



Planning and Building Services Department Memorandum

TO: Comprehensive Plan Citizen Advisory Committee

FROM: Sidaro Sin, Senior Planner
Sarah Selden, Neighborhood Planner

DATE: November 10, 2010

SUBJECT: Comprehensive Plan Update (PP 10-0007)

ACTION

The purpose of this memorandum is to provide the Citizen Advisory Committee (CAC) with background information on projects and plans that will help inform your decision when considering the Comprehensive Plan update. Each project or plan may be more relevant to the discussions at hand at different times during this process, but nonetheless all of them will contribute to your understanding of the context within which we're updating the plan. The background information highlights Outlook 2025, Quality of Life Indicators Project, and the Special Districts (including Neighborhood Plans) of the Comprehensive Plan.

Please note that this information is provided so that you may refer to them throughout the process. It is encouraged that you review all of the attachments, but not necessary to review every document before the meeting.

DISCUSSION

Outlook 2025

Outlook 2025 was a public outreach project initiated in 2003 in anticipation that periodic review was going to occur in 2004. The outreach process included a series of public meetings over a 10-month period in 2003 to identify issues within the Comprehensive Plan that should be addressed during periodic review. A summary of the comments is included as Attachment 3a. We will review these comments as we begin to discuss the seven proposed action areas of the updated Comprehensive Plan in early 2011.

Quality of Life Indicator (QOL) Program

In 1998 the City adopted amendments to the Comprehensive Plan for Goal 14-Urbanization, incorporating growth management policies¹. These amendments were in response to the concern over the potential expansion of the Urban Growth Boundary into the Stafford Road area. Subsequently, the Planning

¹ One Policy and two Recommended Action Measures (RAM) were adopted.

Policy 4. The City's quality of life as defined by adopted objective indicators shall not be reduced by new development.

RAM iii. Develop and adopt Quality of Life Indicators.

RAM iv. Incorporate Quality of Life Indicators into development regulations as criteria for determining the impacts of future development on the community.

Commission recommended that the Council create a QOL Indicator Program to monitor community livability and identify growth related impacts that may affect the community.

In December 1998, the Council appointed a 24-member QOL Task Force to develop indicators that were comprehensive, measureable and used timely and reliable information. After 12 work sessions and two open houses, the Task Force returned eight months later with a final report that included 72 indicators and an implementation program (Attachment 3b). The Planning Commission recommended that the Council adopt the Quality of Life Indicator Program; however, the Planning Commission also recommended that a Planning Commission Subcommittee ("Subcommittee") be formed to refine parts of the program, including the 72 indicators. The Commission cited a need to clarify and simplify the 72 indicators and also match implementation of the program with available resources (staff time). In December 2003, the Subcommittee, after two years of work, presented the Council with an update on the QOL Program. The update included 41 indicators; some of the original 72 indicators were either deleted or amended and new indicators added.

The City Council last discussed the QOL Indicator program in December 2007. At that time, staff had requested direction from the Council on the process and use of the indicators program; four options were included for consideration. No decisions were made, however, staff recommended to the Council to continue the program in the short-term, and to further consider how to use the indicators in the long-term.

At this time, staff continues to update the 41 indicators (Attachment 3c) and provide them as an informational item to the Council during their annual goal setting meeting. The indicators will serve as background information and be used to help inform the CAC (and the community) of trends in the community.

One of the main objectives of this project is to ensure that action is taken to implement goals and policies through the development of an Action Plan. The Action Plan is proposed to include indicators, benchmarks, and targets to track the progress of specific action items. This process is proposed to consider the existing indicators when developing the Action Plan. The CAC (and community) will also have the opportunity to evaluate the applicability of the existing policy and rams related to the QOL program during the Summer of 2011 when existing and new goals and policies are reviewed.

