross-References:** In EC zone, see also Downtown Redevelopment District Design Standards, LOC Article [50.65](#); Height Limitation: see also 50.45.010(1)(a).]

(Ord. 2525, Amended, 11/01/2011; Ord. 2455, Amended, 04/01/2008; Ord. 2316, Added, 03/05/2002)

#### **Appendix 50.11-A**

### FLOOR AREA RATIO GRAPH



RETAIL	NONRETAIL	.FAR
0	133091	0.300
1000	130482	0.309
2000	128272	0.317
3000	125863	0.333
4000	123454	0.341
5000	121044	0.350
6000	118635	0.358
7000	116226	0.366
8000	113817	0.374
9000	111407	
10000	108998	0.341
11000	106589	0.337
12000	104179	0.333
13000	101770	0.329
14000	99361	0.325
15000	96951	0.321
16000	94542	0.317
17000	92133	0.313
18000	89723	0.309
19000	87314	0.305
20000	84905	0.301
20250	82495	0.300

**The Lake Oswego Municipal Code is current through Ordinance 2922, and legislation passed through June 6, 2023.**

Disclaimer: The City Recorder's Office has the official version of the Lake Oswego Municipal Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.ci.oswego.or.us/>  
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City Telephone: (503) 635-0290  
Code Publishing Company  
(<https://www.codepublishing.com/>)

**Article 50.05**  
**Zoning Designations, Boundaries and Maps.**

Sections:

- [50.05.005](#) Zoning Districts.
- [50.05.010](#) Zoning Map.
- [50.05.015](#) Interpretation of District Boundaries.
- [50.05.020](#) Zoning of Annexed Areas.
- [50.05.025](#) Comprehensive Plan Map Designations Automatically Applied Upon Annexations; Exceptions.
- [50.05.030](#) Effect of Conditions of Approval or Development or Design Regulations Imposed Prior to Annexation.

**50.05.005 Zoning Districts.**

The City is divided into the following zoning designations:

<b>Residential</b>	<b>Map Designation</b>
Residential – Low Density	R-15
Residential – Low Density	R-10
Residential – Low Density	R-7.5
Residential – Medium Density (FAN)	R-6
Residential – Medium Density	R-5
Residential – High Density	R-3
Residential – High Density (WLG)	R-2.5
Residential – High Density	R-2
Residential – High Density	R-0
Waterfront Cabanas	WR
Design District (Old Town)	DD
<b>Mixed Residential/Commercial</b>	<b>Map Designation</b>
WLG Residential – High Density	WLG R-2.5/W
WLG Office Commercial/Town/Home Residential	WLG OC/R-2.5
WLG Office Commercial/Neighborhood Commercial	WLG OC/NC
<b>Commercial</b>	<b>Map Designation</b>
Neighborhood Commercial	NC
General Commercial	GC
Highway Commercial	HC
Office Campus	OC
East End General Commercial	EC
Campus Institutional	CI
Campus Research & Development	CR&D
Mixed Commerce	MC
<b>Industrial (Including Overlays)</b>	<b>Map Designation</b>
Industrial	I
Industrial Park	IP
Industrial Park Overlay	IPO
<b>Public Use and Open Space Lands</b>	<b>Map Designation</b>

Public Function	PF
Park and Natural Areas	PNA
<b>Overlays</b>	<b>Map Designation</b>
Planned Development	PD
Resource Conservation	RC
Resource Protection	RP
Willamette River Greenway	GM
<b>Center Overlays</b>	<b>Map Designation</b>
Lake Grove Village Center	LGVCO
<b>Neighborhood Overlays</b>	<b>Map Designation</b>
Evergreen	EO
Glenmorrie	GO
Lake Grove R-7.5/R-10 Overlay District	LGO

(Ord. 2525, Amended, 11/01/2011; Ord. 2561, Amended, 09/06/2011; Ord. 2558, Amended, 03/01/2011; Ord. 2546, Amended, 06/15/2010; Ord. 2398, Amended, 12/06/2005; Ord. 2316, Added, 03/05/2002)

**50.05.010 Zoning Map.**

1. The boundaries of the zoning districts established in this Code are indicated on the City zoning map.
2. Amendments to the City zoning map may be made pursuant to LOC [50.75.005](#). Copies of all map amendments shall be dated with the effective date of the document adopting the map amendment and shall be maintained without change, together with the adopting document, on file in the office of the City Recorder.
3. The City Manager shall maintain an up-to-date copy of the City zoning map to be revised from time to time so that it accurately portrays changes of zone boundaries. A separate map shall also be maintained and show the location of conditional use permits, planned developments and variances. The City Manager shall index on the appropriate map adjacent to such zone change, conditional use, planned developments, or variance, the file number of the document authorizing the same.

(Ord. 2525, Amended, 11/01/2011; Ord. 2316, Added, 03/05/2002)

**50.05.015 Interpretation of District Boundaries.**

1. Except as provided in subsection (2) below, where due to the scale, lack of detail or illegibility of the City zoning map or due to any other reason, there is uncertainty, contradiction or conflict as to the intended location of any district boundary, the exact location of district boundary lines shall be determined by the City Manager in accordance with the following guidelines:
  - a. Street Lines. Where district boundaries are indicated as approximately following the centerline or right-of-way line of streets, such lines shall be construed to be such district boundaries.
  - b. Street Vacations. Whenever any street is lawfully vacated, and the lands within the boundaries thereof attach to and become a part of lands adjoining such street, the lands formerly within the vacated street shall automatically be subject to the same zoning district designation that is applicable to lands to which same attaches.
  - c. Lot Lines. Where district boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be said boundaries. If a district boundary divides a lot into two or more districts, the entire lot shall be placed in the district that accounts for the greater area of the lot by the adjustment of the district boundary, provided that the boundary adjustment is for a distance of less than 20 feet. If an adjustment of more than 20 feet is required, the change in the district boundary shall be treated as a change of zone.

d. Water Courses. District boundary lines are intended to follow the centerlines of water courses and the shore line of Oswego Lake unless such boundary lines are otherwise fixed on the City zoning map.

2. The boundaries of an RP or RC District shall be determined as provided in LOC Article [50.16](#).

(Ord. No. 2316, Added, 03/05/2002)

#### **50.05.020 Zoning of Annexed Areas.**

1. Zoning designations on newly annexed territories shall be imposed as provided in LOC [50.05.025](#).

2. The City may consider the zoning for any area considered for annexation at the same time the question of annexation for the area is considered. The notice and hearing procedures shall be the same as if the area in question were located within the City limits. The zoning decision shall not be a final decision for the purposes of judicial review until the date that the approval of the annexation of the area has become effective, or the date of the zoning order if that date is later in time.

(Ord. 2316, Added, 03/05/2002)

#### **50.05.025 Comprehensive Plan Map Designations Automatically Applied Upon Annexations; Exceptions.**

1. The Lake Oswego Comprehensive Plan Map provides for the future City zoning of all property within the City's Urban Service Boundary. In cases where the Comprehensive Plan Map requires a specific Zoning Map Designation to be placed on territory annexed to the City of Lake Oswego, such a zoning designation shall automatically be imposed on territory as of the effective date of the ordinance annexing such territory to the City. The City Manager shall modify the zoning map accordingly. In cases where the Comprehensive Plan Map does not require a specific Zoning Map Designation to be placed on territory annexed to the City, the City Manager shall prepare an application and recommend a specific Zoning Map Designation to the Planning Commission with all due speed following the effective date of an ordinance annexing such territory to the City of Lake Oswego. The Planning Commission shall hear the application pursuant to LOC [50.75.005](#).

2. Where the Comprehensive Plan Map indicates an RP or RC District Designation on territory proposed for annexation, the City shall notify the owners of the annexing territory that they have 20 days prior to the date of the initial public hearing on the annexation, to contest the designation pursuant to LOC Article [50.16](#). No fee shall be charged for such review. If following review, the decision maker determines the property was improperly designated, the RP or RC designation shall be removed.

3. When evidence indicates that a resource that potentially qualifies for an RP or RC District Designation exists on territory to be annexed, the City may conduct an ESEE Analysis and determine whether such a zone should be imposed pursuant to LOC Article [50.16](#). City staff may request a delay in the effective date of annexation to complete review.

(Ord. 2525, Amended, 11/01/2011; Ord. 2316, Added, 03/05/2002)

#### **50.05.030 Effect of Conditions of Approval or Development or Design Regulations Imposed Prior to Annexation.**

1. Purpose; Definition.

a. The purpose of this section is to require owners of non-conforming uses, structures, or parcels annexed into the City of Lake Oswego to continue to comply with the use, design or development standards imposed by the prior jurisdiction until such time as the use, structure, or parcel is modified or developed under City development standards.

b. For purposes of this section, "prior jurisdiction" shall mean the County or City that had zoning jurisdiction upon the parcel prior to its annexation to the City of Lake Oswego.

2. Compliance with Prior Jurisdiction Requirements. Following annexation of a parcel into the boundaries of the City of Lake Oswego, the owner of a parcel shall comply with the use limitations, development or design regulations, or

conditions of approval applicable to the use, structure or parcel imposed by the prior jurisdiction prior to annexation of the parcel into the boundaries of the City.

3. Interpretation of Prior Jurisdiction Requirements. In the event it is necessary to interpret the design or development standards, or use limitations of a prior jurisdiction, or any condition of approval granted by a prior jurisdiction, the interpretation shall be made in the manner provided by LOC [50.04.010](#) or LOC [50.86.015](#).

4. Modification of Conditions of Approval. The owner's obligation to comply with the Conditions of Approval of a development permit issued by a prior jurisdiction may be modified following annexation of the parcel into the City boundaries the same as if the Conditions were imposed by the City, in the same manner as provided in LOC [50.86.025](#), except that "hearing body or City Council" shall be construed to mean the final approving authority of the prior jurisdiction.

Except to the extent a condition of approval is modified pursuant to this subsection, the prior jurisdiction's use limitations, and development or design regulations shall continue to apply to the use, structure or parcel.

5. Modification of Use, Structure or Parcel to Comply With Applicable City Use, Design, or Development Regulations. A property owner may seek modification of the requirements of a development permit, including use, design or development regulations, issued or imposed by the prior jurisdiction for the purpose of complying with comparable City use, design or development regulations. Such modification shall be in accordance with LOC [50.86.025](#).

Except to the extent the use, structure or parcel complies with City requirements following modification of development permit as provided under this subsection, the owner shall comply with the prior jurisdiction's use limitations, and development or design regulations.

6. Effect of Compliance with Prior Jurisdiction Requirement, or Modification Upon Non-Conforming Status. This section shall not be construed as remedying the non-conformance of any use, structure or parcel with the use limitations, design and development requirements of this Code. Notwithstanding the compliance of the owner with this section, the structure or use shall nevertheless be deemed non-conforming and shall be subject to the provisions of LOC [50.70.005](#) (2) and LOC [50.70.020](#).

[**Cross-References:** LOC [50.70.005](#) - Non-Conforming Use, Structure Defined; Rights Granted; For annexed parcels, see LOC [50.05.030](#) - Effect of Conditions of Approval or Development or Design Regulations Imposed Prior to Annexation.]

