



Planning and Building Services Department Memorandum

TO: Comprehensive Plan Citizen Advisory Committee

FROM: Sidaro Sin, Senior Planner

DATE: October 20, 2010

SUBJECT: Comprehensive Plan Update (PP 10-0007) - October Workshop Summaries

The purpose of the workshops was to engage the community in a fun and interesting discussion about community values, our desired future, and to identify strategies to reach our desired future. It is also an opportunity to introduce and use the City's sustainability decision-making framework and engage citizens' creativity in envisioning the future of Lake Oswego and how to achieve that vision.

The desired outcomes included:

- An engaged and invested community by working through the questions in the seven action areas.
- Better understanding of community values and priorities going deeper into the issues brought forth by the survey results.
- Introduction and application of the City's sustainability framework.
- Information needed to develop a draft community vision and possible scenarios for the future of Lake Oswego.

We had two great engaging workshops and received the necessary community input to move forward. In total, 114 community members attended the workshops (56 on Tuesday and 58 on Saturday), not including staff or consultants.

Attached you will find notes, maps and comments from the workshop. Staff and the consultants will use this information to develop the draft vision and begin planning for the scenarios (that visually describe the draft vision) that will be presented at the December charrette.

October Workshop - Themes Summary

10/21/2010

Action Areas & Statement	Question(s)	Themes	
		10/12	10/16
HEALTHY ECOSYSTEMS			
All surface water runoff in the city – including pollutants from septic systems and storm water outfalls, and chemicals from lawns, oil from roads and animal waste – eventually finds its way into the Willamette River, Tualatin River and Oswego Lake. Citizens say that reducing the amount of chemicals in our air and water is important to improving community health.	What can we do to improve the quality of our water?	<ol style="list-style-type: none"> 1. Increase awareness and incentives for bioswales in parking lots and streets, rebates for eco roofs and disconnecting downspouts, encourage native landscapes, create buffer zones on lake & streams. 2. Deal with stormwater runoff, if not, pay fee. 3. Restrict the use of pesticides. 	<ol style="list-style-type: none"> 1. Look for natural systems strategy to integrate. 2. Incentive. 3. Education for best practices.
Citizens say reducing pollution/harmful substances is one way to improve health. Greenhouse gasses (GHGs) are one of the threats we face today and in the future. Citizens also indicate that increasing the energy efficiency of buildings and relying on walking, biking and transit more for daily trips are some ways in which to reduce GHGs.	What are some other things we can do to minimize the impacts of GHGs locally?	<ol style="list-style-type: none"> 1. Reuse and save old buildings. 2. Better bike and pedestrian access, especially to schools, to increase safety and reduce GHGs; safe routes to school, walking school bus at Forest Hills. 3. Disincentivize demolition, encourage deconstruction and salvage in buildings (through codes, zoning, and permit fees). 	<ol style="list-style-type: none"> 1. More multi-modal transportation options. 2. Education

October Workshop - Themes Summary		Themes	
Action Areas & Statement	Question(s)	10/12	10/16
HEALTHY SAFE PEOPLE			
Citizens indicate that access to fresh, local food benefits community health. Lake Oswego has a variety of sources for healthy, local foods including Historic Luscher Farm and farmers markets.	How can we access and incorporate healthy local foods into our daily lives?	<ol style="list-style-type: none"> 1. Use Luscher Farms to create synergy between schools/restaurants and food grown in LO. Children need healthy lunches and to understand where their food comes from. 2. Indoor farmers market year round. 3. Show people how to use/eat local foods (fresh vegetable-food demos at market) 	<ol style="list-style-type: none"> 1. Many farms in the outskirts. Do not tax them out of existence. 2. City sponsored educational programs and internship programs which engage school age children. 3. Allow/encourage local home gardening.
Citizens say that an important way to reduce our impact on the natural environment is by reducing the amount of materials that are discarded to a landfill and increase the amount of materials that are composted, recycled or reused. In the Metro region, more than 56% of the waste generated was recovered for recycling or otherwise kept out of landfills. The state-mandated recycling recovery rate goal for the Metro region is 64%.	How can we increase our rate of reuse and recycling? What can we do to reduce waste?	<ol style="list-style-type: none"> 1. Community composting that's used for community and school gardens, compost education, curbside composting. 2. Deconstruction with demolition - should be more viable than demolition. 3. Reduce packaging of products, incentivize companies that support this? 	<ol style="list-style-type: none"> 1. Educate the school children so they will grow up to be more responsible, less wasteful. 2. Zoning for businesses that will endorse recycling etc. 3. Charge for waste removal by the amount.

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A CONNECTED COMMUNITY			
Citizens indicate a strong desire to walk and bike to meet their daily needs. Lake Oswego currently has 166 miles of roadways and 14 miles of bike lanes.	Where do you walk and bike, for what purposes, and how frequently? What changes are needed to allow you to walk/bike more often, for more reasons, and to reduce the use of your car?	<ol style="list-style-type: none"> 1. More neighborhood commercial within walking distance (like Westlake Plaza). 2. Better pedestrian crossings near schools (like Waluga Jr. High). 3. Overcome barriers at Kruse Way, add paths connecting to Bridgeport and schools (like Waluga Jr. High). 	<ol style="list-style-type: none"> 1. Better (frequency and locational accessibility) and range public transportation options regionally (PDX) and locally. 2. Shuttle bus alternatives. 3. Changing technology - Alternative modes of mass transit electric.
Citizens indicate it is likely they will travel by public transportation more often in the future. Metro is studying transit options to meet future travel demand between Lake Oswego and Portland.	What changes are needed to make transit something you would use for future travel needs? Would it be more for short trips? To work? Outside Lake Oswego?	<ol style="list-style-type: none"> 1. Connections to key destinations (downtown LO, Bridgeport, high schools, Lake Grove). 2. Jitney around LO would be great. Street car to Portland. 3. Electric buses that run on a frequent reliable basis that connect me to the main bus lines. 	<ol style="list-style-type: none"> 1. Better bus service in neighborhoods. 2. More frequent buses within LO and ones that go directly to downtown Portland. If a transfer is involved especially in inclement weather there must be a comfortable dry waiting area. We do not support bringing rail option to LO. Buses are better, more flexible and less costly investment and do not require the huge capital investment and ongoing maintenance costs. 3. Short trips. Trips to Bridgeport, Washington Square, Tualatin, WES.

