



**Comprehensive Plan
Citizen Advisory Committee
Meeting #11-Summary**

**May 19, 2011
Fire Station
4:00 pm- 6:00 pm**

PLEASE NOTE: THIS SUMMARY IS NOT A WORD FOR WORD DOCUMENTATION OF ALL OF THE INFORMATION PRESENTED AT THE MEETING. TO SEE THE INFORMATION PRESENTED AND DISCUSSED PLEASE REFER TO THE MEETING MATERIALS ON THE CAC MEETING WEB PAGE <http://welovelakeoswego.com/citizen-committees/cac-meetings/>

Members in attendance: Sally Moncrieff (Chair), Tom Brennan, Christopher Clee, Doug Cushing, Tom Fahey, Nancy Gronowski, Liz Hartman, , Jim Johnson, Bob Needham , Tim Mather, and David White.

Members not in attendance: Katie Abbott, Dorothy Atwood, Bill Garr, Teri Oelrich.

Staff in attendance: Laura Weigel, Sid Sin, City of Lake Oswego; Kirstin Greene, Cogan Owens Cogan, facilitator.

1. CAC Feedback

Liz Hartman – The Mayor held a neighborhood association chair meeting on May 14 and 13-14 representatives were present. The discussion focused on likes/dislikes, and what improvement could be made in the neighborhoods. It was good to hear and discuss the challenges neighborhoods are facing. The Comp Plan June open house was promoted.

2. Public Comment

Duke Castle thanked the CAC for the work they are doing. He gathered from the public comments from the March 29 open house that people are nervous about change, a number would like to see LO stay the way it is. He applauded the City for adding the element of sustainability to the work that’s being done. LO is not the first community to tackle sustainability. *Eliminating fossil fuels, zero waste, etc. are shared conclusions between these communities and businesses.* He expressed concern that the CAC doesn’t necessarily represent certain segments of this community. He encouraged the CAC to consider strongly the segment that is not represented – children.

Carolyn Jones noted that she was not speaking for LONAC. She expressed concern that there has been great discontent with the vision statement. She believes that the Stafford Hamlet vision statement is an example the CAC should look at as well as other vision statements. She asked about 24 people if they were happy with the West Linn vision and she stated that those she had spoken with liked it. She asked the CAC to reconsideration the vision statement.

- Christopher Clee asked Carolyn for more concrete comments from the community about why they like the West Linn vision.
- *Staff has provided a link to the West Linn Vision Statement ([here](#)) and the Stafford Hamlet Vision Statement ([here](#)).*

3. Vision Statement – CC/PC /Open House feedback

Laura Weigel provided the comments provided by the City Council, Planning Commission and from the open house on March 29. The CAC went through the comments as follows:

Opening Statement

- At the April 11, 2011 City Council meeting the Council approved moving forward using the strategic questions presented in the “Planning for a Sustainable Lake Oswego” therefore the CAC agreed to leave in the reference to sustainability.

Community Health and Public Safety

- CAC agreed with the feedback that phrase “Easily available food” is too specific and decided to change it to “There are opportunities for active lifestyles and to obtain locally grown food that promotes the health and social interaction of our residents.”

Inspiring Places and Spaces

- The CAC agree that it is not clear what LO is a leader of and that it isn’t necessary to state our relationship to the region. Therefore the last two lines in the Action Area were removed for now, but the CAC agreed to keep the idea on the table and possibly use it at later date.

Complete Neighborhoods and Housing

- The CAC agreed that the phrase “manage growth” wasn’t necessary and that it was more important to focus on providing a variety of attractive housing. It was pointed out that there needed to be more of a focus on neighborhoods. Additionally it was agreed that higher density housing should be located strategically and sensitively, not only along transportation corridors and town center. The final revision was:

We have a wide variety of neighborhoods with high quality, attractive and compatible housing that serves a range of ages, incomes and households. Our distinct and walkable neighborhoods contribute to the city’s small town feel. Mixed-use districts enhance adjacent residential areas by providing access to quality jobs, housing, transit, entertainment, services and shopping. Higher density housing is located strategically and sensitively, including along transportation corridors and town centers to preserve the character of our existing neighborhoods.

Healthy Ecosystems

- There was general consensus that the statement did not need to include need to include “we are recognized for” and was removed.

A Connected Community

- There was a detailed conversation about developing language to reflect enhancing the social fabric of the community through design. The CAC generally agreed social connections are addressed in the Community Culture action area and that it doesn’t need to be reiterated in this action area. The statement remained as written.