(Ord. 2346, Add, 06/10/2003)

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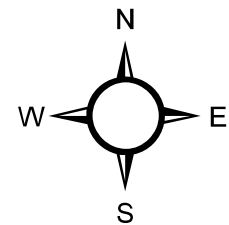
**The Lake Oswego Municipal Code is current through Ordinance 2922, and legislation passed through June 6, 2023.**

Disclaimer: The City Recorder's Office has the official version of the Lake Oswego Municipal Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

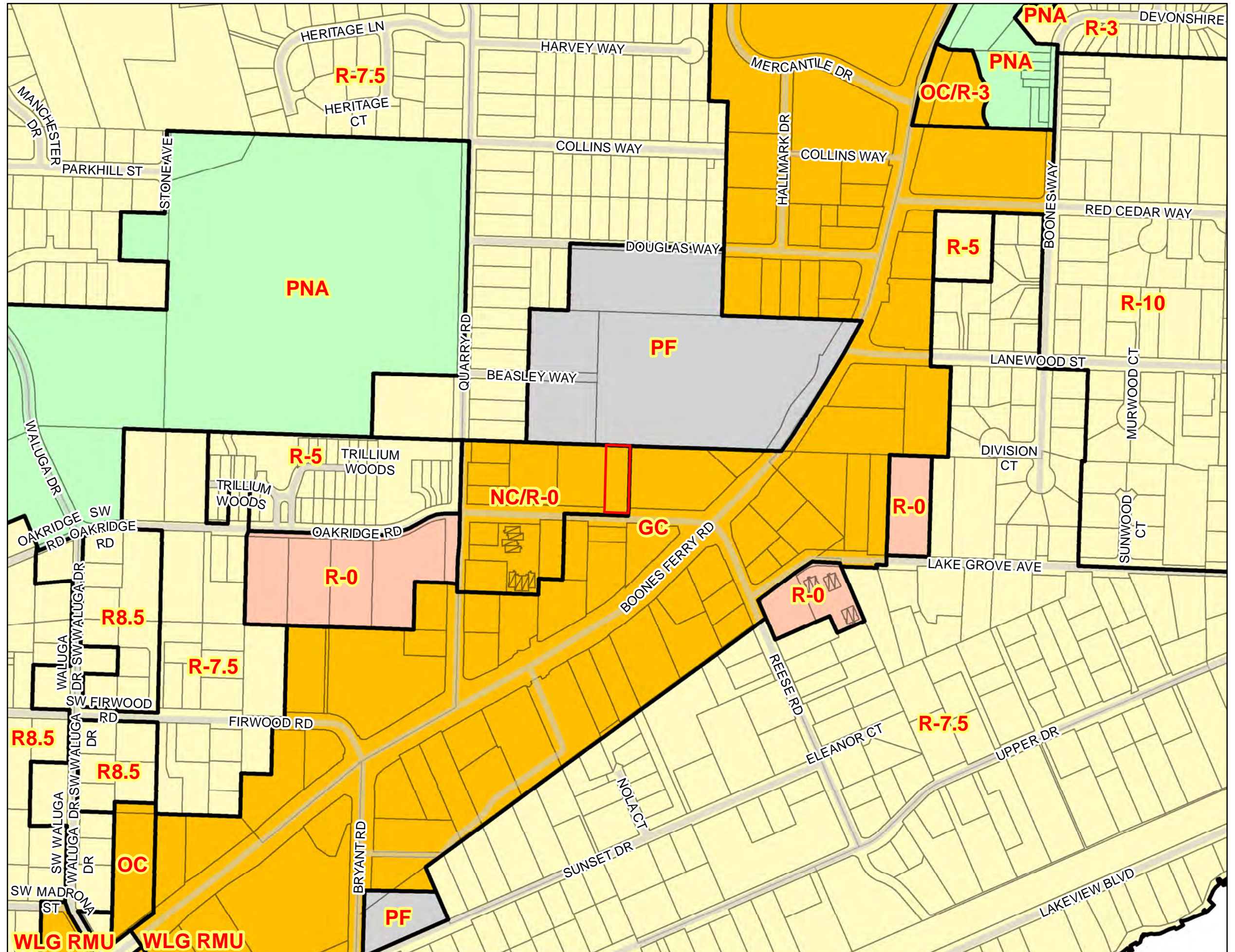
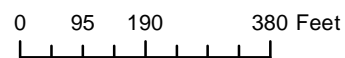
City Website: <https://www.ci.oswego.or.us/>  
(<https://www.ci.oswego.or.us/>)  
City Telephone: (503) 635-0290  
Code Publishing Company  
(<https://www.codepublishing.com/>)

# Zoning

- Subject Property
- Tax Lots
- Multi Family
- Mixed Use Residential
- PF
- Parks & Open Spaces
- Single Family



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4225 OAKRIDGE RD,  
LAKE OSWEGO, OR,  
97035

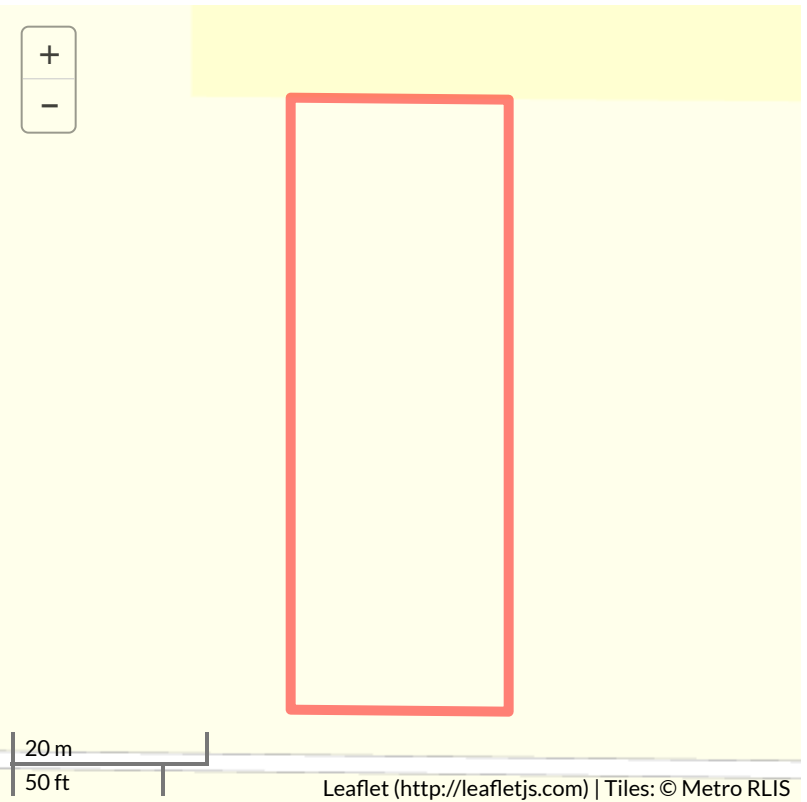
Clackamas County

T2S R1E S08

Latitude: 45.410996, Longitude: -122.720118

#### TAXLOT INFORMATION

<b>Tax Lot ID:</b>	21E08CB00300
<b>R Number:</b>	00242197
<b>Tax Lot Size:</b>	0.36 acres
<b>Building Area</b>	N/A
<b>Market Total Value</b>	\$437,067.00
<b>Land Use</b>	VAC
<b>Year Built</b>	N/A
<b>Sale Date</b>	201403
<b>Sale Price</b>	Unavailable
<b>Market Land Value</b>	437067.00000000
<b>Market Building Value</b>	N/A
<b>State General Property Class</b>	700
<b>County Tax Code</b>	007093
<b>Site Address</b>	4225 OAKRIDGE RD



#### POLITICAL BOUNDARIES

<b>Jurisdiction</b>	LAKE OSWEGO
<b>Neighborhood</b>	Waluga
<b>Voting Precinct</b>	158.00000000
<b>Metro Council District</b>	2
<b>Metro Councilor</b>	Christine Lewis
<b>Metro Councilor Email</b>	christine.lewis@oregonmetro.gov
<b>US Congressional District</b>	5
<b>Oregon House District</b>	38

Oregon Senate District	19
<b>LAND USE AND PLANNING</b>	
Local Zoning	NC/R-0
Generalized Zoning	MUR
Classified Zoning	MUR1
Watershed	Johnson Creek
Sub-Watershed	Oswego Creek-Willamette River
Basin	Willamette
Sub-Basin	Lower Willamette
Flood Plain	Outside
Wetland	Not in a wetland
Urban Growth Boundary	Inside
Urban/Rural Reserve	
Reserve Name	
USGS Quad Name	Lake Oswego
<b>SERVICE DISTRICTS</b>	
Garbage Hauler	Republic Services
Commercial Hauler	Republic Services
Dropbox Provider	Republic Services
School District	LAKE OSWEGO
School District Number	7J
Oregon Dept. of Ed. Dist. ID	1923
Natl. Center for Ed. Statistics Dist. ID	4107230
Water District	
Park District	Lake Grove Park District #1
Sewer District	
Fire District	
Fire Management Zone	6192
<b>CENSUS INFORMATION</b>	
Census Tract	203.02000000
Census Block Group	1



## Data Resource Center

600 Northeast Grand Avenue, Portland, OR 97232

503-797-1742

[drc@oregonmetro.gov](mailto:drc@oregonmetro.gov)

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This Web site is offered as a public service, integrating various government records into a region-wide mapping system. The property assessment records are a multi-county integration of Clackamas, Multnomah and Washington County records. MetroMap blends each county's records into a common database on a quarterly basis. Therefore, to view each county's official records, go to their respective web sites or offices. The other MetroMap data are derived from city, county, state, federal and Metro sources. The metadata (data about the data) are included on this site, including the sources to be consulted for verification of the information contained herein. It describes some cases where Metro blends city and county records by generalizing the disparities. Metro assumes no legal responsibility for the compilation of multi-source government information displayed by Metro Map. Users of this information are cautioned to verify all information.

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


# CUSTOM MAPS

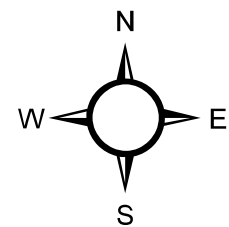
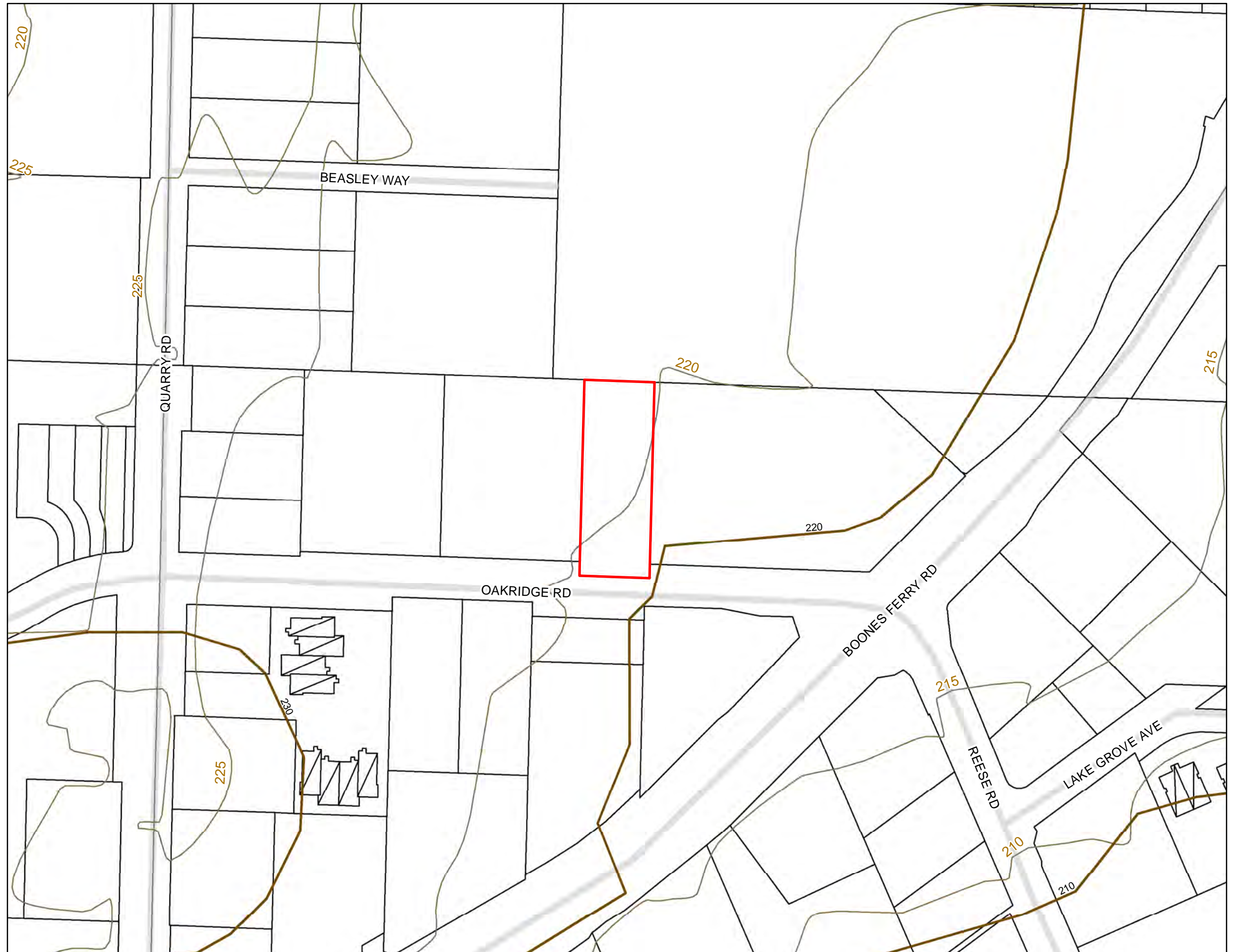
- Topography
- Water Features
- Aerial
- Aerial Environmental
- Community
- Transit
- Vacant Land