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INSPIRING SPACES & PLACES			
Citizens indicate that connections to parks and natural areas are the most important public areas to maintain.	Where are additional connections/natural areas needed? What can we do to maintain and improve these areas?	<ol style="list-style-type: none"> 1. Public access to Oswego Lake in terms of building restaurants (locally owned) on the banks so everyone can enjoy the lake. 2. Materials/lights/art catered to neighborhoods can help lead you (visually) to NHD centers. 3. Palisades needs a focal/gathering point (neighborhoods generally need image-able focal points) and there needs to be inter-connectivity. 	<ol style="list-style-type: none"> 1. Emphasis on multi-functional facilities as a gather community spaces throughout the community. 2. Visual connections and access to recreational facilities, lake and river. 3. Maintain the UGB; if growth is needed Foothills would be option, neighborhood values quality is important.
Citizens indicate that streetscapes (paving, benches, plants, etc.) and architectural quality are important ways to improve public spaces, provide a sense of privacy, comfort and to develop a unique sense of place.	What streetscapes and buildings do you like? What are other ways we can create inspiring public spaces?	<ol style="list-style-type: none"> 1. I like the feeling of downtown LO, walkable. 2. "green street" bioswales, benches, hanging baskets, street planters. Not so keen on more street trees, the ones outside of city hall are too dense and dark. Cottage style buildings. 3. Country club, A Avenue. 	<ol style="list-style-type: none"> 1. A Avenue/Millennium Park; view of Mt. Hood from State St; view of lake from pathways around lake. 2. Mt Park recreation transportation hub. 3. Mt Park recreation transportation hub

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ECONOMIC VITALITY			
A majority of citizens say that they want Lake Oswego to be a full-service community where they can live, work and access goods and services. The areas with the most employees in Lake Oswego today are: Finance (including banking) and Insurance; Professional, Scientific and Technical Services; and Government (including schools).	What types of jobs and businesses are needed to keep Lake Oswego a full-service community? Where should they be located?	<ol style="list-style-type: none"> 1. Better restaurants, more grocery stores. 2. Hardware, do it yourself supplies. 3. Lake Grove-village development. 	<ol style="list-style-type: none"> 1. Capitalize on vocational strengths and intellectual capital, access to I-5. 2. Support/encourage businesses with diverse and quality living wage jobs. 3. Walkable/livable designed businesses that appeal to young, old and diverse lifestyles.
Most of the people who live here leave the city for work.	Should we work to provide more living wage jobs locally? If so, where?	<ol style="list-style-type: none"> 1. No, easier transit to where jobs exist. 2. Kruse area 	<ol style="list-style-type: none"> 1. Just a little, LO should not be a "job center". It is a residential community first. Lake Grove, on Kruse Way, downtown LO, locations for professional businesses. Add more opportunity for restaurants in neighborhoods, support the industrial center off of Boones Ferry Road. 2. Nobody really wants it in LO, maybe Lake Grove. 3. Market is working here, limited government. Active here.

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COMPLETE NEIGHBORHOODS AND HOUSING			
Citizens indicate a desire to attract young families to Lake Oswego and help seniors stay in our homes as we age. They also say that rehabilitation and redevelopment of existing housing and new, cottage style houses should be used to accommodate some of these younger and older residents.	How should we accommodate that demand? <ul style="list-style-type: none"> • Infill with new housing in existing areas? • Redevelop for higher density in centers and corridors? • Expand the urban growth boundary/grow into other areas? 	<ol style="list-style-type: none"> 1. Encouraging flats instead of townhouses for seniors. 2. Market LO as family friendly, small town (NOT SUBURB!), and affordable (there IS affordable housing in LO). 3. Create town centers with higher density along transit lines. 	<ol style="list-style-type: none"> 1. Provide the opportunity for a range of housing types that are compatible in with the neighborhood/location. 2. Look to walkable center to provide housing options; provide compatible transitions to neighborhoods. 3. Reduce sprawl, hold the UGB; development in Stafford increases sprawl.
In Lake Oswego, 77% of residential properties are located within ¼ mile of a park.	What other services should be accessible by walking?	<ol style="list-style-type: none"> 1. grocery, restaurants, post office, library, retail. 2. coffee, cleaners, pharmacies, hardware, restaurants. 3. restaurants and food. 	<ol style="list-style-type: none"> 1. Benches along the way to rest. 2. Expanded, broadened walking trails with historical markers that reflect the sense of place. 3. Grocery stores, coffee shops, restaurants.

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COMMUNITY CULTURE			
<p>Citizens indicate that quality schools are a crucial important element of great neighborhoods and are essential to attracting young families to Lake Oswego. The school district is projected to see enrollment decrease over the next ten years, even though the district has been successful this year in increasing enrollment.</p>	<p>What is needed to attract families with children to move here and be a part of our community?</p>	<ol style="list-style-type: none"> 1. More affordable housing for young families. 2. More venues for year-round children's activities, including a community center. 3. Programs/activities that promote community connections and inter-generational interaction. 	<ol style="list-style-type: none"> 1. Provide alternative transportation connections to get around LO, in particular connecting key destinations including downtown & lake grove, north and south side of lake, and to the schools. Also connect to outside. 2. Provide opportunities for affordable housing (mix of housing) in strategic areas that reflect good design and connectivity to the rest of the community. 3. Continue to support and improve education in the community.
<p>Lake Oswego Parks host an average of 1,800 recreation programs and 85 community events each year. Citizens support expanding parks and recreation programs such as special events, passive recreation and youth-oriented activities.</p>	<p>What activities and amenities should be offered in the future for all ages? Where?</p>	<ol style="list-style-type: none"> 1. A community center here at west end. 	<ol style="list-style-type: none"> 1. Keep up the good work for our enjoyment. 2. Interface a variety of "educational" programs with "internship" through the parks program as a way of involving our children and young adults. 3. More activities for older adults, reduce the focus on school age activities, which the schools should be supporting more of. More covered "gymnasium/courts" for recreational sports during wet weather. Create a sports center in LO proper, not on the outskirts of town at Luscher farm.

Notes from the October 12 and 16, 2010 Workshops

HEALTHY ECOSYSTEMS

Q. What can we do to improve the quality of our water?

October 12, 2010 Workshop Notes	October 16, 2010 Workshop Notes
Remove septic systems (unincorporated areas)	Invasive plant issues - healthy ecosystem natural areas more important in the future
Restrict nitrogen/phosphates in fertilizers; reduce lawns	Inventory of chemicals in the water and their impacts on health...what is the current situation?
Incentives for eco roofs and downspout disconnects	What is the problem? For water, what is the baseline? Pollution sources? -- need to cooperate with Lake Corp on water quality
Restore natural hydraulic cycles	Foothills major impact on water quality and stormwater management
Encourage rainwater greywater harvesting (Schools are a great opportunity)	Infiltration strategy - water... adopt best practices, NY city Plan is an example
Savings for water reuse.	Need buffers and flow strategy that is city-wide and by watershed
Reduce auto-related runoff from roads/parking lots	Spread stewardship requirements/incentives to Building Code for runoff and interceptors
Natural stormwater filtering for parking lots - does not have to be expensive	Look at Lake baseline and take appropriate action
Encourage landscaping that can absorb pollutants	Consider a stormwater pipe and sediment plan
Encourage porous pavements where appropriate (eg. Soil types heavy vehicle use, easy maintenance)	Use swales and onsite treatment (e.g., 12th A & B)
Restore natural buffers along waterways to benefit riparian health	Focus on affordable, cost effective, demand for stormwater solutions? Solutions include landscaped level,
Restore impaired stream corridors	stormwater engineered pipes, swales and natural solutions.
Educate residents about how actions impact water quality "know your watershed"	What is current carrying capacity for development given water and slope challenges?
Maintain urban growth boundary to protect ecosystem functions in less developed areas	Promote access to lake to promote conservation, e.g., swim parks at various locations around the lake
Ensure standards protect water quality when areas are annexed	The City should consider buying the lake in the future
Strengthen tree code - consider impact on adjacent property	Property rights were a concern if land has to be held in open space for water conservation and treatment
Look at size of building footprint and impervious areas on a lot	Lake pollution is really key to the future of the City