It was also mentioned that ultimately the comp plan document should have a list of terms and glossary and everyone agreed with this.

4. Review Housing Needs Analysis and Economic Opportunities Reports

Members of the Goal 9 and Goal 10 work group indicated that they feel good about the EOA and HNA that will be submitted to the DLCD at the end of May.

Housing (HNA) w/ Todd Chase

- There was a recap of methodologies that could be used to meet state housing rule.
- One path is relying on previous acknowledgements and updating based on the original methodology of tracking zone changes. This is the likely methodology.
- A different methodology would have been to look at vacant land, multiply by 10 to get to 10 DU/acre.

Refers to table 21 and 22.

- LO’s needs for housing may be different than the region’s needs. 850/aces of available land inside service boundary (includes vacant and redevelopment). This could accommodate 5,574 dwelling units: Which goes beyond 20 year demand.
- There is probably going to be more demand in the “medium” category (townhomes, apartments, etc...) then we have seen in the past. Appealing to young families and senior citizens. A more financeable housing type in today’s market.
- Key finding: A lot of this demand needs to be accommodated in the redevelopment category. We do not possess the vacant land supply. City needs to be proactive in encouraging redevelopment.

- We will not have a deficit of acreage for “medium” density housing if we have different policies aimed at encouraging medium density in strategic locations.
- A forecast range is being submitted (low and medium) to DLCD because Metro is not done with its population forecasts. When those are submitted, we will re-assess the forecast as necessary.

Employment (EOA) w/ Todd Chase

- Ensure there are jobs close to where people live.
- Stay fiscally viable.
- In Lake Oswego, we have many small businesses and also well know firms as well. We are on the low end of jobs to housing ratio.
- Four scenarios: Blend of low and medium high employment growth in the different categories- commercial, institutional (schools: public and private), mixed-use, and industrial.
- Four different forecasting bases: first two are based on population, medium-high is based off state forecasting area, high is metro.
- EOA shows that vacant land supply is limited, but redevelopment potential is good.
- Commercial: Blend of medium-low amounts of vacant land needs, higher amounts of infill in existing structures-mostly in Kruse Way. This would encourage a lot of commercial office job growth.
- Institutional: Marylhurst campus. Medium-high job growth, most likely in the next 20 years as Marylhurst Campus starts to build out.
- Industrial: this is still a question. There is little demand for in Lake Oswego.
- Lake Oswego can accommodate quite a bit of job growth with low vacant land needs, as a result of Kruse Way.
- If Foothills were rezoned findings would support increased housing, instead of industrial or commercial.

5. Scenario Assessment for June 2 Open House:

Sid Sin explained the assessment matrix that is proposed to be presented at the public open house. Each action area was assessed as to how well it performs in relationship to each scenario as well as the strategic sustainability questions. The assessment was prepared with the help of members of the Sustainability Advisory Board and staff based on best practices. Sid asked the CAC to evaluate the assessment and asked whether the right questions were being considered.

A lengthy discussed ensued. The main points were:

- The existing comp plan doesn’t seem to work as well as the others. Pointed out chart included on page 2 that housing statement doesn’t have parity.
- Substantial minority support the Comp Plan from the last open house. What ideas specifically from Villages and LOconomy can be incorporated into the comp plan?
- Good idea to gather specific information about that people like about each plan specifically. (What they like about LOconomy and Village Centers). Pull the favorites from each scenario and put them into one.
- The information presented looks the same as at the last open house. The information is too confusing, even with graphics, for the average citizen.
- Focus on new information that is being presented.

Public Comment

Tom Coffee said that if the assessment is presented to the public as presented to the CAC it looks like a consumer reports that ranks each element. This format provides ranking direction instead of letting the residents provide their assessment.

CAC decided to not provide rankings at the open house, but to let the participants do their own ranking.

Carolyn Jones- The walk sheds indicated on the scenario maps don’t take into account safety features which should be included. She stated that the walkshed implies access over private property or implies that residents needs to pay for the improvements and she requests a response in writing.

Staff Response:

As indicated on the map legend:

- *Walksheds depict a ¼ mile distance around neighborhood nodes and a ½ distance around major centers*
- *At a fast pace, an average person can walk one mile in 20 minutes*
- *Walksheds noted on the map do not take into account whether there are sidewalks/pathways or steep terrain.*

The walkshed depiction is illustrative, not specific and does not take into account safety features or imply access over private property and does not imply the requirement that residents pay for it nor does it imply that the City is required to pay for it.