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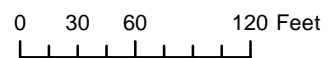
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# Contours

-  Tax Lots
-  Subject Property
-  5' Contours

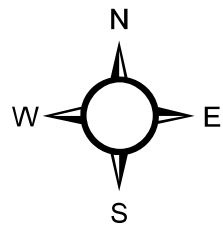
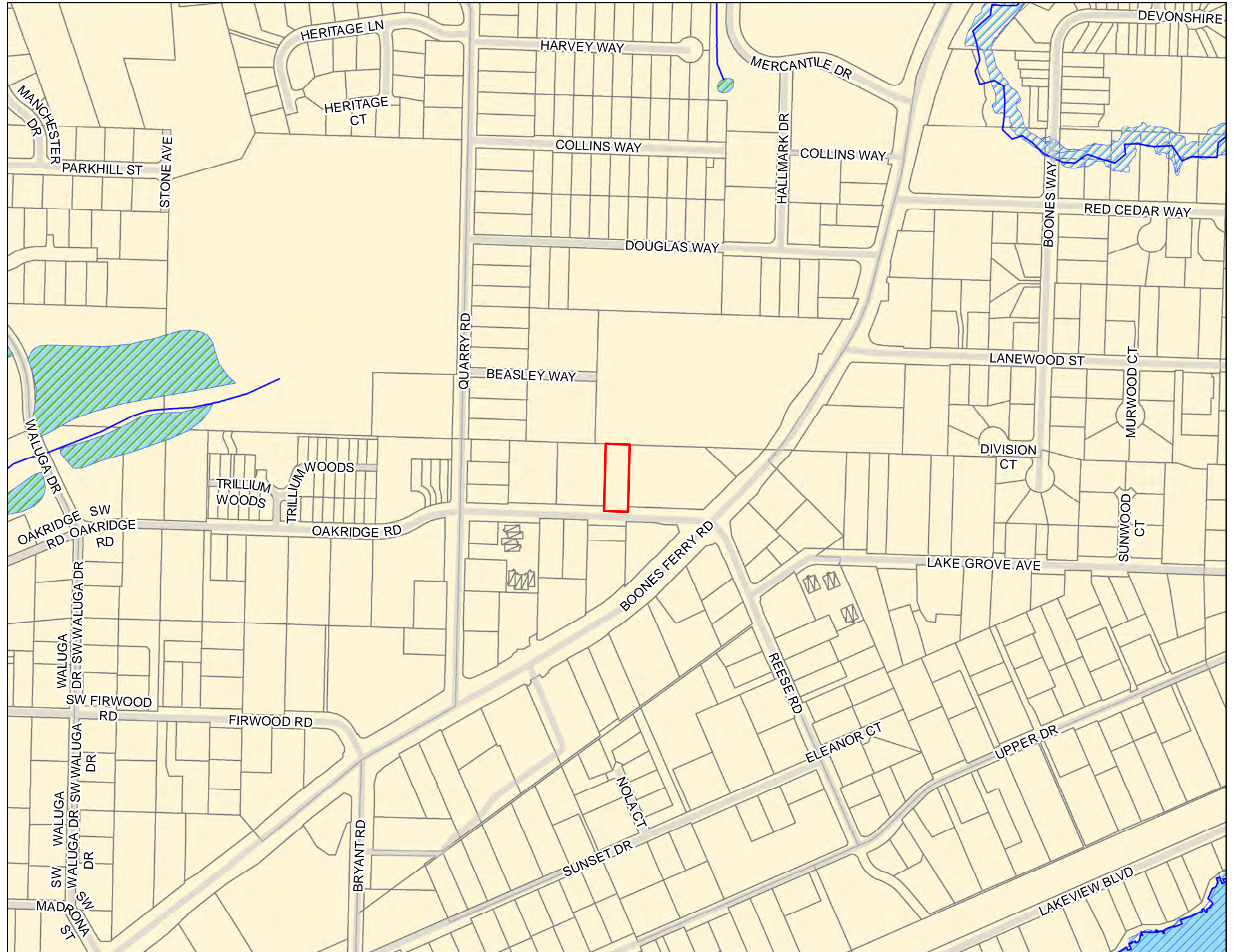


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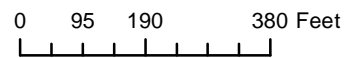


# Flood Plain

-  Tax Lots
-  Subject Property
-  Streams
-  Flood Plain
-  Wetlands
-  Rivers





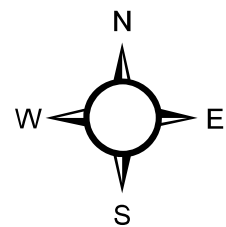
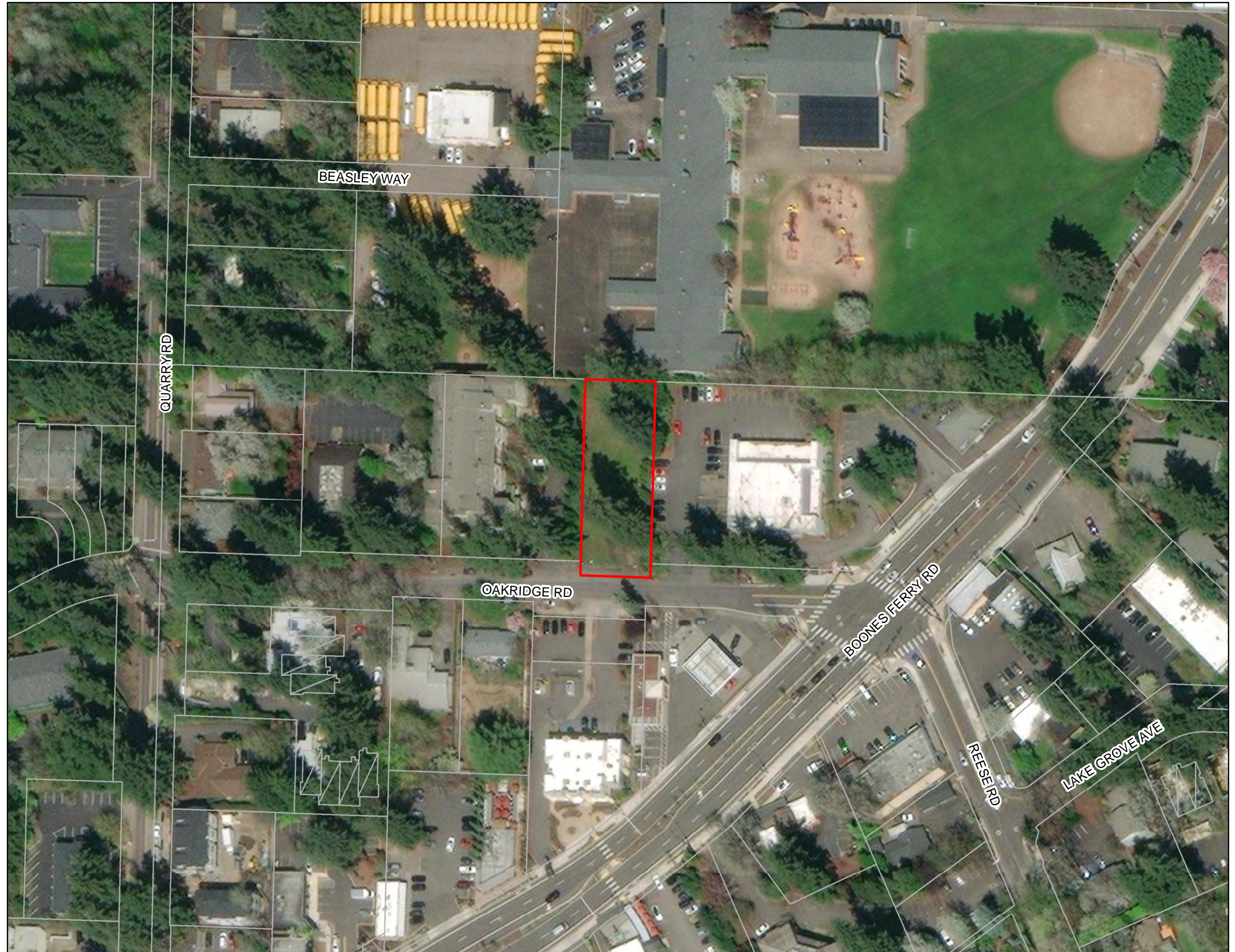
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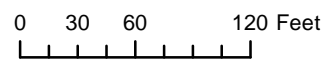
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# Aerial



-  Subject Property
-  Tax Lots

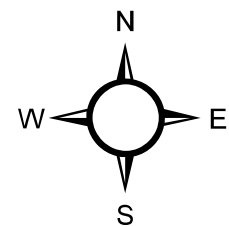


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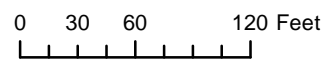


# Aerial Topo

-  Tax Lots
-  Subject Property
- 5' Contours



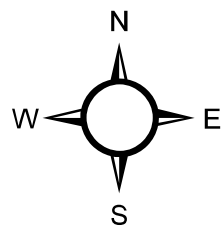
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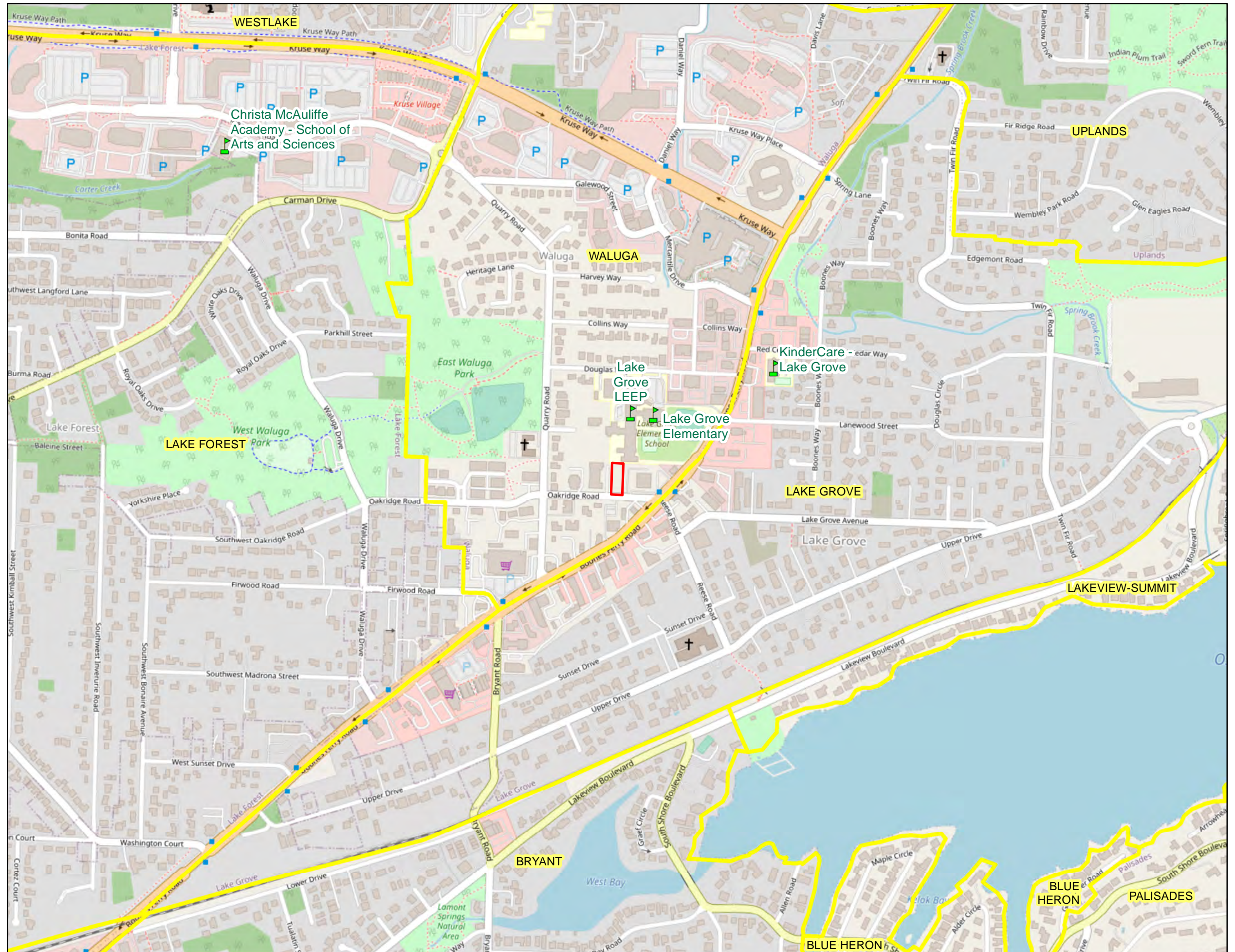
# Community