Minimize non-porous surfaces (eg detached garage setback from alley recently increased 5'-15' and it's paved)	Baseline information not clear, including definition of watersheds and jurisdictions
If you can't deal with stormwater on site, pay into stormwater offset fund	Need baseline - - then plan - - how to get there to clean water?
Stormwater fee rebate for trees, pervious surfaces, treebate (like Portland)	Areas not on sewer and sewers require density so density may be necessary to finance sewers
More education, capacity building, clean up after your dog! Around nature scaping, raingardens, stormwater system (storm drain stencils)	Concern about fire security given the extent of forest cover
Reduce non-pointsource pollution	Need to have permeable surface strategy - building codes for rainwater, bioswales, etc.
Encourage public education on watersheds, eg storm drain markers	Need incentives to retain water on each property
Drug-take back and special recycling events are good - make it available all of the time, conveniently in LO	Needs water/slope analysis to support protection ecosystem, protect earth movement and protect tree canopy
Deal with stormwater run off on site - if no, pay fee	Need a strong urban forest plan integrate with water plan
Plant more trees (evergreen) to intercept rainwater	Need a plan for historic and normal stream channels and adaptation strategy to their change
Stormwater treatment in parking lots has high volumes - micro hydro turbines to generate electricity; natural stormwater collection systems integrated into parks	Need GIS mapping by area, watershed, jurisdiction, fees and solution by areas. Runoff sources should pay
Upstream non-point source pollution from other communities needs to be discussed with other communities	Outcome in 2030: development is part of the ecosystem with integrated water, trees, and people/communities
Restore natural systems to stream corridors, e.g.. Springbrook creek is incised; identify high priority streams that feed lake	Support natural solutions: Daylight streams, bioswales, ground stabilization, native vegetation,
Increase urban forest canopy	ecoscaping, ground cover, mature landscaping, wildlife corridors
Identify opportunities to add bioswales, stormwater retention on edges of properties. Smaller green streets solutions in planting strips; at bottoms of slopes, also beautifies, cools, provides shade	Healthy forest = water quality and quantity
Reduce use of chemicals on lawns, in gardens, etc.	Challenge - time shift of water rain/no rain
Remove invasive species from natural areas, e.g.. Blackberries, ivy	Need support from city on how we can get to a healthier ecosystem; incentives and best practices
Rainwater catchment and reuse (greywater for toilet flushing, cisterns)	
Update codes for new construction	

Tie canopy cover to stormwater management on site, fee structure, e.g.. Rebate for trees	
Q. What are some other things we can do to minimize the impacts of GHGs locally?	
October 12, 2010 Workshop Notes	October 16, 2010 Workshop Notes
Disincentive demolition, encourage deconstruction, salvage in building	Ban wood burning fireplaces
Encourage on-site renewable energy (eg. Schools and save \$ in long run, greenroofs)	Community schools/walking to schools, crosswalks
Restrict single-stroke engines e.g. leaf blowers and lawn mowers	Develop system for walking/biking in city
Trees and urban forest canopy - encourage as a carbon sink; also stormwater benefit	Cultural problem to change behavior target teaching Climate Change in schools first
Encourage energy efficient building construction and design (size) - codes, incentives	Promote home-based work
Better bike and pedestrian access, especially to schools, to increase safety and reduce GHGs; safe routes to school, walking school bus at Forest Hills	Have strategy to support adoption of electric vehicles
Bike and pedestrian boulevards on low volume streets	Need advanced internet globally complete not now available - fiber business hubs throughout the city
More sidewalks and pathways	Incentive employers to carpool, bike, walk
Integrate bike/pedestrian facilities with green streets	Increase tree planting
Internal community "jitney" using alternative fuels/electric vehicle	Infill/mixed-uses
More shopping options, eg. Corner grocery store, closer to neighborhoods that people can walk and bike to (20 min. neighborhoods)	support clean industry in the city and reduce community travel to meet basic needs
E-commerce with alternative fuel delivery vehicles	Understand where trash goes - GHG analysis/impacts and develop alternative use strategies.
Encourage community/share resources/carpool	Can we use foothills as an energy facility?
Help neighbor seniors/intergenerational housing	Adopt volume rates for trash instead of current uniform curbside system.
Be more energy efficient in homes, transportation, packaging, purchasing	Shift to materials strategy from waste strategy
Water conservation reduces energy use.	Develop bus/circulators - - jitney service within the city and to Kruse Way
Building energy efficiency/more weatherization	Get access to Oswego Lake from various areas (to reduce commuting)

Build awareness of resources	Payroll tax strategy to support Lake O transit
Build capacity to generate on-site power in LOW - individual, bulk, community scales	Ecodistricts opportunity for Foothills and central city or near schools
Trees vs. solar	Problem lack of river crossings increases travel time
Fall weatherization workshops, blower door test example/demonstrations, existing resources, education/technical support/emphasize construction savings/create excitement	Biomass - major issues/opportunities for power production
All of Mt. Park is heated/cooled by electricity	Wastewater treatment to energy production - plasma burner
Neighborhood pilot to use savings to finance energy efficient upgrades (local energy efficiency district financing)	Possible river taxi system in the future
Regional dialogue to manufacture and supply products/services/energy generation/data	
Incubator for technology in LO to meet needs in the region - start conversations amongst smart, creative people in LO	

Healthy Safe People

Q. How can we access and incorporate healthy foods into our daily lives?

October 12, 2010 Workshop Notes	October 16, 2010 Workshop Notes
Vegetable garden in backyard	Community Supported Agriculture (CSA like Luscher Farm)
Community Garden opportunities - here at WEB	How many people have shares at Luscher?
Like Luscher Farm model - ext. could go to schools	Community Gardens
Schools also good location of community gardens	Only one known within City limits (again at Luscher)
Trees vs. shade need to grow	Farms to Schools
Need solar access in conflict with tree code	Aging citizens have interest in gardens but there may be barriers
Year round farmers market	Can we utilize public parks for community gardens?
More markets - Palisades, Lake Grove	Consider making community gardens less formal organized, more availability to participants, not a wait list
Define local - grain eastern, vegetable NW	Consider providing bus services to Luscher Farm and/or community garden(s)
Cap on cost to get food here	Consider providing gardening classes for backyard gardens (training, lectures, assistance)
Retired folks could manage school garden	Noted that Luscher Farm has a series of workshops and training opportunities
Garden club - beauty and function, toxic free; more master gardener - learn how to grow	Luscher Farm is remote (as is associated community garden)
Need local labeling - like miles travelled to arrive or energy used - truth in produce.	Need more centrally located or more gardens throughout the City as the neighborhoods are segmented and divided by lake and transit routes
Vegetable garden - think of garden on top of Noble Rot - what about synergy between Luscher Farm and local restaurants (businesses)	If gardens located in City parks, there will be high interest as citizens are already drawn to the parks
Larger CSA in Stratford - a community farm also livestock	Form based code rather than allowed uses (Code doesn't openly allow community gardens)
Urban gardening - urban farmer will farm your area for you.	Target high schools for buy in for community gardens (space, classes, early training about diet and gardening)
Schools need to educate about healthy food	Local institutions should source food from gardens
Get prepared food menus (WF, NS, etc. catering) to incorporate local foods and market	Luscher Farm should consider adding drop-off (either at homes or at more local drop off sites)
Walking school bus - walk in formation	NW quad of City is underserved when it comes to access to local food production

