

Inspiring Spaces & Places

VISION STATEMENT

Our architecture and natural setting inspire people to live here. Development respects the physical environment and meets the highest quality of community design to preserve and foster the distinctive character and beauty of this special place.

EXISTING GOALS

Lake Oswego's 1994 Comprehensive Plan identifies two goals related to inspiring spaces and places: land use and urbanization.

Land Use

Existing Goal - *Community Design and Aesthetics*

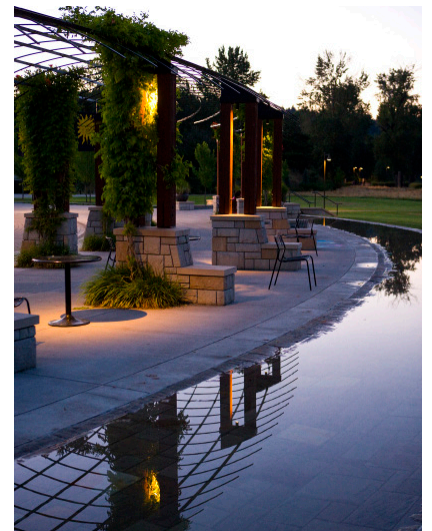
The City shall maintain and enhance the appearance and design quality of Lake Oswego.

WHAT WE'VE HEARD

The 2010 We Love Lake Oswego community survey which received 823 responses provided the following information:

- 87% of the respondents agreed with the following statement:
"Our built environment and natural setting inspire people to live here. The City is a regional leader, making conscientious decisions that protect our quality of life and unique place in the region. Development respects the physical environment and meets the highest quality of community design to maintain the distinctive character and beauty of this special place."
- 69% said they choose Lake Oswego for its "small town feel" and 65% for its "scenic beauty."
- 70% said that "connections to the lake, river, and hiking trails" is the most important aspect of the City's public spaces that should be maintained and improved.

At the October 2010 workshops citizens indicated 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.



PEOPLE, PLACES AND PROSPERITY

As the City develops key elements of the Comprehensive Plan update, sustainability – defined for Lake Oswego as meeting the vital human needs of the present without compromising our ability to meet future needs – is an important consideration. Strategic questions will aid in the decision-making framework moving forward. Planning in a sustainable way means looking at the community as an interrelated system that includes places around us (the natural and built environment), people (that live and work here), and prosperity (of the local economy) that supports society's needs.

People: *Land use planning promotes public health and safety.*

Places: *Effective land use planning supports great places to live, work and play.*

Prosperity: *Land use planning helps to secure a community's future by helping ensuring coordinated development.*

BACKGROUND

- Lake Oswego is a largely developed, or built-out community.
- The impacts of small land divisions and infill development in established neighborhoods have been increasingly important.
- The region is known nationally for its compact urban form, integrated land use and transportation planning and other leading planning practices.
 - Within the region, Lake Oswego has a reputation for its exceptionally high quality of life.
- Effective planning in Lake Oswego must balance the desires of local residents to preserve Lake Oswego's existing character with regional and statewide land use regulations with which local jurisdictions must comply.
- Two primary impacts of Metro's 2040 Growth Concept and Urban Growth Management Functional Plan on land use planning in Lake Oswego are:
 - More intensive land uses in the city's two primary commercial areas (downtown Lake Oswego and the Lake Grove Village Center commercial area), both of which are designated "Town Centers" by Metro. In the 2040 Growth Concept, "Town Centers" are described as compact, well-connected community hubs providing essential services for residents within a two- or three-mile radius.
 - Increased infill and redevelopment in established residential neighborhoods.

SOURCES

Draft Lake Oswego Housing Needs Analysis, City of Lake Oswego, 2011

Community Vision and Values Survey, 2010

Metro 2040 Growth Concept

Neighborhood Plans

Lake Grove Village Center Plan

URBANIZATION

VISION STATEMENT

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EXISTING GOALS

Lake Oswego shall ensure that the rate, amount, type, location and cost of population growth and development within or outside of the Urban Service Boundary will not diminish the quality of life the City has presently attained.

PEOPLE, PLACES AND PROSPERITY

As the City updates key elements of the Comprehensive Plan, sustainability is an important consideration. Lake Oswego defines sustainability as “meeting the vital human needs of the present without compromising our ability to meet future needs.” Strategic questions will aid in the decision-making framework moving forward. Planning in a sustainable way means looking at the community as an interrelated system that includes places around us (the natural and built environment), people (that live and work here), and prosperity (of the local economy) that supports society’s needs.

People: Planning for urbanization identifies where Lake Oswegans can live, work and play as population increases.