-  Tax Lots
-  Subject Property
-  Fire Stations
-  Hospitals
-  Schools
-  Libraries
-  Neighborhoods
-  Rivers
-  Park



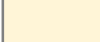










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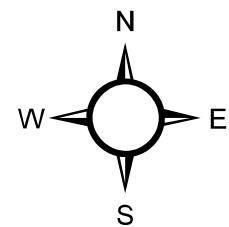
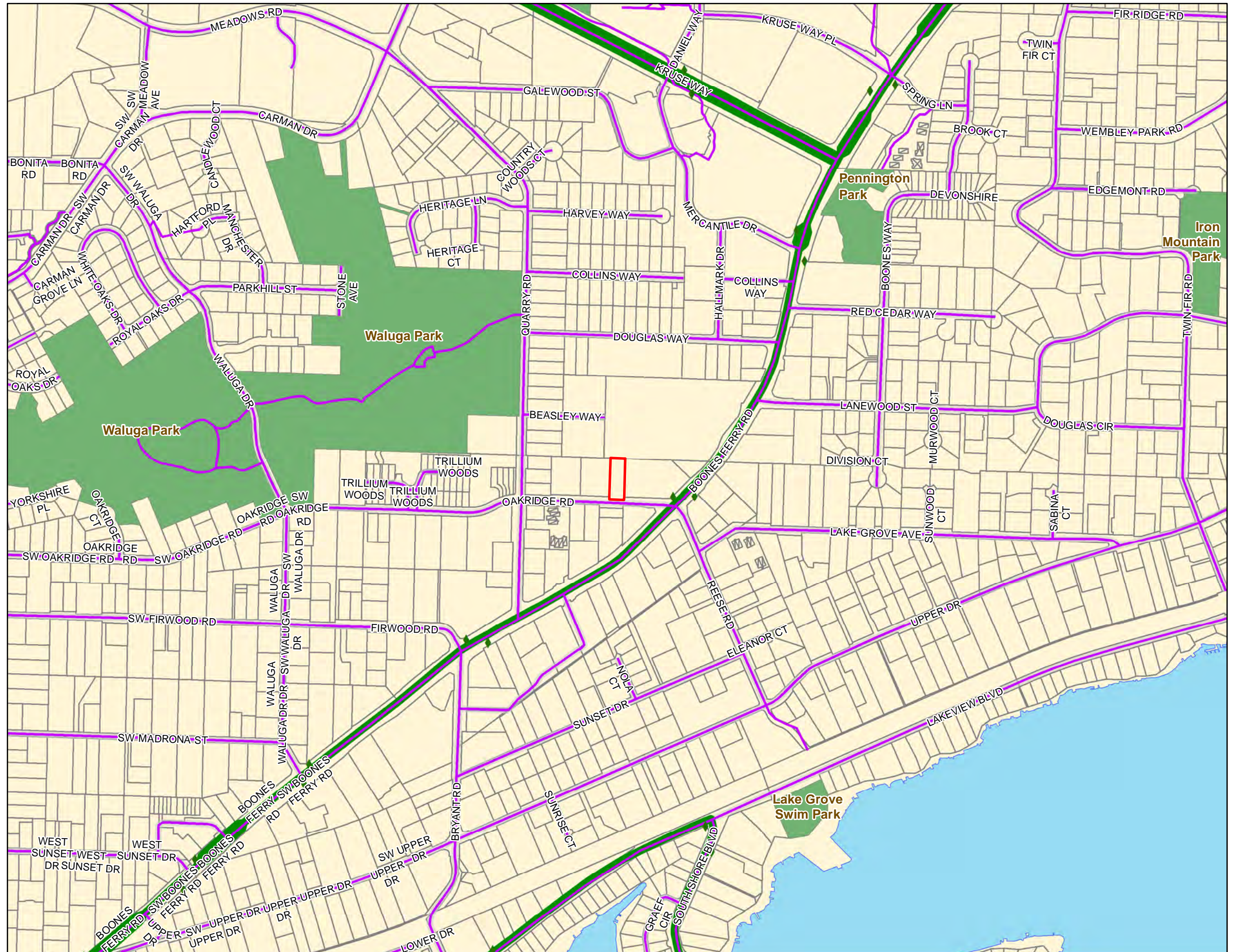
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# Transit





-  Tax Lots
-  Subject Property
-  Bus Stops
-  Light Rail Stops
-  Park & Ride
-  Transit Centers
-  Bike Routes
-  Bus Lines
-  Light Rail
-  OHSU Tram
-  Park

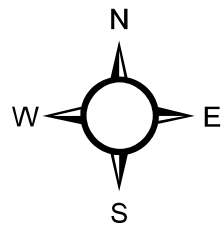
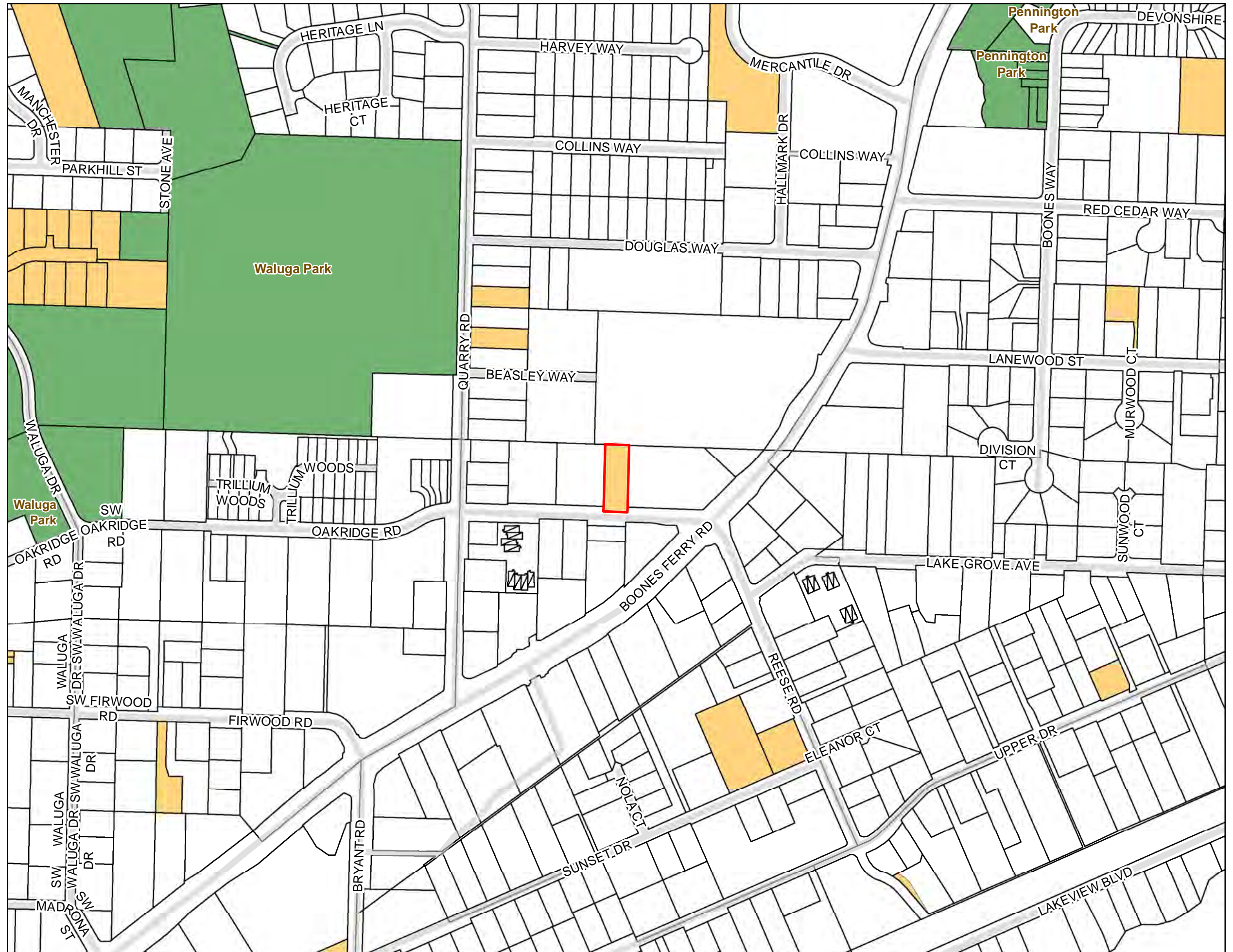


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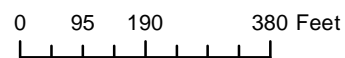
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# Vacant

-  Tax Lots
-  Subject Property
-  Vacant Lots
-  Park



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# COMMUNITY INFORMATION

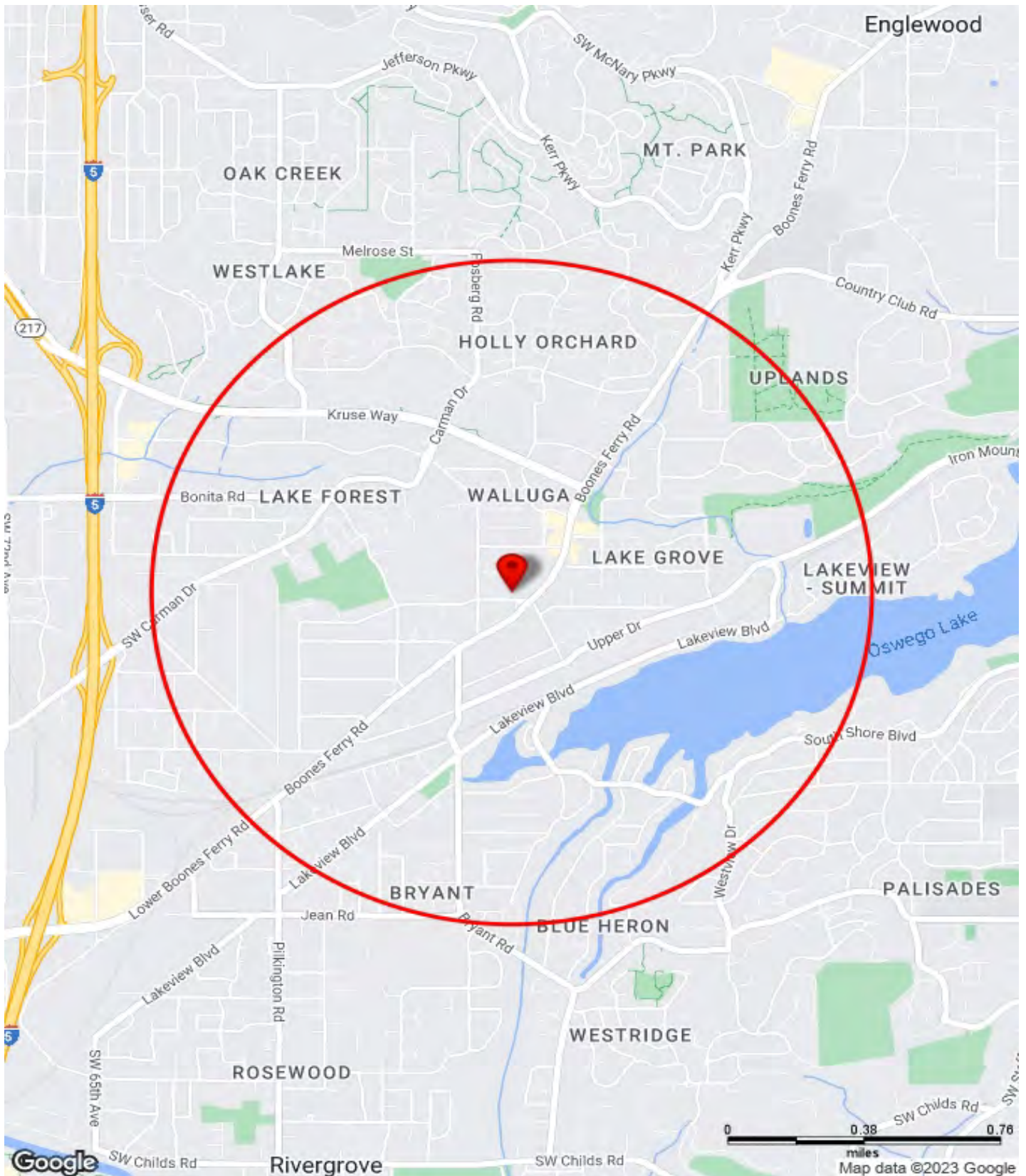
- Demographics
- Traffic Counts

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4225 Oakridge Rd, Lake Oswego, OR 97035