Market run more than once a week	SW corner of City is also underserved
CSA-frustrating to drive from Mt. Park to Luscher Farm to pick up vegetables. Frustrating to have to drive-don't like using gas-maybe have delivery	It would be nice to have access to cooking classes on how to eat in season, how to prepare foods unique to each season
Show people how to use/eat local foods (fresh vegetable-food demos at market)	Seasonal eating is tied to lowering obesity rates
Foods for tomorrow NW Nature Institute had study groups	Idea of shifting money we spend on meat to veggies and then putting cost savings towards charity/local orgs (teaching and giving opportunities)
Teacher can't get vegetables out of school gardens and slice to serve in classroom without food handlers card (told her easy way to get one)	The City should work with local non-profits to get the message out about healthy eating
Relationship between Luscher and schools-get Luscher to provide one group (ex. Carrots) bridge between school nutrition program and Luscher	The Federal Government is very involved in childhood health (Michelle Obama)
Took unused vegetables to Tualatin Food Bank	Growing Gardens is a good organization (brings kids, communities, and cooking together for early training/assistance for a healthy active lifestyle)
Empty building at Jean and Bryant Rd. - would love to see as indoor farmers market and want something great in it.	Oregon City can be used as a model for bring gardens to schools, teaching kids about healthy eating choices early
Local food section in local markets advertise as such - model from other places (Palisade Thriftway has local area)	Craig's List was used to try and find social connections around gardening but only a low response rate
How do you define "local" - what grows here, then what grows nearby that you can't get here	The Farmer's Market is a way to access a broad population (information booth that the City can use to sponsor networking)
Community Garden - weather issue, compost, water, runoff - hard to maintain	Make gardening a social event by building interactions around growing food
Lots of shaded yards in LO - hard to grow vegetables	Barriers to gardening include time and lifestyle constraints, hard to prioritize the time it takes
Closed loop gardens - worms, goats	Bad health is tied to isolation (if you make gardening social, you can help with the mental, emotional, and physical impacts of isolation)
Promoting healthy local school lunches	Parsons Food Stand is a local food source but not a permanent amenity
Are there food issues in LO - need a food bank? Meeting basic needs of needy families.	Many underserved areas within the City

Encourage LOSD to educate about local healthy foods from a young age	CSA (Luscher Farms) only has pick-up and that is a barrier for some
	Luscher Farms should be year round and have home/office delivery
	Maybe a combination of pick-up and delivery would work
	Can we find out about possible connections between people wanting to access and organize pick-ups around them?
	Can the City help coordinate this, maybe through Parks and Recreation?
	Maybe when people sign up for shares, they can mark where they are and see if combining pick-ups is an option with another family
	It's very important to keep Luscher Farm
	Farm is important for local food production, as a social activity for community, all ages entertainment, worth cost of a share, keeps open space
	Distinguish CSA from Community Garden, lots of programs at Luscher
	Look into a community garden at the ACC (but not a great option due to shade)
	ACC can be used for a centrally located composting program
	Encourage backyard gardens and edible landscapes
	What are the Planning (code) incentives/barriers for community gardens?
	Utilize city parks and schools for community gardens like Lake Grove Elementary school
	Are greenhouses considered an accessory structure? If so, that's a possible barrier (lot coverage maximums)
	100 Mile Diet and its ties to local economies
	Local food costs more up front but it supports our local economies
	West Linn Farmer's Market in evening and week night. Should consider alternative hours for LO Farmer's Market
	Farm fresh eggs are good
	Food trucks could deliver to more remote areas of city - Veggie Man Truck, Schwans,
	There have been local news stories about food delivery trucks (issues are noise, pollution, lack of density/demand)

	Local grocery stores should be encouraged to carry local produce like New Seasons and should deliver as well
	Local paper (LO Review) should do a story on food delivery (trucks, grocery stores, CSA delivery, Schwan)
Q. How can we increase our rate of reuse and recycling? What can we do to reduce waste?	
October 12, 2010 Workshop Notes	October 16, 2010 Workshop Notes
Giant weekend flea market - another community wide garage sale	Info on the City's recycling rates not available
School garage sales - fundraiser	What are the recycling rates and options available to citizens?
Promote garage sales by NAs	Waste Management is a recycling provider
Tool library, equipment swaps	Glass bottles have to be separated from the larger bin
Encourage mixing of compost (yard and food)	It's the same fee each month (\$37) regardless of the amount of waste
Reduce consumption	Charge by the pound rather than the bin size, not a set fee
More buy nothing days	Some companies offer different bin sizes and charge lower fees for smaller bins.
How can we deal with creating less packaging?	Large trash items that may be recycled are hard to dispose of (sinks, furniture, blinds, etc)
Encourage recycled materials	There isn't a place in the City that takes them
How to recycle fluorescent bulbs, tubes	The City should encourage a local transfer station for these items
Bring your own plate/dishes (catering)	Noted that Allied Waste in Wilsonville accepts these items
Better education of local resources	Tualatin takes old steel (like barbeques)
Deconstruction with demolition - should be more viable than demolition	Noted that there may be other resources other than curbside but not well known or located all over
No more plastic bags	The City does neighborhood clean-ups each year (Neighbors Helping Neighbors)
What to do about food waste, construction waste, packaging	Better education and information about recycling and waste reduction options/programs
Facilitate trade - reuse (swap, flea)	Emails change, mailers thrown away, Hello L.O. useful, educational posters, Metro's website
LO shrinks	Local business outreach on curbside recycling, "smurf-it", figure out how to boost their recycling rates
Public safety - streetcar arriving in large open plaza)	Need to change the purchasing habits (go upstream rather than deal with effects of buying afterwards)