Special District Plans (Including Neighborhood Plans)

The Comprehensive Plan contains 11 plans that address the unique needs of specific geographic areas within the city. All of the plans can be viewed in full from the City's neighborhood planning web page (Attachment 3d) at: <http://www.ci.oswego.or.us/plan/Neighborhoods/naplan.htm>. Most of these special district plans were developed through extensive, multi-year public involvement processes with City assistance. Since these efforts were significant undertakings, staff does not have the resources to conduct special district plan updates at the same scale as the citywide comprehensive plan update. Rather, the special district plans will remain in their current format and we will work to ensure the district plans and updated Comprehensive Plan are not in conflict with one another. Any differences will be addressed on an as-needed basis.

Neighborhood Plans

Of the City's 22 officially recognized neighborhood associations, seven neighborhoods have plans that were adopted into the Comprehensive Plan by the City Council (Attachments 3e – Neighborhood Association Map and Snapshot):

- Evergreen Neighborhood Plan (2005)
- First Addition/Forest Hills Neighborhood Plan (1996/2007)
- Glenmorrie Neighborhood Plan (2000)
- Lake Forest Neighborhood Plan (2002)
- Lake Grove Neighborhood Plan (1998)
- Old Town Neighborhood Plan (1998)
- Palisades Neighborhood Plan (2008)
- Waluga Neighborhood Plan (2002)

At the November 17 CAC meeting, neighborhood association representatives and staff will present brief overviews of each plan.

Neighborhood plans are policy documents that describe the neighborhood's unique perspective or character, and goals for the future. The plans follow the format of the City's Comprehensive Plan and include goals, policies and recommended action measures or action steps. The plans must not be in conflict with other parts of the Comprehensive Plan.

As part of the Comprehensive Plan, approval of any Major Development (adoption of new development codes, zone changes or Comprehensive Plan changes; approval of conditional uses or phased master plans, and Residential Infill Design review) must be consistent with the neighborhood plans.

The First Addition/Forest Hills Neighborhood Plan and Old Town Neighborhood Plan were accompanied by the development of new zoning districts that regulate development to fit with the historic development pattern of these neighborhoods. The Evergreen and Glenmorrie neighborhoods each have narrower sets of neighborhood-specific regulations in the form of zoning overlay zones that were adopted to help implement their plan policies. The Lake Grove Neighborhood is proposing a neighborhood overlay zone to the City Council in late November. The Waluga Neighborhood Association is also exploring implementation strategies, and the Lake Forest Neighborhood Association recently worked with City Staff to identify items in their plan that still need an implementation strategy.

Additionally, in 2009 staff and a neighborhood planning working group developed a new outline for the neighborhood planning process, which is described in a revised "Neighborhood Planning Kit." Once the comprehensive plan is updated, it is assumed that the kit will be reviewed and updated for consistency with the comprehensive plan, and neighborhoods will have a valuable tool for planning specific to their neighborhood.

Special District Plans

- Marylhurst Area (1979): The Marylhurst plan calls for a campus mixed-use educational development with specific development standards for sub-areas in the district.
- Lakewood Bay Bluff (1986): The Lakewood Bay Bluff Plan was adopted in 1986 and focuses on developing that area with high density residential with visual and private physical access to the bay.
- Forest Highlands Neighborhood Plan (1986): This plan is not included under the Neighborhood Plans section because it is not comprehensive but rather contains four policies that address natural resources in the neighborhood.
- Lake Grove Village Center (2008): The plan Focuses on the Boones Ferry Road corridor area from Kruse Way Place to Madrona, and aims to create a vibrant, mixed-use, pedestrian-friendly and welcoming center for the daily activities of residents of Lake Oswego's west end. Efforts are currently underway to articulate the public investments to Boones Ferry Road infrastructure needed to stimulate private investment.

Additional Special Planning Districts

Two additional geographic areas have detailed plans and/or zones outside of the Comprehensive Plan that guide future development. These unique districts should also be considered in the Plan update.

- West Lake Grove Design District: In 1999 a special zoning district was created for the area along Boones Ferry Road from approximately Madrona to Washington Court. The district addresses transportation, architectural quality, buffering between the district and adjacent single-family residential areas, and tree preservation.
- East End Redevelopment Plan: Adopted in 1986 and updated in 2004, this plan describes the projects to be implemented by the Lake Oswego Redevelopment Agency through its urban renewal program.