**4225 Oakridge Rd, Lake Oswego, OR 97035**  
**Sitewise Online**  
**Pop-Facts: Population Quick Facts**

Pop-Facts: Population Quick Facts	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>Population</b>		
2027 Projection	12,950	
2022 Estimate	12,565	
2010 Census	11,821	
2000 Census	11,445	
Growth 2022-2027	3.06%	
Growth 2010-2022	6.29%	
Growth 2000-2010	3.29%	
<b>2022 Est. Population by Age</b>	<b>12,565</b>	
Age 0 to 4	520	4.14%
Age 5 to 9	574	4.57%
Age 10 to 14	633	5.03%
Age 15 to 17	441	3.51%
Age 18 to 20	423	3.37%
Age 21 to 24	593	4.72%
Age 25 to 34	1,429	11.37%
Age 35 to 44	1,593	12.68%
Age 45 to 54	1,655	13.17%
Age 55 to 64	1,946	15.48%
Age 65 to 74	1,750	13.93%
Age 75 to 84	688	5.47%
Age 85 and over	321	2.55%
Age 16 and over	10,692	85.10%
Age 18 and over	10,397	82.75%
Age 21 and over	9,974	79.38%
Age 65 and over	2,758	21.95%
<b>2022 Est. Median Age</b>	<b>45.46</b>	
<b>2022 Est. Average Age</b>	<b>44.11</b>	



4225 Oakridge Rd, Lake Oswego, OR 97035  
Sitewise Online  
Pop-Facts: Population Quick Facts

Pop-Facts: Population Quick Facts	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2022 Est. Population by Single-Classification Race</b>	<b>12,565</b>	
White Alone	10,580	84.20%
Black or African American Alone	162	1.29%
American Indian and Alaska Native Alone	65	0.52%
Asian Alone	1,060	8.43%
Native Hawaiian and Other Pacific Islander Alone	44	0.35%
Some Other Race Alone	133	1.06%
Two or More Races	521	4.15%
<b>2022 Est. Population by Ethnicity (Hispanic or Latino)</b>	<b>12,565</b>	
Hispanic or Latino	624	4.97%
Not Hispanic or Latino	11,941	95.03%
<b>2022 Est. Population by Sex</b>	<b>12,565</b>	
Male	6,007	47.81%
Female	6,558	52.19%
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**4225 Oakridge Rd, Lake Oswego, OR 97035**  
**Sitewise Online**  
**Pop-Facts: Household Quick Facts**

Pop-Facts: Household Quick Facts	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>Households</b>		
2027 Projection	5,810	
2022 Estimate	5,588	
2010 Census	5,087	
2000 Census	4,814	
Growth 2022-2027	3.97%	
Growth 2010-2022	9.85%	
Growth 2000-2010	5.68%	
<b>2022 Est. Households by Household Income</b>	<b>5,588</b>	
Income Less than \$15,000	164	2.94%
Income \$15,000 to \$24,999	215	3.84%
Income \$25,000 to \$34,999	304	5.44%
Income \$35,000 to \$49,999	343	6.15%
Income \$50,000 to \$74,999	572	10.23%
Income \$75,000 to \$99,999	735	13.15%
Income \$100,000 to \$124,999	579	10.36%
Income \$125,000 to \$149,999	413	7.39%
Income \$150,000 to \$199,999	615	11.00%
Income \$200,000 to \$249,999	414	7.41%
Income \$250,000 to \$499,999	662	11.84%
Income \$500,000 or more	572	10.24%
<b>2022 Est. Average Household Income</b>	\$ 179,463	
<b>2022 Est. Median Household Income</b>	\$ 119,910	
<b>2022 Median HH Inc. by Single-Classification Race</b>		
White Alone	\$ 120,957	
Black or African American Alone	\$ 31,523	
American Indian and Alaska Native Alone	\$ 112,061	
Asian Alone	\$ 115,734	
Native Hawaiian and Other Pacific Islander Alone	\$ 154,271	
Some Other Race Alone	\$ 83,902	
Two or More Races	\$ 158,046	
Hispanic or Latino	\$ 134,577	
Not Hispanic or Latino	\$ 119,522	
<b>2022 Est. Households by Household Type</b>	<b>5,588</b>	
Family Households	3,458	61.89%
Nonfamily Households	2,130	38.11%
<b>2022 Est. Group Quarters Population</b>	<b>100</b>	



4225 Oakridge Rd, Lake Oswego, OR 97035  
Sitewise Online  
Pop-Facts: Household Quick Facts

Pop-Facts: Household Quick Facts	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2022 Est. Households by Household Size</b>	<b>5,588</b>	
1-person	1,866	33.40%
2-person	1,909	34.16%
3-person	863	15.45%
4-person	656	11.74%
5-person	213	3.80%
6-person	65	1.16%
7-or-more-person	16	0.29%
<b>2022 Est. Average Household Size</b>	<b>2.23</b>	



4225 Oakridge Rd, Lake Oswego, OR 97035  
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Pop-Facts: Household Quick Facts	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2022 Est. HHs by Type by Presence of Own Children</b>	<b>3,458</b>	
Married-Couple Family, own children	1,254	36.25%
Married-Couple Family, no own children	1,568	45.35%
Male Householder, own children	101	2.91%
Male Householder, no own children	82	2.36%
Female Householder, own children	274	7.93%
Female Householder, no own children	180	5.20%
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**4225 Oakridge Rd, Lake Oswego, OR 97035**  
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**Pop-Facts: Demographic Snapshot (Part 1)**

Pop-Facts: Demographic Snapshot (Part 1)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>Population</b>		
2027 Projection	12,950	
2022 Estimate	12,565	
2010 Census	11,821	
2000 Census	11,445	
Growth 2022-2027	3.06%	
Growth 2010-2022	6.29%	
Growth 2000-2010	3.29%	
<b>2022 Est. Population by Single-Classification Race</b>	<b>12,565</b>	
White Alone	10,580	84.20%
Black or African American Alone	162	1.29%
American Indian and Alaska Native Alone	65	0.52%
Asian Alone	1,060	8.43%
Native Hawaiian and Other Pacific Islander Alone	44	0.35%
Some Other Race Alone	133	1.06%
Two or More Races	521	4.15%
<b>2022 Est. Population Hispanic or Latino by Origin</b>	<b>12,565</b>	
Not Hispanic or Latino	11,941	95.03%
Hispanic or Latino	624	4.97%
<b>Hispanic or Latino by Origin</b>	<b>624</b>	
Mexican	375	60.16%
Puerto Rican	29	4.67%
Cuban	16	2.61%
All Other Hispanic or Latino	203	32.55%
<b>2022 Est. Hisp. or Latino Pop by Single-Classification Race</b>	<b>624</b>	
White Alone	415	66.58%
Black or African American Alone	3	0.47%
American Indian and Alaska Native Alone	9	1.52%
Asian Alone	9	1.40%
Native Hawaiian and Other Pacific Islander Alone	1	0.16%
Some Other Race Alone	123	19.63%
Two or More Races	64	10.25%



**4225 Oakridge Rd, Lake Oswego, OR 97035**  
**Sitewise Online**  
**Pop-Facts: Demographic Snapshot (Part 1)**

Pop-Facts: Demographic Snapshot (Part 1)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2022 Est. Pop by Race, Asian Alone, by Category</b>	<b>1,060</b>	
Chinese, except Taiwanese	407	38.43%
Filipino	28	2.60%
Japanese	78	7.36%
Asian Indian	173	16.37%
Korean	197	18.56%
Vietnamese	14	1.30%
Cambodian	0	0.00%
Hmong	0	0.00%
Laotian	0	0.00%
Thai	0	0.00%
All other Asian Races, including 2 or more	163	15.38%
<b>2022 Est. Population by Ancestry</b>	<b>12,565</b>	
Arab	9	0.07%
Czech	51	0.40%
Danish	97	0.77%
Dutch	165	1.31%
English	1,347	10.72%
French (except Basque)	360	2.86%
French Canadian	83	0.66%
German	1,715	13.65%
Greek	141	1.12%
Hungarian	39	0.31%
Irish	1,190	9.47%
Italian	490	3.90%
Lithuanian	32	0.25%
Norwegian	405	3.22%
Polish	237	1.89%
Portuguese	16	0.13%
Russian	91	0.72%
Scottish	417	3.32%
Scotch-Irish	86	0.68%
Slovak	25	0.20%
Subsaharan African	37	0.30%
Swedish	259	2.06%
Swiss	50	0.40%
Ukrainian	20	0.16%
United States or American	311	2.47%
Welsh	83	0.66%
West Indian (except Hisp. groups)	3	0.02%
Other Ancestries	3,554	28.28%
Ancestry Unclassified	1,253	9.97%
<b>2022 Est. Pop Age 5+ by Language Spoken At Home</b>	<b>12,045</b>	



**4225 Oakridge Rd, Lake Oswego, OR 97035**  
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**Pop-Facts: Demographic Snapshot (Part 1)**

<b>Pop-Facts: Demographic Snapshot (Part 1)</b>	<b>4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi</b>	
Speak only English	10,155	84.31%
Speak Asian or Pacific Island Language	741	6.15%
Speak IndoEuropean Language	705	5.85%
Speak Spanish	410	3.40%
Speak Other Language	35	0.29%



**4225 Oakridge Rd, Lake Oswego, OR 97035**  
**Sitewise Online**  
**Pop-Facts: Demographic Snapshot (Part 1)**

Pop-Facts: Demographic Snapshot (Part 1)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2022 Est. Population by Sex</b>	<b>12,565</b>	
Male	6,007	47.81%
Female	6,558	52.19%
<b>2022 Est. Population by Age</b>	<b>12,565</b>	
Age 0 to 4	520	4.14%
Age 5 to 9	574	4.57%
Age 10 to 14	633	5.03%
Age 15 to 17	441	3.51%
Age 18 to 20	423	3.37%
Age 21 to 24	593	4.72%
Age 25 to 34	1,429	11.37%
Age 35 to 44	1,593	12.68%
Age 45 to 54	1,655	13.17%
Age 55 to 64	1,946	15.48%
Age 65 to 74	1,750	13.93%
Age 75 to 84	688	5.47%
Age 85 and over	321	2.55%
Age 16 and over	10,692	85.10%
Age 18 and over	10,397	82.75%
Age 21 and over	9,974	79.38%
Age 65 and over	2,758	21.95%
<b>2022 Est. Median Age</b>	<b>45.46</b>	
<b>2022 Est. Average Age</b>	<b>44.11</b>	



4225 Oakridge Rd, Lake Oswego, OR 97035  
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 Pop-Facts: Demographic Snapshot (Part 1)

