

Comprehensive Plan Update - Goal 9 and 10 Work Group
Meeting #4
May 12, 2011
Main Fire Station 4:00 – 6:00 pm
DRAFT Summary Notes

Workgroup members in attendance: Tom Brennan, Julia Glisson, Jon Gustafson, Liz Hartman, Dan Vizzini

Staff: Sarah Selden, Denny Egner, Debra Andreades, Jane Blackstone, Todd Chase (FSC Group), Kirstin Greens (Cogan Owens Cogan)

Housing Discussion

- Going with the alternative BLI (last acknowledgement, as updated) means that the city is still not meeting the zoned density. We are under-building with no minimum lot size. The question about density then becomes “What do we need to create vibrant centers?” rather than “what do we need to meet the rule?”
- We should be down-zoning to preserve some neighborhoods. There are only a handful of neighborhoods, but in some places it would be a big loss if lots were redeveloped to their maximum zoned density.
- In Lake Oswego, the HNA issue is more about attainability mix and location. City will need to take an active role to make this happen.
- The total number of redevelopment acres is dependent on timing, the market, and proactive strategies.
- Could the medium density surplus be met in the high density zone? Should note this in a footnote.
- High density doesn’t automatically mean lower-priced units – higher incomes may also seek higher density.
- Would that (assuming redevelopment in high density areas to meet medium attainability need) force families who want a small lot detached home into condos/townhomes?
- How do we deliver on the demand for this housing type?
- 50+ Dialogue Report was cited as a good reference for senior preferences for housing. Was done in 2006.

- SDU as rental unit could make the primary dwelling more affordable.
- The down-zoning trade: If a neighborhood up-zones in exchange for down-zoning, are there some amenities that can be delivered? What outcomes/benefits would make this desirable?
- What about unincorporated areas? Could the annexation process have things built in to help with implementation?
- In Forest Highlands, development can pay the sewer extension costs. In Lake Forest and Rosewood this is not the case – the sewer extension/connection cost to the property owners makes annexation a challenge in these areas.

Economic Development Discussion

- High vacancy rates in Kruse Way. They are currently among the highest in the suburban office market.
 - Finance, real estate, architecture industries all significant there, and were hit the hardest with the recession.
 - Leasing agents are starting to look to new industries like medical. In the future, the property owners may want to talk about expanded uses in the zone for more flexibility/opportunity to fill the space.
- Realistically, we could cross the “high” employment forecast off of the list. Medium to medium-high is realistic.
- Keep the full range in the document for now, since will get narrowed and updated before finalizing.
- Government jobs fit into the commercial and mixed-use category for office space needs.
- Implementation Strategies:
 - Inter-disciplinary areas or buildings are the “new age” for industrial
 - It’s about creating a community of users – an economic ecosystem
 - There are businesses and ideas that don’t fit into Kruse Way or even downtown Class B office space, and SW industrial area may be better fit.
 - You even see some live/work in industrial zones. Aspen, for example, has workforce housing above work space.