More people on streets to increase safety walking biking, more public spaces next to commercial area to get people outside and active	Packaging a huge problem as it's not a straight forward decision (fresh vs. packaged spinach)
Emergency CERT trained network of people down to the block level - NA activity	Don't realize impact of packaging until you bring it all home
Neighborhoods and city building - more community events	Encourage products without packaging (both buying and getting companies to change packaging procedures)
Capacity building in NA leaders	Have to factor in planned obsolescence and consumerism
Water delivery - matching water need to quality needed don't use potable water unnecessarily - gray water lines - decentralize water delivery and use	Benefits of "green homes" offset by consumerism
Foothills - ecodistrict - net zero water	Find ways to encourage social interactions rather than "buying" as a substitute
Recirculate cold water while hot water is heating up	happyplanetindex.com
Simplified food COMPOSTING	Posters in every business/workplace about how to be a more sustainable citizen
more education about how to compost successfully	Reusable bags should be more accessible but remember that cloth bags are still a "product" that has to be made
Maybe curbside pickup for compost?	All styrofoam should be banned from restaurants
CONDOS need more bins and cleaner ones	Compost at curb (hard to do on own)
2x per year have giant dumpster to fill	Allied Waste should offer composting service
Should have recycling as well - sorting - education	City run composting program (centralized location and offer training for citizens)
Recycling instead of trash	Educate on proper recycling (how and why important and what are the incentives if you do it right)
Lots of construction here - not enough recycling of materials (building)	Hello LO is a good source of information
Outside places take stuff (electronics, plastic, styrofoam) too far away and people don't know about them	Allied Waste can regulate itself/recycling better
Need more education (where does paint...materials go? Increase communication)	City could offer a Master Recycling program, maybe at Farmer's Market
Maybe city should have a place for hazardous waste	Encourage the citizens to help each other understand recycling but this can seem nosy. Maybe help with talking points.
Construction waste- how to reuse-where to recycle	Curbside recycling is adequate

provide incentives to reduce construction waste	Maybe encourage provider to reduce yard debris pick-up times (and therefore cost) during off season. Would mean fewer trucks and less noise/pollution.
Provide incentives to remodel instead of tear down and build new	Yard debris should be on a more flexible schedule but could cost the citizen more
Sustainability Center of LO-have farmer market	Trash service by weight not by bins but trucks would have to have a scale to measure weight
Recycling-Rebuilding Center old New Seasons	Maybe more bins sizes with a range of monthly costs
	Information needed on whether you can take your own container to restaurants for leftovers and what to do with packaging
	Just like many people bring own bags for groceries, we should have that option for all packaging
	Sustainability lectures/talks on recycling
	Far West Fibers (in Foothills), is on Metro's website as a good recycling location
	What are other local options for large items, non-curbside items?
	ACC should host a community thrift store for better items that people don't want to just donate to Goodwill
	The Code should encourage greywater/rain water harvesting and reuse
	Oakland has a good rain barrel program (MOBY rain barrels) and City should look into subsidizing the costs of these barrels for homeowners
	What are the building code barriers to rainwater/grey water reuse?

Connected Community

Q. Where do you walk/bike today?

October 12, 2010 Workshop Notes	October 16, 2010 Workshop Notes
Walk to Saturday market	<i>Note: The staff support noted that the group did not answer questions in an orderly fashion. Participants jumped to different topic areas and are recorded as such.</i>
Bike around Lake	
To parks (alga)	Try to inform more people to get informed - - better statistics
To restaurants (some missing sidewalks)	How many people live and work in Lake Oswego? (Questions the validity of 14% statistic -- feels it's much higher)
To see the community	Models uncertain, not explained
To exercise (me and my dog)	Bus service inconvenient, make driving essential and accessing street car difficult
Ride to work in NW Portland (Lesser Rd. unsafe: NE shoulder/sidewalk)	Limits to what can be carried (groceries, etc) on transit or bike
To school/sports/local shopping/ park	Values walking to downtown services
To neighborhood store	Concerned about lack of intra-city transit, especially if services move to West End Building
Bike all over City and W. Linn	Need better transportation to airport w/o taking bus downtown
Bike to library	Not adverse to cars
Walk child to school (many neighbors don't walk)	bus services limited weekends and evenings - have to get a ride to/from transit center
bike to downtown (70% of time)	To get here, walked 1 mile to transit center, then another mile here from bus stop
Walk to grocery/bank/post office in Lake Grove (weekly)	Transit in NW LO is abysmal
mapmyride.com	Tri-Met services hasn't changed much with new development
For recreation (Palisades)	"Aging population" description might be inaccurate, young people intentionally move away, then come back
To downtown (library, foothills park, shopping, restaurant)	Suggest small shuttle buses - they're all over US....should have big windows
Retired and moved to downtown for better access to everything	Suggest electric streetcar connection - - fuel costs will go up, driving may go down
for exercise, to Lake Grove	Electric motors on buses? - - track is very expensive
Walk to school (daily) in Bryant, many neighbors don't due to lack of sidewalks on narrow streets [Bryant])	Value in static line - - you know it'll always be there

Summer bike to work at Nike in Beaverton (worst part of ride is on Bryant)	Value connections to Portland
All over downtown, chose to live there so everything was within walking distance	Bus to Portland is time consuming
Q. How to do more pedestrian/bike?	Upset how transportation options are presented to the public; need definitions, specifications, visual dictionaries
Retire	Technology changing
Complete the sidewalk and bike system	Tri-Met's biggest cost is personnel
Better Mapping and info the TRAILS	Could have smart shuttles w/o drivers
Bike boulevards	How to integrate for regional connectivity - - need models
Facilities must connect to places (destinations that people already go to)	Curb cuts can be scary for the handicapped
Alternatives to riding on big streets	Expand the types of street-legal vehicles? Motorized trikes, scooter...they need to be clean - - electric?
connections between neighborhoods	new sidewalks can be a problem - - due to patchwork, incomplete, gaps
bring commercial uses into neighborhoods (like Westlake Village)	Do you want to walk on sidewalks or continue to be able to walk on the roads?
support local retail, don't drive to other more distant retail	Curb cuts on "A" have been problems for the blind or low-eye sighted people
more bike parking (secure) in commercial areas	Gaps in pedestrian facilities are problems
Level the hills	Sidewalks shouldn't always be required with new development - - be sensitive to communities (consistency is important)
Bike lanes on State St..	Narrow, bumpy roads in Uplands are valued for neighborhood character
Connection from 1st St. to Terwilliger Blvd.	Limited access to arterials from Uplands residents
Overcome Kruse Way as a crossing barrier	Suggested personal electric vehicles
More neighborhood commercial within walking distance (like Westlake Plaza)	Need more lights
better pedestrian crossing near schools (Waluga Jr. High)	Fewer vehicle accidents with roundabout, but bad for walkers
Complete sidewalk gaps	Input from neighborhood associations are under-valued in LO - - developers trump neighborhood associations
"network" of connected sidewalk and bike facilities	Not enough community input in this process - - not enough basis for this process

Safe, comfortable walkway from Palisades to downtown and Lake Grove	Threshold of information is a barrier
Better separation of pedestrian/bikes from autos	Neighborhood associations have very poor attendance - - don't rely on associations, have flyers to every household
Pedestrian/bike connection to Bridgeport	Don't know how many people did survey twice
Copy Kruse Way Treatment and repeat (separated pathway)	Want to discuss more about transit to Portland - - would people really use it? Very expensive, we're in a recession (paid for by tax payers)
Fix Carmen so walkers/bikers are safe	Hybrid buses far better idea than streetcar - - cheaper, more accessible
Promote for health benefits	People who want more connections within LO aren't necessarily as concerned with transit to Portland
Continuous pedestrian/bike system to key destinations like Bridgeport, Lake Grove, downtown	Limited bus service to Portland in mid-day, want better service
Q. What changes are needed?	No bus service from Lake Grove to PCC - have to drive
Slow down traffic	Want better bike paths between Lake Grove and downtown LO
Safe routes to school program	Need more connected pathways through neighborhoods - - helps people get to bus stops & future bus stops
Bike safety rodeo...school events	City should look at installing shelters where Tri-Met won't - - many stops offer no rain protection
Route and safety awareness - ID the easy routes with signs	Bikeway on Iron Mt. Road needs improvement
Bike access to Mt. Park	Need more connectivity in bike lanes, many gaps
Need community awareness program to encourage biking	Getting scary to walk in FAN, need more walkways - - used to have more \$ for walkways
Location/proximity of services	Walk for exercise, have no problem
Safe identifiable routes	Walk and bike for fun
Safe routes to destinations	Don't see myself giving up car, need it for work
C. Club and Boones Ferry Rd. is very unwalkable	Walk for exercise
Boones Ferry Rd. North of C. Club - no sidewalks	#44 bus has better service than #78, have to leave LO to access it
Q. What changes promote transit?	Mt. Park recreation center needs bus shelter
Schedule reliability	Easier to walk to Tigard from Mt. Park than to downtown LO
Network of small transit vehicles in between neighborhoods	Very against streetcar, not many people ride the bus - - parking garage will cause more traffic & will cut bus service if streetcar built
More convenient connections from local to regional systems	Streetcar will bring congestion