Pop-Facts: Demographic Snapshot (Part 1)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2022 Est. Male Population by Age</b>	<b>6,007</b>	
Age 0 to 4	262	4.37%
Age 5 to 9	295	4.92%
Age 10 to 14	323	5.38%
Age 15 to 17	234	3.89%
Age 18 to 20	226	3.75%
Age 21 to 24	304	5.07%
Age 25 to 34	716	11.93%
Age 35 to 44	761	12.66%
Age 45 to 54	782	13.02%
Age 55 to 64	887	14.76%
Age 65 to 74	804	13.38%
Age 75 to 84	311	5.17%
Age 85 and over	103	1.71%
<b>2022 Est. Median Age, Male</b>	<b>43.45</b>	
<b>2022 Est. Average Age, Male</b>	<b>42.65</b>	
<b>2022 Est. Female Population by Age</b>	<b>6,558</b>	
Age 0 to 4	257	3.93%
Age 5 to 9	279	4.25%
Age 10 to 14	309	4.72%
Age 15 to 17	208	3.17%
Age 18 to 20	197	3.01%
Age 21 to 24	289	4.40%
Age 25 to 34	713	10.87%
Age 35 to 44	833	12.70%
Age 45 to 54	873	13.31%
Age 55 to 64	1,059	16.15%
Age 65 to 74	946	14.43%
Age 75 to 84	377	5.75%
Age 85 and over	218	3.32%
<b>2022 Est. Median Age, Female</b>	<b>47.22</b>	
<b>2022 Est. Average Age, Female</b>	<b>45.45</b>	



**4225 Oakridge Rd, Lake Oswego, OR 97035**  
**Sitewise Online**  
**Pop-Facts: Demographic Snapshot (Part 1)**

Pop-Facts: Demographic Snapshot (Part 1)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2022 Est. Pop Age 15+ by Marital Status</b>	<b>10,838</b>	
Total, Never Married	2,794	25.78%
Males, Never Married	1,526	14.08%
Females, Never Married	1,268	11.70%
Married, Spouse present	6,159	56.83%
Married, Spouse absent	236	2.18%
Widowed	547	5.05%
Males, Widowed	167	1.54%
Females, Widowed	381	3.51%
Divorced	1,101	10.16%
Males, Divorced	351	3.24%
Females, Divorced	751	6.93%
<b>2022 Est. Pop Age 25+ by Edu. Attainment</b>	<b>9,381</b>	
Less than 9th grade	62	0.66%
Some High School, no diploma	123	1.31%
High School Graduate (or GED)	763	8.13%
Some College, no degree	1,385	14.76%
Associate Degree	432	4.60%
Bachelor's Degree	3,999	42.63%
Master's Degree	1,682	17.93%
Professional School Degree	653	6.96%
Doctorate Degree	283	3.02%
<b>2022 Est. Pop. Age 25+ by Edu. Attain., Hisp./Lat.</b>	<b>387</b>	
No High School Diploma	26	6.63%
High School Graduate	61	15.82%
Some College or Associate's Degree	72	18.59%
Bachelor's Degree or Higher	228	58.96%
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**4225 Oakridge Rd, Lake Oswego, OR 97035**  
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**Pop-Facts: Demographic Snapshot (Part 2)**

Pop-Facts: Demographic Snapshot (Part 2)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>Households</b>		
2027 Projection	5,810	
2022 Estimate	5,588	
2010 Census	5,087	
2000 Census	4,814	
Growth 2022-2027	3.97%	
Growth 2010-2022	9.85%	
Growth 2000-2010	5.68%	
<b>2022 Est. Households by Household Type</b>	<b>5,588</b>	
Family Households	3,458	61.89%
Nonfamily Households	2,130	38.11%
<b>2022 Est. Group Quarters Population</b>	<b>100</b>	
<b>2022 HHs by Ethnicity: Hispanic/Latino</b>	<b>196</b>	<b>3.50%</b>
<b>2022 Est. Households by HH Income</b>	<b>5,588</b>	
Income < \$15,000	164	2.94%
Income \$15,000 to \$24,999	215	3.84%
Income \$25,000 to \$34,999	304	5.44%
Income \$35,000 to \$49,999	343	6.15%
Income \$50,000 to \$74,999	572	10.23%
Income \$75,000 to \$99,999	735	13.15%
Income \$100,000 to \$124,999	579	10.36%
Income \$125,000 to \$149,999	413	7.39%
Income \$150,000 to \$199,999	615	11.00%
Income \$200,000 to \$249,999	414	7.41%
Income \$250,000 to \$499,999	662	11.84%
Income \$500,000+	572	10.24%
<b>2022 Est. Average Household Income</b>	<b>\$ 179,463</b>	
<b>2022 Est. Median Household Income</b>	<b>\$ 119,910</b>	
<b>2022 Median HH Income by Single-Class. Race or Ethn.</b>		
White Alone	\$ 120,957	
Black or African American Alone	\$ 31,523	
American Indian and Alaska Native Alone	\$ 112,061	
Asian Alone	\$ 115,734	
Native Hawaiian and Other Pacific Islander Alone	\$ 154,271	
Some Other Race Alone	\$ 83,902	
Two or More Races	\$ 158,046	



**4225 Oakridge Rd, Lake Oswego, OR 97035**  
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**Pop-Facts: Demographic Snapshot (Part 2)**

<b>Pop-Facts: Demographic Snapshot (Part 2)</b>	<b>4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi</b>	
Hispanic or Latino	\$	134,577
Not Hispanic or Latino	\$	119,522



**4225 Oakridge Rd, Lake Oswego, OR 97035**  
**Sitewise Online**  
**Pop-Facts: Demographic Snapshot (Part 2)**

Pop-Facts: Demographic Snapshot (Part 2)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2022 Est. Family HH Type by Presence of Own Children</b>	<b>3,458</b>	
Married-Couple Family, own children	1,254	36.25%
Married-Couple Family, no own children	1,568	45.35%
Male Householder, own children	101	2.91%
Male Householder, no own children	82	2.36%
Female Householder, own children	274	7.93%
Female Householder, no own children	180	5.20%
<b>2022 Est. Households by Household Size</b>	<b>5,588</b>	
1-person	1,866	33.40%
2-person	1,909	34.16%
3-person	863	15.45%
4-person	656	11.74%
5-person	213	3.80%
6-person	65	1.16%
7-or-more-person	16	0.29%
<b>2022 Est. Average Household Size</b>	<b>2.23</b>	
<b>2022 Est. Households by Presence of People Under 18</b>	<b>5,588</b>	
Households with 1 or more People under Age 18	1,698	30.39%
Households with No People under Age 18	3,890	69.61%
<b>Households with 1 or more People under Age 18</b>	<b>1,698</b>	
Married-Couple Family	1,284	75.61%
Other Family, Male Householder	105	6.16%
Other Family, Female Householder	297	17.48%
Nonfamily, Male Householder	11	0.64%
Nonfamily, Female Householder	2	0.12%
<b>Households with No People under Age 18</b>	<b>3,890</b>	
Married-Couple Family	1,538	39.53%
Other Family, Male Householder	74	1.91%
Other Family, Female Householder	158	4.06%
Nonfamily, Male Householder	809	20.81%
Nonfamily, Female Householder	1,310	33.69%



**4225 Oakridge Rd, Lake Oswego, OR 97035**  
**Sitewise Online**  
**Pop-Facts: Demographic Snapshot (Part 2)**

Pop-Facts: Demographic Snapshot (Part 2)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2022 Est. Households by Number of Vehicles</b>	<b>5,588</b>	
No Vehicles	240	4.30%
1 Vehicle	1,661	29.72%
2 Vehicles	2,568	45.95%
3 Vehicles	772	13.81%
4 Vehicles	240	4.30%
5 or more Vehicles	107	1.91%
<b>2022 Est. Average Number of Vehicles</b>	<b>1.92</b>	
<b>Family Households</b>		
2027 Projection	3,596	
2022 Estimate	3,458	
2010 Census	3,150	
2000 Census	3,062	
Growth 2022-2027	3.98%	
Growth 2010-2022	9.80%	
Growth 2000-2010	2.87%	
<b>2022 Est. Families by Poverty Status</b>	<b>3,458</b>	
2022 Families at or Above Poverty	3,391	98.07%
2022 Families at or Above Poverty with Children	1,462	42.28%
2022 Families Below Poverty	67	1.93%
2022 Families Below Poverty with Children	50	1.44%
<b>2022 Est. Pop Age 16+ by Employment Status</b>	<b>10,692</b>	
In Armed Forces	12	0.12%
Civilian - Employed	6,629	62.00%
Civilian - Unemployed	348	3.26%
Not in Labor Force	3,703	34.63%
<b>2022 Est. Civ. Employed Pop 16+ by Class of Worker</b>	<b>6,735</b>	
For-Profit Private Workers	4,246	63.04%
Non-Profit Private Workers	670	9.95%
Local Government Workers	416	6.18%
State Government Workers	266	3.94%
Federal Government Workers	102	1.51%
Self-Employed Workers	1,031	15.31%
Unpaid Family Workers	4	0.06%



**4225 Oakridge Rd, Lake Oswego, OR 97035**  
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**Pop-Facts: Demographic Snapshot (Part 2)**

Pop-Facts: Demographic Snapshot (Part 2)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2022 Est. Civ. Employed Pop 16+ by Occupation</b>	<b>6,735</b>	
Architect/Engineer	177	2.63%
Arts/Entertainment/Sports	310	4.60%
Building Grounds Maintenance	92	1.36%
Business/Financial Operations	573	8.50%
Community/Social Services	95	1.41%
Computer/Mathematical	419	6.22%
Construction/Extraction	177	2.62%
Education/Training/Library	405	6.02%
Farming/Fishing/Forestry	17	0.26%
Food Prep/Serving	318	4.71%
Healthcare Practitioner/Technician	562	8.35%
Healthcare Support	85	1.27%
Maintenance Repair	19	0.28%
Legal	219	3.25%
Life/Physical/Social Science	108	1.60%
Management	1,200	17.81%
Office/Admin. Support	455	6.76%
Production	117	1.74%
Protective Service	19	0.28%
Sales/Related	998	14.82%
Personal Care/Service	147	2.19%
Transportation/Moving	223	3.31%
<b>2022 Est. Pop 16+ by Occupation Classification</b>	<b>6,735</b>	
Blue Collar	535	7.95%
White Collar	5,521	81.98%
Service & Farm	678	10.07%
<b>2022 Est. Workers Age 16+ by Transp. To Work</b>	<b>6,715</b>	
Drove Alone	4,912	73.15%
Car Pooled	380	5.66%
Public Transportation	162	2.41%
Walked	129	1.92%
Bicycle	63	0.94%
Other Means	32	0.48%
Worked at Home	1,037	15.44%
<b>2022 Est. Workers Age 16+ by Travel Time to Work*</b>		
Less than 15 minutes	1,621	
15 to 29 Minutes	1,824	
30 to 44 Minutes	1,598	
45 to 59 Minutes	420	
60 or more Minutes	220	



4225 Oakridge Rd, Lake Oswego, OR 97035  
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Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2022 Est. Avg. Travel Time to Work in Minutes*</b>	<b>26.58</b>	
<b>2022 Est. Occupied Housing Units by Tenure</b>	<b>5,588</b>	
Owner-Occupied	3,614	64.67%
Renter-Occupied	1,974	35.33%
<b>2022 Occupied Housing Units: Avg. Length of Residence</b>		
Owner-Occupied	13	
Renter-Occupied	5	



**4225 Oakridge Rd, Lake Oswego, OR 97035**  
**Sitewise Online**  
**Pop-Facts: Demographic Snapshot (Part 2)**

Pop-Facts: Demographic Snapshot (Part 2)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2022 Est. Owner Occupied Housing Units by Value</b>	<b>3,614</b>	
Value Less than \$20,000	9	0.25%
Value \$20,000 to \$39,999	4	0.10%
Value \$40,000 to \$59,999	2	0.07%
Value \$60,000 to \$79,999	3	0.08%
Value \$80,000 to \$99,999	7	0.19%
Value \$100,000 to \$149,999	20	0.56%
Value \$150,000 to \$199,999	26	0.72%
Value \$200,000 to \$299,999	41	1.12%
Value \$300,000 to \$399,999	135	3.74%
Value \$400,000 to \$499,999	263	7.27%
Value \$500,000 to \$749,999	1,136	31.42%
Value \$750,000 to \$999,999	1,031	28.54%
Value \$1,000,000 to \$1,499,999	590	16.31%
Value \$1,500,000 to \$1,999,999	206	5.70%
Value \$2,000,000 or more	142	3.92%
<b>2022 Est. Median All Owner-Occupied Housing Unit Value</b>	<b>\$ 789,216</b>	
<b>2022 Est. Housing Units by Units in Structure</b>	<b>5,904</b>	
1 Unit Attached	443	7.50%
1 Unit Detached	3,744	63.41%
2 Units	94	1.58%
3 or 4 Units	211	3.58%
5 to 19 Units	692	11.73%
20 to 49 Units	222	3.75%
50 or More Units	459	7.77%
Mobile Home or Trailer	40	0.67%
Boat, RV, Van, etc.	0	0.00%
<b>Dominant structure type</b>	<b>1 Unit Detached</b>	
<b>2022 Est. Housing Units by Year Structure Built</b>	<b>5,904</b>	
Housing Units Built 2014 or Later	560	9.49%
Housing Units Built 2010 to 2013	125	2.12%
Housing Units Built 2000 to 2009	313	5.29%
Housing Units Built 1990 to 1999	1,032	17.47%
Housing Units Built 1980 to 1989	1,428	24.19%
Housing Units Built 1970 to 1979	1,099	18.61%
Housing Units Built 1960 to 1969	553	9.36%
Housing Units Built 1950 to 1959	410	6.95%
Housing Units Built 1940 to 1949	127	2.15%
Housing Units Built 1939 or Earlier	257	4.36%
<b>2022 Est. Median Year Structure Built**</b>	<b>1984</b>	



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Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>Dominant Year Structure Built</b>	<b>1980 to 1989</b>	
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* This row intentionally left blank. No Total Category.		
**1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.		



