

City of Lake Oswego Comprehensive Plan Update
Goal 9 & 10 Work Group
Meeting #1 - January 18, 2011
DRAFT Notes

BASELINE POPULATION ANALYSIS

- Todd Chase with FCS group gave an overview of the Population Baseline Analysis data he prepared in July 2010, and asked if the forecast was a reasonable baseline assumption for Lake Oswego's population growth by 2035.
 - This analysis was based on Census data along with PSU Population Research Center data, which is updated annually based on records gathered from individual cities. Todd noted that he is more confident in the PSU data than the Census data alone.
 - The average annual growth rate (AAGR) of 0.75% was estimated based on past trends
 - Population growth level in the Lake Oswego USB is expected to range from 7,554 to 10,220 net new residents over the 2010 to 2035 time period, with a midpoint forecast of 8,887 net new residents.
 - The Census data that would be more applicable to the city (Lake Oswego) level will likely not be available until mid to late 2011. Adjustments can always be made to the LO forecast if the new Census data indicated changes are needed.
- The work group affirmed the use of the Population Baseline Analysis forecasts (including AAGR and population estimates) as a basis for the planning process.
- The question was also raised regarding whether the projected lower growth rate amongst children was desired, or whether the community should try to influence this trend and develop strategies to weigh growth more strongly amongst the younger cohorts.
- It was noted that it is more important to look at the qualitative aspects such as the metrics (see p. 27 of draft EOA) to determine what population to attract, rather than just age.
- Cohort mix is national population trend, and may not be able to influence that much. Maybe more about what the community does with population mix it does/will have.
- LO should attract a highly educated population, regardless of age (see EOA p. 9)

GOAL 9: ECONOMIC DEVELOPMENT

Jobs/Housing Balance

- The question may be more about the quality of jobs than the specific number of jobs
- Should consider sustainability – more people working locally, but also more sustainable options to get to work outside of LO

Community Economic Development Objectives

- If you consolidated the jobs along Kruse way, could you free up an entire building?
- 2008-2009: Lake Oswego lost 1,300 jobs
- Lake Oswego is not immune to the economic downturn
- More LO residents are also filing for unemployment
- How can we attract jobs that build on strengths of the LO workforce & existing employers
Fiscal sustainability is critical

- There's not a current objective re: how employment supports local services. Should we have one?
 - Yes, it's important
 - May want a greater balance of commercial to residential land
 - Most of assessed valuation in LO is residential property. LO residential taxpayers are bearing more of burden than taxpayers in other communities, where there's more commercial tax base to support community needs
 - Greater business base can also help to support robust community sector
- Will add something to CEDOS about the long-term sustainability of the community
CEDO #2: supports re-circulation of wealth within the community
- We don't have a lot of vacant land. What industries can grow their business without a lot of land?
- Traded sector provides opportunities for diversity of educational attainment, creative class opportunities – traded sector jobs are still important jobs
- Is there a distinction between types of manufacturing that would allow uses like Biotronik (clean industry) in office commercial zoning? Can we expand zoning, or make it more flexible for these types of uses?
- Companies like Greenbriar are headquartered in LO even though manufacturing is elsewhere. That could be a neat model for businesses, particularly if manufacturing can be sited along the I-5 corridor for headquarters in LO, and manufacturing, other services in neighboring cities along I-5
 - Would be interesting to know if there are other companies like that
- Also interesting that there are a lot of home-based businesses. Is this a good community objective, something worth nurturing?
- Opportunity to start in garage, and move to grow bigger elsewhere
- Lake Forest Neighborhood Plan – did it address this? Neighborhood impacts will be important
- Old comp plan was written for a bedroom community. This section (Goal 9) of the comp plan is very underdeveloped. Reflects driving force of community around residential life.
- Question of making economic development more robust will need to address buffering, making employment areas good neighbors to residential areas
- How important is true industrial land to LO? Need to discuss this further, would like to hear from the public. Is it worth maintaining this land?
- Nature of industry has changed so much. Landowners along Pilkington already requesting allowing a change of uses. Some erosion to the employment base because the city hasn't opened up the allowed uses
- PC is looking to the comp plan for some guidance on current requests
- Would like to get away from talking about industrial and talk about "employment" and what the impacts are
- Let's try to drive economic model that drives resilience, flexibility, but minimizes impacts on the community
- Seems that we should continue to encourage manufacturing, esp. if it means 400 employees (number of jobs Biotronik currently provides)
- For example, could one manufacture high end touring bikes in a Kruse Way office space?
- Maybe more flexible in terms of uses, more restrictive in terms of impacts

- In tree ordinance, there's mitigation. What about the same concept for employment – no net loss in jobs if convert zoning
 - Are there models for flex use in other cities? Hillsboro, PDX
- Neighborhood services – sustainable daytime uses, centers for employment & services
- Connection between Waluga, Lake Forest and Meadows – can you walk to get easily to services? This is also an issue in Lake Grove. Has more to do with multi-modal accessibility, than strict proximity.
- It's both – location and connections
- When we talk about attracting businesses- in downtown PDX employees can do anything within walking distance of their office. This amenity attracts a lot of employers to that location.
- Jobs/Work balance. What's appropriate? What infrastructure is needed to support more jobs?
- Keep coming around to underlying need. Various land uses should make it possible to have a variety of services available. LO as a corporate entity – what is the cost of the city to maintain the services and amenities desired by the community? And how do we be a prosperous – not just in terms of financial wealth – but community wealth.
- What other communities should we look at for their jobs/housing balance?
 - Should look at other AAA cities that are successful, and have a similar relationship to the region
- Generally from fiscal point of view, a city should have a lot of jobs
- We should at some point be talking about the economic development piece as an infrastructure piece. How do we create opportunities for economic growth? What kinds of tools can the City bring?

Target Industries

- Helpful to talk about what employment functions match the LO community
- Education: pre K-...lifelong learning
- Transit connection to OHSU – builds on education and healthcare opportunities/clusters. Lake Oswego is also close to PSU
- How should we prioritize the target industries?

GOAL 10: HOUSING

Redevelopment Assumptions

- Don't think we'll see that much with infill
- Would rather see growth targeted in corridors, nodes, so we can preserve the existing character of the neighborhood. We see examples in the east end. Question is, can we extend this model into other areas. Could end up being supported by community if neighborhoods preserved.
- 1% SDUs means 2 units. They are too difficult to get approved. If we have an aging population, probably want to increase the opportunities.
- There are probably more of these units, just not permitted/on record
- SDU revisions are on the Planning Commission's work plan
- Real concern re: affordable housing is the loss of affordable stock, as much as creation. Tools and recommendations of the report are still good