Longer hours of service	Streetcar might have different impacts in different places -- may support business
Better frequency to key locations	No practical way to ride bus from west LO to northwest Portland
Better coverage (at least during the peaks)	Need better bike path on Iron Mt and South Shore (not everywhere)
Increased fuel costs for auto travel	Oppose light rail - - congestion, huge amounts of \$, fixed route - - black hole of \$\$\$ - - won't get ridership proposed
Meet the local daily need trip with good transit	Beginning to use bus since retired - don't see congestion from transit in Portland, wouldn't happen here
Serve the high schools	Portland can't afford its transit projects
Families commit to only one car	We need to look at other places before saying transit won't work
Better everywhere service across LO	Express bus from Boones Ferry (#96) good alternative, could drive better service, less expensive, very important to solving transit problem in Lake Grove
Rail transit that is safe and quiet	Tualatin good model
Local, electric buses	Green options could start with bike path along river
12/15 passenger vans through neighborhoods and connecting to community and regional transit	Opposed to streetcar - too fixed, no one needs to go from Albertsons to PSU, support shuttle instead (with private money), more flexible, could be money-making enterprise
Q. What changes promote transit?	Support streetcar - people won't be able to afford cars in the 25 years as now
Use heavy rail right of way	Park and ride and feeders will support streetcar
Need/want freedom of individual vehicle	Streetcar tracks are already there? (right-of-way is there)
Transit as a "mobile star bucks" that promotes social aspects of public transit (make it a "scene")	Poor state of streets in LO - don't accommodate alternative transportation, safe pathways need to be a priority, supports access to transit, pathways unsupported projects in LO
Use river for transport	High school students have no safe way to walk to school
Marketing the system	Transit projects don't pay off with ridership, enhance pathways and streets first
Move fruit produce from Willamette Valley on barges powered by biowaste	Many people live in large houses, can't force them to move
Convenience and time improvement (direct routes, less transfers, cargo/carrying items on bus easier)	Who's telling us we have to build streetcar? Mandatory?
Representational Markets ("shop" for product to try it out, then have it shipped directly, resolved carrying large items on bus)	Growth could ruin LO by filling it up

Frequency and availability	Better to manage growth than just let it happen
What does transit serve - events? Employment?	Growth may not be as fast as predicted? 12%?
Q. Today's Transit Use	Need places to park in downtown LO, walking & biking not always feasible
No transit access in Palisades, must walk to Country Club Rd or Boones Ferry (which is difficult for older citizens)	Need more public parking in Lake Grove
Transit service is missing or too infrequent to meet needs	Boones Ferry Rd is not safe, needs more resources, higher priority
I used to use it when the service was better; would use it again, if it were more frequent	No way to park in one place in Lake Grove and walk to other businesses
Use peak hr. service to downtown Portland, but no midday access is frustrating	Should provide bikeway along streetcar rather than Macadam
Don't use transit here	Few people ride the bus
Q. Future Transit Use	Linking, reducing traffic, reducing greenhouse gases all important
Frequent, reliable, convenient	Transit is always subsidized
Dedicated local service within LO and connecting to regional system	Another lane on I-5 may be more effective
Locate transit-supportive uses near transit and future transit	Underground transit is faster (subway)
Connect to key destination (downtown LO, bridgeport, high schools, lake grove)	More challenging to drive as you get older
Frequent, reliable service on all key roadways (State, Country Club, Boones Ferry, McVey, Bryant, South Shore, Carmen, Overlook, Kerr) with local buses connecting into neighborhoods	Shuttles would be useful, especially for seniors
Clean fuel systems for transit vehicles	Transit centers, shelters, would inspire more use
Regional rail transit and clean energy, quiet transit vehicles for local and regional connections	Safe drier places to wait inspire more ridership
LRT/streetcar to Portland	Could partner with PCC, Marylhurst, Lewis & Clark shuttles
Like regional concept of east-west transit from Tigard/Tualatin through Lake Grove and downtown to Milwaukie/Clackamas Town Center, must be quiet and safe	Crime has increased where Max has gone in - serious concern as we open up LO more, crime has increased
	City should provide public safety if transit is increased and Tri-Met doesn't provide it - - would increase ridership
	LA had program with retired officers on transit
	Crime has increased in Mt. Park with higher density
	Fixing bike lanes, pathways in key areas (e.g. Carman Dr) would provide bang for the buck

	Where are roadblocks for walking & biking?
	LO is disconnected from (No Suggestions), major destination, transit (streetcar) should go there, could get state/fed funding (state highway)
	Why are we pushing rail instead of enhanced bus?
	Rail can be long-term transportation solutions
	Maybe rail should go to Milwaukie
	Creating solution w/o problem? (Metro projects could be wrong)
	Partnerships could leverage benefits, e.g. federal \$
	Growth will happen, can't stop it? Alternative view - - we can stop it (growth)
	High speed transit through Lake Grove could detract from the place we're creating - - diminish vitality
	Transit could be costly to run with personnel expenses, people paying for it may not ride it
	Light rail 9-10 times more subsidized than bus
	Participant noted he wants end of Metro
	LO succeeded in moving I-205 to West Linn 30 years ago - - could do it again
	2 people out of 14 in the group ride the bus

