



CITY OF LAKE OSWEGO

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MEMORANDUM

TO: Comprehensive Plan Citizen Advisory Committee

FROM: Sarah Selden, Associate Planner
Laura Weigel, Associate Planner

DATE: March 15, 2012

SUBJECT: Complete Neighborhoods & Housing and Inspiring Spaces & Places:
Draft Goal & Policy Revisions

ACTION

Review the citizen input for the Complete Neighborhoods & Housing and Inspiring Spaces & Places topic areas, and provide feedback and revisions to the draft goals and policies to forward to the Planning Commission for their April 9 work session.

The copy of the compiled public comments is included as Reference Material D, and will be discussed as part of the goal and policy revisions. The revised goals and policies are included as Attachments 2a and 2b to this memo. ***Please be sure to read over these goals and policies carefully prior to the meeting and be prepared to provide feedback at the meeting.***

BACKGROUND

On February 2, 2012 the CAC hosted the second community summit, on the topics of Complete Neighborhoods & Housing and Inspiring Spaces & Places. Approximately 120 people attended. Small group discussions were organized around geographic quadrants of the city; all tables had the same discussion questions. Comments were recorded by a note taker on flip charts during the discussions, and participants could also write notes and hand them to the facilitator. In addition to the small group discussions, the public could provide feedback in the following ways:

- Existing Comprehensive Plan goals and policies were posted on a wall for comment (42 comments)
- Comment forms were provided (47 received)
- A Virtual Open House was posted online from February 2nd – February 12th (39 unique respondents)

DISCUSSION

The Comprehensive Plan updates for these two action areas are being proposed to reflect the public input received, and also draw from the background reports prepared for each topic (see Reference Materials B and C for the background summaries distributed at the summit). In addition, revisions are proposed to achieve the following:

1. **Support the vision statement and plan re-organization.** Amendments are proposed to provide goal and policy language that supports the vision statement. This includes grouping neighborhood and housing topics (existing Goal

10), and urbanization and community design & aesthetics topics (existing Goal 14 and Goal 2, Section 2) from the existing Plan.

2. **Provide goal and policy-level guidance.** In reviewing the plan goals and policies, there was some inconsistency in the level of direction being provided. Updates were made to ensure the goal and policy language was not too specific. Amendments are recommended where current policy language is more appropriate for the implementing Action Plan, an administrative policy, or has since been captured by City codes or guidelines. For example, the revisions propose taking out several policies from the existing Goal 10, because they describe regulations that are captured by the development code.
3. **Reflect changed conditions since last plan update.** One of the primary reasons for conducting Periodic Review is to ensure the City's plan reflects today's conditions, including current federal, state and regional requirements and community aspirations, and that it responds to trends the community will need to address over the next 20 years.
4. **Create a more succinct plan.** One of the overall goals for the plan update is to create a shorter, more user-friendly plan. Goal and policy language was consolidated where possible to reduce redundancies and help create a more succinct plan. The CAC may help to further this effort during its review.

To assist in analyzing the public comments and drafting revisions to the goals and policies, staff identified the most common themes based on all of the input received. These themes are summarized below, and also included as a cover sheet to the Reference Material D. Your feedback on these themes and their application to the goal and policies is important since most CAC members facilitated or participated in discussion tables at the summit.

HOUSING

- 1a. **To meet the community's future housing needs and preferences according to the vision statement in bold above the presentation tonight introduced a range of housing types for consideration. Are any missing?**

Top Three Responses in order of number of comments:

- High density isn't needed. Keep majority SFR.
- Support for mixed use, just not in the neighborhoods
- Support for cottages and cluster development.

- 1b. **Which types, Primary Residential, Neighborhood Village, Town Center, Employment center, might best fit the 2035 vision map areas?**

- *Please see Reference Material A*

- 2a. **What tools should the city consider to ensure affordable housing is available?**

The question posed at the summit was "What tools should the City consider to ensure affordable housing is available?" **The responses are captured below in 2b.*

- 2b. **Are there other strategies the City should consider?**

Top Three Responses in order of number of comments:

- Provide incentives for affordable housing
- City should not influence affordable housing policy. Let market dictate.
- Forgive/reduce SDC's and relax regulations

NEIGHBORHOODS

- 3a. **What is needed to meet your daily needs (work, school, shopping, dining, recreation, etc.) within safe walking or biking distance or public transportation from your home?**

Top Three Responses in order of number of comments:

- Better transit
- Better/safer pedestrian/ bike connections

4a. Are the 2035 vision map "hubs" generally in the right areas?

- 82% responded yes.

4b. If not, where should they be and why?

- Possibly more at schools

5. Should all school locations be considered community hubs?

- 63% stated yes
- 27% stated no

6a. Should the future of the Kruse Way employment area include housing or other new amenities?

Of the 69 people who responded to this question:

- 61% stated yes
- 39 stated no

6b. If not, why not?

Of the 28 people who responded to this question:

- 61 % said that Kruse Way should remain a Class A office space
- 39% said that a mixture of uses could be explored

INSPIRING SPACES & PLACES

7a. Regarding the City's annexation policies, should the City continue with the current property owner-initiated approach, or should it take a more proactive approach to annexation of currently unincorporated areas?

Of the 65 people who responded to this question:

- 51% said "Consider more proactive annexation of unincorporated areas within the city's current urban services boundary"
- 48% said to "Keep the current system"

7b. Why or why not?

Top Three Responses in order of number of comments:

- Support Current Annexation Policy
- Allow unincorporated residents to decide
- Provide incentives

8. In 2009, Lake Oswego submitted aspirations to Metro opposing the urbanization of the Stafford Basin. Subject to state acknowledgement, the area north of I-205 was designated as an urban reserve by Metro in 2011. If the Stafford Basin urbanizes in the next 20 years, what should be the city's role?

Of the 120 responses:

- 42% Continue to oppose urbanization
- 22% Consider governance

- 14% Participate in planning, but don't govern
- 3% Minimize participation in planning

Question for CAC Discussion:

Do the proposed revisions to the goals and policies:

- Reflect the public comments received at the summit/virtual summit, and what you heard?
- Reflect the community's desired direction as you have observed throughout the Comprehensive Plan update public engagement process?
- Support the four objectives listed on pages 1-2 of this memo, including providing goal and policy direction needed to support the vision statement?
- If not, how should they be revised?

Next Steps

Staff will revise the goals and policies based on CAC feedback, and forward them to the Planning Commission for their April 9 work session. The Commission's revisions and feedback will then return to the CAC for a second review at the April 25 meeting.

ATTACHMENTS

- A. Complete Neighborhoods & Housing – Draft Goal & Policy Revisions
- B. Inspiring Spaces & Places – Draft Goal & Policy Revisions