**4225 Oakridge Rd, Lake Oswego, OR 97035**  
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**Pop-Facts: Census Demographic Overview (Part 1)**

Pop-Facts: Census Demographic Overview (Part 1)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>Population</b>		
2027 Projection	12,950	
2022 Estimate	12,565	
2010 Census	11,821	
2000 Census	11,445	
Growth 2022-2027	3.06%	
Growth 2010-2022	6.29%	
Growth 2000-2010	3.29%	
<b>2010 Population by Single-Classification Race</b>	<b>11,821</b>	
White Alone	10,301	87.15%
Black or African American Alone	111	0.94%
American Indian and Alaska Native Alone	51	0.43%
Asian Alone	842	7.12%
Native Hawaiian and Other Pacific Islander Alone	33	0.28%
Some Other Race Alone	118	1.00%
Two or More Races	364	3.08%
<b>2010 Population By Ethnicity</b>	<b>11,821</b>	
Not Hispanic or Latino	11,324	95.80%
Hispanic or Latino	497	4.20%
<b>2010 Hispanic or Latino by Single-Classification Race</b>	<b>497</b>	
White Alone	326	65.54%
Black or African American Alone	2	0.39%
American Indian and Alaska Native Alone	7	1.38%
Asian Alone	7	1.41%
Native Hawaiian and Other Pacific Islander Alone	1	0.20%
Some Other Race Alone	105	21.09%
Two or More Races	50	9.99%
<b>2010 Population by Sex</b>	<b>11,821</b>	
Male	5,621	47.55%
Female	6,200	52.45%
Male/Female Ratio	0.91	



**4225 Oakridge Rd, Lake Oswego, OR 97035**  
**Sitewise Online**  
**Pop-Facts: Census Demographic Overview (Part 1)**

Pop-Facts: Census Demographic Overview (Part 1)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2010 Population by Age</b>	<b>11,821</b>	
Age 0 to 4	544	4.61%
Age 5 to 9	722	6.11%
Age 10 to 14	904	7.65%
Age 15 to 17	544	4.60%
Age 18 to 20	296	2.50%
Age 21 to 24	451	3.81%
Age 25 to 34	1,219	10.31%
Age 35 to 44	1,610	13.62%
Age 45 to 54	2,133	18.04%
Age 55 to 64	1,813	15.34%
Age 65 to 74	816	6.90%
Age 75 to 84	466	3.94%
Age 85 and over	302	2.55%
Age 16 and over	9,467	80.08%
Age 18 and over	9,106	77.04%
Age 21 and over	8,810	74.53%
Age 65 and over	1,584	13.40%
<b>2010 Median Age</b>	<b>42.64</b>	



**4225 Oakridge Rd, Lake Oswego, OR 97035**  
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**Pop-Facts: Census Demographic Overview (Part 1)**

Pop-Facts: Census Demographic Overview (Part 1)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2010 Male Population by Age</b>	<b>5,621</b>	
Age 0 to 4	281	4.99%
Age 5 to 9	391	6.95%
Age 10 to 14	450	8.01%
Age 15 to 17	285	5.06%
Age 18 to 20	154	2.74%
Age 21 to 24	219	3.89%
Age 25 to 34	597	10.62%
Age 35 to 44	746	13.27%
Age 45 to 54	1,004	17.87%
Age 55 to 64	840	14.95%
Age 65 to 74	390	6.93%
Age 75 to 84	177	3.14%
Age 85 and over	88	1.57%
<b>2010 Median Age, Male</b>	<b>40.82</b>	
<b>2010 Female Population by Age</b>	<b>6,200</b>	
Age 0 to 4	264	4.25%
Age 5 to 9	331	5.34%
Age 10 to 14	454	7.32%
Age 15 to 17	259	4.18%
Age 18 to 20	142	2.29%
Age 21 to 24	232	3.74%
Age 25 to 34	622	10.03%
Age 35 to 44	865	13.94%
Age 45 to 54	1,129	18.20%
Age 55 to 64	973	15.69%
Age 65 to 74	427	6.88%
Age 75 to 84	290	4.67%
Age 85 and over	214	3.45%
<b>2010 Median Age, Female</b>	<b>44.21</b>	
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**4225 Oakridge Rd, Lake Oswego, OR 97035**  
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**Pop-Facts: Census Demographic Overview (Part 2)**

Pop-Facts: Census Demographic Overview (Part 2)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>Households</b>		
2027 Projection	5,810	
2022 Estimate	5,588	
2010 Census	5,087	
2000 Census	4,814	
Growth 2022-2027	3.97%	
Growth 2010-2022	9.85%	
Growth 2000-2010	5.68%	
<b>2010 Households by Household Type</b>	<b>5,087</b>	
Family Households	3,150	61.91%
Non-family Households	1,937	38.09%
<b>2010 Group Quarters Population</b>	<b>92</b>	
<b>2010 Hispanic or Latino Households</b>	<b>145</b>	<b>2.84%</b>
<b>2010 Households by Household Size</b>	<b>5,087</b>	
1-person	1,574	30.94%
2-person	1,775	34.89%
3-person	770	15.13%
4-person	667	13.11%
5-person	218	4.29%
6-person	60	1.18%
7-or-more-person	23	0.45%



**4225 Oakridge Rd, Lake Oswego, OR 97035**  
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**Pop-Facts: Census Demographic Overview (Part 2)**

Pop-Facts: Census Demographic Overview (Part 2)	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi	
<b>2010 Households by Type and Presence of Children</b>	<b>5,087</b>	
Married-Couple Family, own children	1,147	22.55%
Male Householder, own children	91	1.79%
Female Householder, own children	251	4.93%
Married-Couple Family, no own children	1,424	28.00%
Male Householder, no own children	73	1.43%
Female Householder, no own children	164	3.22%
Non-family Households	1,937	38.09%
<b>2010 Households by Presence of People Under Age 18</b>	<b>5,087</b>	
HH with 1 or More People Under Age 18:	1,554	30.54%
Households with No People Under Age 18:	3,534	69.46%
<b>HH with 1 or More People Under Age 18:</b>	<b>1,554</b>	
Married-Couple Family	1,175	75.62%
Other Family, Male Householder	96	6.19%
Other Family, Female Householder	272	17.48%
Nonfamily, Male Householder	9	0.58%
Nonfamily, Female Householder	2	0.13%
<b>Households with No People Under Age 18:</b>	<b>3,534</b>	
Married-Couple Family	1,397	39.53%
Other Family, Male Householder	68	1.91%
Other Family, Female Householder	143	4.05%
Nonfamily, Male Householder	736	20.82%
Nonfamily, Female Householder	1,191	33.69%
<b>2010 Occupied Housing Units by Tenure</b>	<b>5,087</b>	
Owner-Occupied	3,281	64.50%
Renter-Occupied	1,806	35.50%
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4225 Oakridge Rd, Lake Oswego, OR 97035

Sitewise Online

Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi		
	2022 Demand	2022 Supply	Opportunity Gap/Surplus
<b>Total retail trade including food and drink (NAICS 44, 45 and 722)</b>	\$ 399,554,179	\$ 297,253,280	\$ 102,300,896
<b>Total retail trade (NAICS 44 and 45)</b>	\$ 355,549,233	\$ 248,832,882	\$ 106,716,348
<b>Motor vehicle and parts dealers (NAICS 441)</b>	\$ 79,451,383	\$ 18,975,744	\$ 60,475,639
Automobile dealers (NAICS 4411)	\$ 65,929,549	\$ 10,445,438	\$ 55,484,111
New car dealers (NAICS 44111)	\$ 58,596,006	\$ 10,445,438	\$ 48,150,568
Used car dealers (NAICS 44112)	\$ 7,333,543	\$ 0	\$ 7,333,543
Other motor vehicle dealers (NAICS 4412)	\$ 8,007,604	\$ 5,175,633	\$ 2,831,971
Recreational vehicle dealers (NAICS 44121)	\$ 3,262,848	\$ 2,426,920	\$ 835,927
Motorcycle, boat, and other motor vehicle dealers (NAICS 44122)	\$ 4,744,757	\$ 2,748,713	\$ 1,996,044
Boat dealers (NAICS 441222)	\$ 1,936,083	\$ 189,787	\$ 1,746,296
Motorcycle, ATV, and all other motor vehicle dealers (NAICS 441228)	\$ 2,808,673	\$ 2,558,926	\$ 249,747
Automotive parts, accessories, and tire stores (NAICS 4413)	\$ 5,514,231	\$ 3,354,673	\$ 2,159,558
Automotive parts and accessories stores (NAICS 44131)	\$ 3,487,961	\$ 1,131,493	\$ 2,356,469
Tire dealers (NAICS 44132)	\$ 2,026,269	\$ 2,223,180	\$ -196,911
<b>Furniture and home furnishings stores (NAICS 442)</b>	\$ 8,209,511	\$ 9,387,845	\$ -1,178,334
Furniture stores (NAICS 4421)	\$ 4,518,493	\$ 4,087,426	\$ 431,067
Home furnishings stores (NAICS 4422)	\$ 3,691,018	\$ 5,300,420	\$ -1,609,401
Floor covering stores (NAICS 44221)	\$ 1,805,561	\$ 1,656,760	\$ 148,800
Other home furnishings stores (NAICS 44229)	\$ 1,885,458	\$ 3,643,660	\$ -1,758,202
Window treatment stores (NAICS 442291)	\$ 89,421	\$ 25,835	\$ 63,586
All other home furnishings stores (NAICS 442299)	\$ 1,796,037	\$ 3,617,825	\$ -1,821,788
<b>Electronics and appliance stores (NAICS 443)</b>	\$ 4,745,271	\$ 5,658,212	\$ -912,941
Household appliance stores (NAICS 443141)	\$ 1,151,593	\$ 43,130	\$ 1,108,463
Electronics stores (NAICS 443142)	\$ 3,593,678	\$ 5,615,082	\$ -2,021,404
<b>Building material and garden equipment and supplies dealers (NAICS 444)</b>	\$ 29,305,604	\$ 32,948,473	\$ -3,642,869
Building material and supplies dealers (NAICS 4441)	\$ 25,358,323	\$ 31,566,747	\$ -6,208,425
Home centers (NAICS 44411)	\$ 14,025,777	\$ 22,375,031	\$ -8,349,254
Paint and wallpaper stores (NAICS 44412)	\$ 861,613	\$ 2,849,991	\$ -1,988,378
Hardware stores (NAICS 44413)	\$ 2,189,805	\$ 221,816	\$ 1,967,989
Other building material dealers (NAICS 44419)	\$ 8,281,128	\$ 6,119,910	\$ 2,161,218
Lawn and garden equipment and supplies stores (NAICS 4442)	\$ 3,947,281	\$ 1,381,726	\$ 2,565,555
Outdoor power equipment stores (NAICS 44421)	\$ 816,697	\$ 0	\$ 816,697
Nursery, garden center, and farm supply stores (NAICS 44422)	\$ 3,130,584	\$ 1,381,726	\$ 1,748,858
<b>Food and beverage stores (NAICS 445)</b>	\$ 51,478,602	\$ 39,180,158	\$ 12,298,444
Grocery stores (NAICS 4451)	\$ 45,503,519	\$ 39,156,919	\$ 6,346,600
Supermarkets and other grocery (except convenience) stores (NAICS 44511)	\$ 43,705,014	\$ 29,921,476	\$ 13,783,537
Convenience stores (NAICS 44512)	\$ 1,798,505	\$ 9,235,443	\$ -7,436,938
Specialty food stores (NAICS 4452)	\$ 1,317,008	\$ 23,239	\$ 1,293,769



