



## MEMORANDUM

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**TO:** Comprehensive Plan Citizen Advisory Committee

**FROM:** Sidaro Sin, Senior Planner

**DATE:** April 20, 2011

**SUBJECT:** Scenario Evaluation for May 25 Open House (PP 10-0007)

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### **ACTION**

Staff is requesting the CAC's direction in determining which scenarios to pursue for further evaluation in preparation for the May 25 open house.

### **BACKGROUND**

On March 29 an open house was held to present different scenarios that were intended to reflect the draft vision and graphically illustrate potential growth patterns in Lake Oswego. The scenarios included the existing Comprehensive Plan, Village Centers and LOconomy. In addition to asking participants where jobs and housing should be located, they were asked:

- If these were the right scenarios to pursue for further assessment;
- What they liked about the scenarios;
- What concerns they had; and
- Which scenario best met the City's vision for 2035.

The open house resulted in a range of comments; 102 people signed in and 67 comment forms were filled out. Participants also provided additional comments on the flip charts next to the different scenarios. A summary of the comments received are included as Reference Material B. The input received was intended to help the CAC determine which scenarios to pursue for further evaluation.

### **DISCUSSION**

The purpose of the scenario evaluation is to assess how well each scenario meets the vision. Due to budget and time constraints, the assessment will be qualitative in nature, evaluating the scenarios at a very high level in relation to each other and the vision. Performance measures are intended to include the following:

- Housing – number of dwelling units and where?
- Economic development – number of Jobs and where?
- Transportation – 1) highlights which existing transportation corridors will be most impacted, and 2) examines the relative differences in “trip capture” (walk, bike, transit, linked trip) between scenarios.
- Relative fiscal impacts (cost/benefit of housing and jobs).
- Sustainability assessment through application of the four strategic questions.

The Comprehensive Plan process has resulted in the following products to date:

- Three land use scenarios: Existing Comprehensive Plan, Village Centers and LOconomy.
- Two housing growth forecasts: Low and Medium
- Four economic development growth forecasts: Low, Medium, Medium-High and High

**Scenarios and Forecast Ranges 2010-2035**

Land Use Scenarios
Existing Comprehensive Plan
Village Centers
LOconomy

Housing Growth	
AAGR	New Dwellings
Low: 0.37%	1,874
Med: 0.68%	3,560

Economic Development Growth	
AAGR	New Jobs
Low: 0.37%	2,008
Med: 0.68%	3,815
Med-High: 0.85%	4,859
High: 2.07%	13,741

AAGR = Average Annual Growth Rate

The CAC is being asked to select 1-3 scenarios to evaluate based on two housing forecasts and two of the four employment forecasts (see Goal 9 & 10 memo, Attachment 3, for employment forecast discussion). The CAC may select from the scenarios listed above, as presented at the March 29 open house, or select a hybrid of existing scenarios.

The options chosen will be evaluated over the next month and results shared at the May 25 open house, where participants will be asked to provide input on a preferred scenario.

**NEXT STEPS**

- May 25 – Open House to solicit public input on a preferred scenario.
- June 22 – The CAC will receive the comments received at the May 25 open house and will be asked to make a recommendation on a preferred scenario to the City Council.
- Mid July – The City Council is tentatively scheduled to receive the CAC’s recommendation on a preferred scenario.
- August 2011–June 2012 – Using the draft vision and preferred scenario, begin to update the goals and policies of the Comprehensive Plan.