Inspiring Places and Spaces

Q. Where are additional connections/natural areas needed? What can we do to maintain these areas?

October 12, 2010 Workshop Notes	October 16, 2010 Workshop Notes
Downtown has been a focus - we need to look at other areas as well including Lake Grove.	Multi-functional facilities
Events are focused at a few places	Emphasis on community gathering/mixing places (Luscher Far and George Rogers Park)
We should also disperse other services (library, etc.)	Need off-leash areas/dog parks
WEB as resource area	Concession in parks
Regional trails should be expanded	Need better connectivity to parks & public spaces; paths, trails, sidewalks, stairs
Parks/recreation should do more outreach	Need better transit stop facilities (benches, shelter, etc) - - enhance with LO "look"
Inventory open spaces	Neighborhood identity should be defined, announced, and celebrated
Access to the lake.	Maps, routing, way finding signage to connect parks, facilities, districts, landmarks
Need community center/pool that is fully public	Defining key views and enhancing them, example Mt. Hood at Foothills
Need dedicated bikeways	Who uses park - when and how?
Palisades needs a focal/gathering point (neighborhoods generally need image-able focal points) and there needs to be inter-connectivity	Need gathering spaces beyond Millennium Park; with concessions, combined with commercial or active uses
Edges should be understood.	need one in Waluga and Palisades (combine with programming)
There are about 5 main entrances to LO and these should be defined/celebrated as should NHD entrances	Allow for "spot" commercial or restaurants in neighborhoods
We should inventory public park/recreation facilities/types/users to determine what's missing in NHDs or city as a whole: might also inventory semi-public spaces as well to figure out how to distribute new facilities/improvements	Public access to (viewing) the lake, waling trails around the lake
We need more streetlights in some areas.	Connecting people and connection people to parks
Streetlights can be a defining feature for NHDs (and augmented with baskets, banners, etc.)	Celebrate history - - Oregon Industrial Heritage Trail (OIHT) develop and promote this thematic trail

Materials/lights/art catered to neighborhoods can help lead you (visually) to NHD centers	Physical access to lake is important; although lake shareholders disagree (lake is privately owned) - - you can have
Regional trails need to be called out more and promoted.	boat rentals, fishing, swimming also to the Willamette River
Adjacent to Hunt Club - Iron Mt. Park (city) = natural "park"	How about visual access lake? Open up views and enhance enjoyment of river
Partnerships, barn restoration, need for grants etc.	Lake Grove swim park should be year-round
Historic buildings/sites = preserve	Connect George Rogers - Foothills - Tryon
Complete inventory of historic buildings needed	Foothills park should be truly inspiring - - sewage treatment plant needs to be addressed
Prevent visual homogeneity (design standards and development controls)	Streetcar line to include trail
More money on park maintenance (ivy/blackberry removal, native plant re-introduction)	Railroad bridge to Milwaukie should have bike/pedestrian connection
Diversity of parks/amenities is important and can help define neighborhoods	Development pressures should not trump neighborhood values - against zero lot-line development
Millennium Park = growing importance for key community events	Work with neighborhood associations
Should there be a similar "living room" on Westside or other neighborhoods/yes.	Foothills area to accommodate growth - find areas to increase density to keep within UGB,
Kruse way/WEB area: reprogram/repurpose/re-imagine potential community center and this is needed!	alternatively stand up to Metro keep density down quality of neighborhoods is more important than growth
Spaces for teens	Historic preservation = sustainability
Need gathering/public spaces on west side	Stafford development will cause significant traffic concerns
Public spaces: connect to nature	South Shore Natural Area should be cleaned up , especially in terms of invasive species (applies to other areas as well)
Adjust zoning around lake to allow for commercial/restaurants in spots	Pathways should be enhanced/expanded (example South Shore)
Bike connections: west end to downtown	Pathways should have physical separation from roadways
Shared use trails split uses per days.	

Economic Vitality

Q. What types of jobs and businesses are needed to keep Lake Oswego a full service community? Where should they be located?

October 12, 2010 Workshop Notes	October 16, 2010 Workshop Notes
Create intergenerational community	Depends on who wants to located here
Population is not close to commercial centers - improve connectivity between people/commercial	People/business aren't here because Lo makes it too difficult
Circulating service - shuttles!	Make it a more friendly business community/easier to do business in LO
Becoming a town/village not just a suburb	Should be planning 5-10 years in the future
Incubation businesses (e.g.. Commercial kitchen use of small commercial buildings)	Need to attract light industrial + blue collar jobs to broaden base
Density or not is a challenge, might be possible. Are there areas for urban infill?	Is it bad to be a bedroom community - I like it
Aging services economy (health, services, wellness centers)	Don't really need to leave here for services - senior
Innovation - high quality community scale. Incubator space	Some businesses moved because LO is too difficult to deal with
How many live, work, invest from Kruse Way	Moved here because it's a bedroom community
May be possible for major arts incubation space	Lots of in-home businesses
Water tax; is possible?	Downtown businesses are moving in, then going out-of-business - - reason for that; rents too high, not selling right products - - need lower prices
Major affordability issue	Seniors will want different types of businesses
Retail should focus more on every day services.	Think about demographic changes
More young families - housing cost is challenge and fees	If losing young families that tells us something
Lake Grove - mix offices and residential	Palisades - love livability, can walk to grocery store - - like to see other neighborhood be walkable
Community gathering places commercial	Don't mind looking 25 years out, let's be business friendly and livable, businesses that appeal to both groups (young & old)
Lake grove-village development	People want to live here because its small, family oriented community - - close to PDX but not PDX
Connectivity	People want it to continue to be like it is today, that is why they moved here
Marylhurst expansion	Need economic base for city to operate
Entrepreneur leadership	Don't want big box like Sherwood
Diversify Kruse Way - college, health care	Put industrial near Rosewood because of highway access

Growth/diversity Kruse Way - expand to Freeway	Keep neighborhoods the way they are
Aging demographic needs aging in home services/in own home (technologies/Intel, services, economic focus, community volunteers, time banking, new types of housing, virtual and physical neighbors)	What does living-wage mean?
Small scale medical facilities	High density doesn't bring affordability, so LO shouldn't have it
How to attract young people/families (Marylhurst part of LO, PCC Cascades, Affordable housing, urban neighborhoods/village Lake Grove)	What is the city willing to do to bring in more tax base?
Commercial like west lake center near schools - Community Hubs	Work out of home - love to be able to do that, make easier for people to work from home (high speed internet)
Diverse employment/high tech industry	More office space on Kruse Way
Market high quality schools	Living wage - don't want McDonald's etc,....jobs here
Foothills for Families	Jobs/business should be driven by private sector, not public sector
Develop small neighborhoods with aging and young families infill	Downtown a little maxed out - congested
Economic diversification: call centers, innovate/expand fire sector, local currencies/barter/secure credit, market to support local businesses, innovative commercial capture, brainpower in LO)	Light industrial jobs don't pay enough for those folks to live here
Focus on education of fire sector/professional services	Should be market driven
Lake Grove-village with mixed uses	Make it easier for people to do business here, less expensive
	Be prosperous, but don't want to see lots of growth - - not easy
	Focus on private sector - - less government
	Keep high class jobs here, not lower
	Maybe more than 14% work here in home based business - need to confirm
	Make sense to have industry close to I-5
	Don't welcome big box
	Current businesses don't draw a lot of business , need to offer different types of products and services
	Bridgeport will continue to impact LO, will be there for a long time - - how can we take advantage of that?
	Companies moving out of PDX because sites not available that meet federal safety requirements , can we take advantage of that?