4225 Oakridge Rd, Lake Oswego, OR 97035

Sitewise Online

Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi		
	2022 Demand	2022 Supply	Opportunity Gap/Surplus
Meat markets (NAICS 44521)	\$ 397,626	\$ 0	\$ 397,626
Fish and seafood markets (NAICS 44522)	\$ 156,547	\$ 0	\$ 156,547
Fruit and vegetable markets (NAICS 44523)	\$ 273,937	\$ 0	\$ 273,937
Other specialty food stores (NAICS 44529)	\$ 488,899	\$ 23,239	\$ 465,660
Baked goods and confectionery and nut stores (NAICS 445291 + 445292)	\$ 259,298	\$ 0	\$ 259,298
All other specialty food stores (NAICS 445299)	\$ 229,602	\$ 23,239	\$ 206,362
Beer, wine, and liquor stores (NAICS 4453)	\$ 4,658,074	\$ 0	\$ 4,658,074
<b>Health and personal care stores (NAICS 446)</b>	\$ 20,794,467	\$ 14,624,355	\$ 6,170,112
Pharmacies and drug stores (NAICS 44611)	\$ 18,007,329	\$ 11,847,632	\$ 6,159,696
Cosmetics, beauty supplies, and perfume stores (NAICS 44612)	\$ 1,214,972	\$ 844,335	\$ 370,637
Optical goods stores (NAICS 44613)	\$ 607,211	\$ 949,070	-\$ 341,859
Other health and personal care stores (NAICS 44619)	\$ 964,955	\$ 983,317	-\$ 18,363
Food (health) supplement stores (NAICS 446191)	\$ 341,786	\$ 499,075	-\$ 157,289
All other health and personal care stores (NAICS 446199)	\$ 623,168	\$ 484,242	\$ 138,926
<b>Gasoline stations (NAICS 447)</b>	\$ 25,391,938	\$ 17,784,189	\$ 7,607,749
<b>Clothing and clothing accessories stores (NAICS 448)</b>	\$ 14,461,339	\$ 11,263,129	\$ 3,198,210
Clothing stores (NAICS 4481)	\$ 9,461,784	\$ 7,395,950	\$ 2,065,834
Men's clothing stores (NAICS 44811)	\$ 432,390	\$ 163,832	\$ 268,558
Women's clothing stores (NAICS 44812)	\$ 1,705,069	\$ 1,376,352	\$ 328,717
Children's and infants' clothing stores (NAICS 44813)	\$ 288,895	\$ 15,114	\$ 273,782
Family clothing stores (NAICS 44814)	\$ 5,670,116	\$ 4,570,081	\$ 1,100,035
Clothing accessories stores (NAICS 44815)	\$ 483,518	\$ 591,891	-\$ 108,374
Other clothing stores (NAICS 44819)	\$ 881,796	\$ 678,681	\$ 203,116
Shoe stores (NAICS 4482)	\$ 1,903,799	\$ 423,704	\$ 1,480,096
Jewelry, luggage, and leather goods stores (NAICS 4483)	\$ 3,095,756	\$ 3,443,476	-\$ 347,720
Jewelry stores (NAICS 44831)	\$ 2,084,396	\$ 2,375,553	-\$ 291,157
Luggage and leather goods stores (NAICS 44832)	\$ 1,011,360	\$ 1,067,923	-\$ 56,563
<b>Sporting goods, hobby, musical instrument, and book stores (NAICS 451)</b>	\$ 5,586,929	\$ 4,682,845	\$ 904,085
Sporting goods, hobby, and musical instrument stores (NAICS 4511)	\$ 5,029,008	\$ 3,975,968	\$ 1,053,040
Sporting goods stores (NAICS 45111)	\$ 3,700,820	\$ 2,762,096	\$ 938,724
Hobby, toy, and game stores (NAICS 45112)	\$ 965,468	\$ 797,237	\$ 168,231
Sewing, needlework, and piece goods stores (NAICS 45113)	\$ 177,300	\$ 416,635	-\$ 239,335
Musical instrument and supplies stores (NAICS 45114)	\$ 185,420	\$ 0	\$ 185,420
Book stores and news dealers (NAICS 4512)	\$ 557,921	\$ 706,877	-\$ 148,955
Book stores (NAICS 451211)	\$ 520,530	\$ 706,877	-\$ 186,346
News dealers and newsstands (NAICS 451212)	\$ 37,391	\$ 0	\$ 37,391
<b>General merchandise stores (NAICS 452)</b>	\$ 44,755,002	\$ 58,620,080	-\$ 13,865,079
Department stores (NAICS 4522)	\$ 5,732,158	\$ 3,625,533	\$ 2,106,625
Other general merchandise stores (NAICS 4523)	\$ 39,022,843	\$ 54,994,547	-\$ 15,971,704
Warehouse clubs and supercenters (NAICS 452311)	\$ 35,172,007	\$ 53,326,313	-\$ 18,154,308
All other general merchandise stores (NAICS 452319)	\$ 3,850,836	\$ 1,668,233	\$ 2,182,603



4225 Oakridge Rd, Lake Oswego, OR 97035

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Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi		
	2022 Demand	2022 Supply	Opportunity Gap/Surplus
<b>Miscellaneous store retailers (NAICS 453)</b>	\$ 7,999,637	\$ 7,955,143	\$ 44,494
Florists (NAICS 4531)	\$ 403,215	\$ 170,086	\$ 233,129
Office supplies, stationery, and gift stores (NAICS 4532)	\$ 1,779,735	\$ 1,273,523	\$ 506,212
Office supplies and stationery stores (NAICS 45321)	\$ 771,829	\$ 539,618	\$ 232,211
Gift, novelty, and souvenir stores (NAICS 45322)	\$ 1,007,906	\$ 733,904	\$ 274,002
Used merchandise stores (NAICS 4533)	\$ 1,176,047	\$ 3,422,313	-\$ 2,246,265
Other miscellaneous store retailers (NAICS 4539)	\$ 4,640,640	\$ 3,089,222	\$ 1,551,418
Pet and pet supplies stores (NAICS 45391)	\$ 1,303,295	\$ 915,363	\$ 387,932
Art dealers (NAICS 45392)	\$ 825,970	\$ 21,185	\$ 804,784
Manufactured (mobile) home dealers (NAICS 45393)	\$ 552,254	\$ 883,047	-\$ 330,793
All other miscellaneous store retailers (NAICS 45399)	\$ 1,959,121	\$ 1,269,626	\$ 689,495
Tobacco stores (NAICS 453991)	\$ 409,226	\$ 908,301	-\$ 499,074
All other miscellaneous store retailers (except tobacco stores) (NAICS 453998)	\$ 1,549,894	\$ 361,325	\$ 1,188,570
<b>Non-store retailers (NAICS 454)</b>	\$ 63,369,550	\$ 27,752,708	\$ 35,616,843
Electronic shopping and mail-order houses (NAICS 4541)	\$ 60,122,599	\$ 26,751,870	\$ 33,370,730
Vending machine operators (NAICS 4542)	\$ 423,133	\$ 0	\$ 423,133
Direct selling establishments (NAICS 4543)	\$ 2,823,818	\$ 1,000,838	\$ 1,822,980
Fuel dealers (NAICS 45431)	\$ 1,353,516	\$ 219,836	\$ 1,133,680
Other direct selling establishments (NAICS 45439)	\$ 1,470,303	\$ 781,002	\$ 689,301
<b>Food services and drinking places (NAICS 722)</b>	\$ 44,004,945	\$ 48,420,398	-\$ 4,415,453
Special food services (NAICS 7223)	\$ 3,503,837	\$ 77,205	\$ 3,426,631
Food service contractors (NAICS 72231)	\$ 2,775,410	\$ 77,205	\$ 2,698,204
Caterers (NAICS 72232)	\$ 663,801	\$ 0	\$ 663,801
Mobile food services (NAICS 72233)	\$ 64,626	\$ 0	\$ 64,626
Drinking places (alcoholic beverages) (NAICS 7224)	\$ 1,537,408	\$ 1,377,372	\$ 160,036
Restaurants and other eating places (NAICS 7225)	\$ 38,963,700	\$ 46,965,821	-\$ 8,002,121
Full-service restaurants (NAICS 722511)	\$ 19,679,183	\$ 22,154,606	-\$ 2,475,423
Limited-service restaurants (NAICS 722513)	\$ 16,367,198	\$ 17,882,377	-\$ 1,515,179
Cafeterias, grill buffets, and buffets (NAICS 722514)	\$ 417,257	\$ 554,232	-\$ 136,975
Snack and nonalcoholic beverage bars (NAICS 722515)	\$ 2,500,063	\$ 6,374,606	-\$ 3,874,543
<b>GAFO*</b>	\$ 77,759,832	\$ 89,613,385	-\$ 11,853,554
General Merchandise Stores-452	\$ 44,755,002	\$ 58,620,080	-\$ 13,865,079
Clothing & Clothing Accessories Stores-448	\$ 14,461,339	\$ 11,263,129	\$ 3,198,210
Furniture & Home Furnishings Stores-442	\$ 8,209,511	\$ 9,387,845	-\$ 1,178,334
Electronics & Appliance Stores-443	\$ 4,745,271	\$ 5,658,212	-\$ 912,941
Sporting Goods, Hobby, Book, Music Stores-451	\$ 5,586,929	\$ 4,682,845	\$ 904,085
Office Supplies, Stationery, Gift Stores-4532	\$ 1,779,735	\$ 1,273,523	\$ 506,212
* GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places.			



4225 Oakridge Rd, Lake Oswego, OR 97035

Sitewise Online

Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	4225 Oakridge Rd, Lake Oswego, OR 97035 0 - 1 mi		
	2022 Demand	2022 Supply	Opportunity Gap/Surplus
<p>Retail Market Power data is derived from two major sources of information. The demand data is derived from the Consumer Expenditure Survey (CE Survey or CEX), which is fielded by the U.S. Bureau of Labor Statistics (BLS). The supply data is derived from the Census of Retail Trade (CRT), which is made available by the U.S. Census. Additional data sources are incorporated to create both supply and demand estimates.</p> <p>The difference between demand and supply represents the opportunity gap or surplus available for each merchandise line in the specified reporting geography. When this difference is positive (demand is greater than the supply), there is an opportunity gap for that merchandise line; when the difference is negative (supply is greater than demand), there is a surplus.</p> <p>Copyright © 2022 Environics Analytics. All rights reserved.</p>			

# Traffic Listing

4225 Oakridge Rd, Lake Oswego, OR 97035

November 17, 2023



#	Street	Cross Street	Dir.	Volume	Type/Year	Dist. (mi)
1.	Oakridge Road	Quarry Rd	W	2,176	Current Year	0.0
2.	Oakridge Rd	Quarry Rd	W	2,855	Current Year	0.1
3.	Oakridge Rd	Quarry Rd	E	988	Published (1994)	0.1
4.	Quarry Rd	Oakridge Rd	N	2,724	Current Year	0.1
5.	Boones Ferry Road	Quarry Rd	SW	19,785	Current Year	0.1
6.	Boones Ferry Rd	Reese Rd	SW	18,769	Current Year	0.1
7.	Reese Road	Eleanor Ct	SE	1,454	Current Year	0.2
8.	Reese Road	Eleanor Ct	SE	1,799	Current Year	0.2
9.	Douglas Way	Hallmark Dr	W	1,566	Current Year	0.2
10.	Quarry Rd	Collins Way	N	3,484	Current Year	0.2
11.	Boones Ferry Road	Firwood Rd	SW	18,587	Current Year	0.2
12.	Lanewood Rd	Boones Way	E	1,622	Published (1995)	0.2
13.	Quarry Road	Collins Way	N	2,773	Current Year	0.2
14.	Sunset Dr	Nola Ct	NE	361	Published (1998)	0.2
15.	Oakridge Road	Trillium Woods	E	1,583	Current Year	0.2
16.	Boones Ferry Rd	Red Cedar Way	N	21,285	Current Year	0.2