Places: Compact urban growth uses resources in an efficient manner. Lake Oswego is currently known for its attractive quality of life.

Prosperity: Planned urbanization secures a community’s future by organizing intended growth and infrastructure investment.

ANNEXATIONS BACKGROUND

- The City of Lake Oswego plans for not only the areas inside the City, but also for the areas outside the City limits and inside the Lake Oswego Urban Services Boundary (USB). Currently there are 43,000 residents who live inside the USB. Approximately 37,000 of those residents live within the City limits. The remaining 6,000 live outside the limits are not subject to City land use requirements or governance. Being located inside the USB means that at some point in the future these areas are expected to be annexed into and governed by the City of Lake Oswego.
- Cities may be motivated to annex property to expand the local tax base or to gain greater land use control over lands in the unincorporated area. Conversely, property owners may initiate annexation in order to obtain City services or enhance development opportunities on their lands.
- Annexations can be initiated either by a city or by a petition from property owner(s). Recent annexations in Lake Oswego have only been those initiated by property owners through the petition process authorized under Oregon law.
- Historically, the City has been reluctant to initiate annexations of larger areas because of citizen opposition.
- There are some areas within the USB that are outside the current City limits but are completely surrounded by City property. These areas are called “islands”. The areas that are not in the City are currently governed by Clackamas County and do not pay local Lake Oswego taxes.

- Lake Oswego’s Comprehensive Plan and its urban growth management agreement with Clackamas County commit the City to providing urban services and annexing the properties within the Urban Services Boundary.
- The following neighborhoods have land in the City’s USB, but are not annexed:
 - Birdshill - 87 % is not annexed
 - Forest Highlands- 31% is not annexed
 - Lake Forest - 52% is not annexed
 - Oak Creek – 22% is not annexed
 - Rosewood – 85% is not annexed
 - Skylands – 68% is not annexed

POLICY QUESTIONS TO CONSIDER

Annexations

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?

URBAN SERVICES BOUNDARY BACKGROUND

- Since the late 1970’s, Metro, the regional government, has been charged with managing the Urban Growth Boundary (UGB) around the Portland metropolitan area.
- To accommodate projected population growth within the urban growth boundary, Metro adopted a regional plan entitled the “2040 Growth Concept”. The regional plan was based on broad public input and adopted in 1995. The 2040 Growth Concept envisions a region that “grows up and not out” with higher-density, mixed-use development in designated centers, main streets, station communities, and corridors and preservation of farmland outside the boundary.
- In 2007, the Oregon Legislature approved Senate Bill 1011 (SB 1011) to provide a long range planning process that provided more certainty over the next 40-50 years when considering expanding the UGB.
 - Legislation enabled Metro and the three counties (Clackamas, Multnomah, and Washington) to designate lands as either rural reserve or urban reserve, thereby providing a level of certainty about what land would be urbanized and what land would be farmed without threat of urbanization.
- In 2009, the City Council adopted Lake Oswego’s Community Aspirations, which were submitted to Metro and include the following statement:
 - The City does not envision or support urban levels of development in the upper Stafford area. The area is envisioned to be a rural enclave within the region with access to small sustainable agriculture farms.
 - However, the statement continues with “if the area is included, LO expects to have a primary decision making role in any planning and development decisions for the area.....and a walkable, transit oriented, mixed use town center....”
- In 2011 the Stafford area (see map) was designated by Metro and Clackamas County as an Urban Reserve Area.
 - Metro and Clackamas County adopted policies that require West Linn, Tualatin, and Lake Oswego to jointly plan for how the basin will urbanize.
 - West Linn and Tualatin have continued to oppose designation of the area as an urban reserve area and presumably are in the process of appealing the designation.

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- In 2006, Clackamas County formed the Stafford Hamlet. The Hamlet is a citizen driven organization that is intended to provide advice to the County Commissioners about the future of the Stafford Basin. The Hamlet adopted a vision in 2009 which describes a mix of rural uses, residential development, and employment and commercial uses along Borland Road. The County is in the process of holding a series of meetings with Stafford residents about what Urban Reserve designation may mean for the area.
 - The City Charter requires voter approval of annexations in the Stafford area.

POLICY QUESTIONS TO CONSIDER

Urban Growth Boundary

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?

SOURCES

Community Vision and Values Survey, 2010

Inspiring Spaces and Places Survey

1994 Comprehensive Plan

Metro Urban/Rural Reserves

City Charter

City Council Annexation Report, January 5, 2010

Neighborhood Snapshots, City of Lake Oswego, October 2010

For more information, please see our website at <http://welovelakeoswego.com>