	Business moved to Seattle because couldn't accommodate data and power demands
	High tech close to I-5 for fiber optic access
	Who is highest employer in private sector?
	What types of businesses will be less subjected to boom/bust cycles - - maybe healthcare
	Meadows Woods type of development won't be as profitable in the future
	Maybe less rigid zoning - more uses in more zones
	How do we tap into intellectual capital & encourage those folds to start businesses here?
	WEB should be health care facility - integrated medicine
	Expensive per square feet - - how do you recruit new business when rents are so high?
	City good first step in brining in Economic Development person, should do more....
	Kruse + Foothills is the area to attract new business
	Have to have vision as to what to bring in
	S.F. priced themselves out of market - business rent too high and residential rent price too high
	Build more mixed use - commercial on bottom, residential on top - - put as much as you can on one site to bring down costs
	Promote mixed used zoning
	Design for all ages + lifestyles
	What kind of infrastructure do we need to build to support future business - - what types of businesses?
	City work with private section to build infrastructure
	Could build out here around WEB, maybe higher density?
	Higher rise on Kruse Way
	Attract more people who can live and work here
	Businesses have to pay enough for people to live here
	Attract business that have federal ties
	How do we tap into our existing intellectual capital?

	Smaller groups of business owners working together, a living piece of the community invested here
	World changing so fast, keep up with technology be more flexible, more nimble companies successful
	A living plan, a flexible plan, flexibility in zoning
	Stafford - consider industrial or commercial
	Small pockets of neighborhood commercial (used Division in PDX as model for zoning)
	Big box kills small business
	Support small business
	Quality of school critical
	Fundamental issue is affordability - - is there something we can do to make it more affordable?
	Sustainability - should we be building new buildings or redeveloping existing buildings?

Complete Neighborhoods and Housing

Q. How should we accommodate the demand for the desire to attract younger families and help seniors stay in their homes as they age?

October 12, 2010 Workshop Notes	October 16, 2010 Workshop Notes
Infill-compatibility of development	Inventory all affordable housing - - houses that can be rehabbed
Combination of factors - affordability, smaller units, higher density	Define affordable
There are many homes for sale in LO for \$250,000 which is affordable	Look at zoning for secondary dwellings - in-law apartments
Attract younger families - affordability	Better organized neighborhood uses
Misconception - there is affordable housing here	Existing homes are the source of affordable housing
Marketing, get the word out that there is affordable housing here	Developer housing is more expansive, make housing user friendly rather than developer friendly
All options should be considered (expand UGB?)	Check the dwelling units v. population numbers
Direct growth - allow it to be all types of housing	Types of housing - population/ dwelling units
If a neighborhood feels its character is preserved better	Question about housing in centers
Put growth where appropriate	Commercial/mixed-use - 40 condos in Lake Grove
Different methods: infill-preserves character, corridor development	concern about Evergreen and zero lot-line development
Mix some infill, some SDU	Changing R-7.5 to higher density is wrong - - keep existing
16 lots/acre Oswego Pt - how dense is too dense?	People need to know what to expect with zoning
Foothills - mixed use?	R-7.5 zone many lots are 6,000 square feet (higher density)
Identify transition areas for taller buildings - more density	Many areas are not being utilized for higher density
What locations? Multi-story/multi-use Boones Ferry, Major arterials,, Kruse Way-where there is commercial	Lots don't match zoning
Density can be treated with design guidelines	Need specific plans for neighborhoods where lots don't match zoning
Be more proactive Re; Expansion of UGB	We have incentives in centers
If can't meet Metro Housing guidelines, expand UGB minimum necessary as last resort.	Need to maintain neighborhoods - people have concern about lot divisions/aesthetics
Don't put all the pressure on one area.	Zero lot-line is "trashing" neighborhood
Those in expansion area to pay fair share	Stafford development - problems with traffic impact
Employment, affordable housing, jobs	Stafford could have its own ecodistrict development
Parks accessible to housing in LO What other services? Library, diversification of amenities (location), community level, neighborhood level	New development - - not affordable
Community based services to support people aging in place; intentional communities build social networks	Stafford impacts on Lake Grove
Blue Heron/Palisades does not have as good access	Fixed income questions/impacts

City should coordinate with school district so if a school closes, the City has the right of 1st refusal on facilities.	Need to revive neighborhoods....become a "community"
Virtual community	Neighborhood revitalization; how do we welcome young people? Evaluate older homes, Aging in place, neighborhood needs choice to add
Telecom infrastructure ACC enhanced services, ACC services/library services need better distribution	senior housing, explore possibilities
Community currency - giving back time, NYC example- invest time to help others in "bank"-receive "free" help in return	Manage growth
Centers for each neighborhood	Potential development in centers -- examine transition areas
Cost of housing: different types of housing	Lack of planning...Lake Forest, Rosewood
Add commercial income tax base to city to take pressure off residential?	Need more walkable communities; schools, pathways
Need to build less expensive houses (market costs)	Age in place; ability to walk
Code implications for larger houses.	Encourage neighborhood centers/walkable services
Reduce size of housing - preserve land, energy, cost	Planning not advancing/promoting neighborhood plan + providing plan to developers
SDU's - as long as the privacy of neighbors and vegetation protected	Need design guidelines for neighborhoods
Design issues	Question about any need for growth; why do we need to grow at all?
Balance - don't put too much pressure on established neighborhoods	Development within neighborhoods - - neighborhoods scale development
Diversity in Neighborhood is healthy- don't want monoculture	Amenities we can walk to...how can we walk, bike safely to destinations
Encouraging flats instead of townhouses for seniors	Building with Nantucket in mind....good example for design
4-5 stories with elevators	Safe walkways/pathways to schools, parks, transit
High density in nodes - have choice (diversity of styles through-out community; got to work with services and transit)	House with granny flat option
New subdivision in Stafford? No! It will exacerbate every issue we are talking about tonight.	Condos for some, need a variety of square footage
If re-designed Palisades could be a place people want to go to (pedestrian oriented, more success - economically/socially, like NC Zone off McVey) What services - grocery, restaurant, dry cleaners, exercise?	Neighborhoods changing - a detriment to neighborhoods; small cottages need to be affordable, larger homes not affordable

Change image to attract young families.	Need space - green space in front of houses, shallow setbacks too close to street
Market LO as family friendly	Where & what style of housing?
Feeder lines - jitneys on local neighborhood streets to connect to the buses on the arterials.	Currently, many neighborhoods have huge houses + huge lots, uniform neighborhoods, but not walkable
Incentives for deconstruction if remodeling not possible.	Support for cluster of small cottages
Ask developers - what will make it cheaper to build affordable housing?	Who is buying big houses?
	Condos- lifestyle condos....not family condos
	Demand for small houses...need examples to spur markets
	Plan spaces for children...make it desirable
	What is the carrying capacity to sustain community and infrastructure?
	Aging infrastructure
	Hunt Club area...keep green or develop?
	Costs of infrastructure?
	Infill builds tax base to fund systems
	Redevelop big house neighborhoods
	Reduce sprawl - hold UGB
	Developing Stafford with big houses = more of the same problem
	Need variety in housing styles and cottages across city
	Where are neighborhoods with school kids?
	Maintain quality of schools + people will come to LO
	Rental housing is important for school population support - - rentals are summer rundowns
	One size doesn't fit all neighborhoods
	Sensitive lands restricts buildings
	Moving elderly to other housing is difficult
	Some people don't move....to maintain house for children to move in
	Halloween - indicator of kids in neighborhood....Uplands 2 kids
	Springbrook park...amenity to walk to/from Uplands
	Walkable Neighborhoods
	Walkable grocery - convenient & desirable
	Transit to help single use residential neighborhoods