

Summary of Public Comment (Flip Charts at Summit, Comment Forms, Virtual Open House)
for action areas *Complete Neighborhoods and Housing & Inspiring Spaces and Places*

February 2012

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?**

- See attached sheet

- 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

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?

- Higher density not wanted, keep majority SFR feel.-A43

Comment	Source
farming and ranch areas. LO is characterized with big houses and big lawns. Let's keep that	Comment Form
why are we concentrating on multi-unit housing? Let's leave it the way we all like it.	Comment Form
current zoning and policies will meet the community future housing needs	Comment Form
NO and some of the housing types are out of character with the community feel that attracts people to choose Lake Oswego as their home. We need to learn from Portland's mistakes and not attempt to convert Lake Oswego into a suburb indistinguishable from the others. The emphasis should be on preserving the single-family stock in the areas that are mostly single-family reserving multi-family for the very few areas that are on major highways (e.g. Highway 43 Kruse Way) especially given that we can't rely on convenient public transit continuing to be available.	Virtual Summit
No and several of the housing types should be severely limited in use in Lake Oswego so that the city can preserve the suburban and in places semi-rural character that attracts people to Lake Oswego over Beaverton Tigard or the denser and more crowded parts of Portland. We need to learn from the mistakes that Portland has made in trying to increase density in neighborhoods not designed to accommodate crowded housing; e.g. the cramped and awkward clusters on corner lots along SW Hamilton Street.	Virtual Summit
# single level homes is positive	Flip Chart
near downtown in areas already zoned for higher density-don't push into neighborhood	Flip Chart
higher density not appropriate in existing SF residential neighborhoods	Flip Chart
don't have to increase density	Flip Chart
westridge built out with single family residential- no room for MFR or affordable housing	Flip Chart
backyards are important	Flip Chart
SFR primary housing type desired	Flip Chart
sfr to condos creates change	Flip Chart
village character why moved here (trees, lake quiet)	Flip Chart
denser housing ruins that	Flip Chart
not comp. w/ex character	Flip Chart
city doesn't need to grow	Flip Chart
plan for same - houses not too big, no increased zoning	Flip Chart
single family should remain where it is-preserve neighborhoods	Flip Chart
people concerned regarding places like palisades school. Don't want to see big apartment building	Flip Chart
some lots are getting too small - 7500 ok	Flip Chart
concerned with enticing a more "transient" population that may want duplexes and higher density	Flip Chart
Support Mixed Use	
Comment	Source
midrise/mixed use. Kruse way/foothills/boones ferry	Flip Chart
Mountain park: retirement home is there and condos, etc. already a variety of housing	Flip Chart
mixed use in the employment centers-kruse way (such as condos and apartments)	Flip Chart
4-7 story, higher density housing, mixed use	Flip Chart
foothills, kruse way, mercantile village, WEB area	Flip Chart
mixed use w/retail	Flip Chart
build shopping node, rosewood, palisades	Flip Chart
lake grove mixed use, affordable? 20-somethings, rental(palisades)	Flip Chart
Boones ferry; not appetizing now, some town houses now? Housing in mixed use area? Could have soft retail with housing above, but auto-centric in short-medium term	Flip Chart
at lambs market tucked away works well for higher density/multi-family-as long as it stays there, not in neighborhoods, right on McVey	Flip Chart

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?	
mixed housing should be closest to neighborhood village	Flip Chart
north anchor denser housing	Flip Chart
mixed use with housing on top	Flip Chart
new apartments (rental) or upgraded	Flip Chart
mixed use	Flip Chart
pro variety of housing (not only single family units)	Flip Chart
what about duplex infill that looks like SFD? - design needs to fit with community then ok. What need would you be trying to meet? Aging? Another community doing PUD for seniors downsizing. Topography in palisades limits infill often times. the stafford is in PNA=fits in very well. would duplex be cheaper? not necessarily. have a pretty established neighborhood	Flip Chart
I also think it is valuable to think in terms of a community -- an example would be the foothills plan. A vision that integrates housing with retail restaurants outdoor space and builds on our existing city centers. I like the idea of vital walking neighborhoods	Flip Chart
Mixed use villages with retail/office below and condo/apts on top. Clustering employment/living/shopping	Flip Chart
like diversity of housing types - efficient for infrastructure costs-reduces traffic	Flip Chart
- Support Cottages/Cluster Housing -	
Comment	Source
corner lot duplexes	Comment Form
probably cluster housing	Comment Form
clustered cottages look good with usable outdoor area	Comment Form
pocket neighborhoods - cottages	Comment Form
cottage cluster- 1 level, community redevelopment?	Comment Form
detached apartment and cottages for low income is preferable for most people as opposed to connected apartment - cynthia johnson	Virtual Summit
duplexes are OK	Virtual Summit
clustered cottages	Virtual Summit
what about cottage cluster there?	Flip Chart
like cluster for seniors (how to pay)	Flip Chart
small and good?	Flip Chart
one level (single floor)	Flip Chart
cottage housing - karment and touchstone	Flip Chart
limit house size	Flip Chart
near commercial areas or vacant land - cottage and more high density	Flip Chart
would like to downsize	Flip Chart
- Encourage SDUs and make permitting easier -	
Comment	Source
Make it easier through the building department to get permits for SDUs.	Comment Form
secondary dwelling units	Comment Form
keep SFR, Keep R-10, but allow granny flats	Comment Form
property SFD with accessory units (mother in law)	Comment Form
granny flats, mixed use	Comment Form
more infill, options for mom-in-law housing, mixed use in lake grove, kruse way	Comment Form
change permitting to allow divided houses-building standards, etc on lot as a form of infil-multigenerational living of families in same lot (eg westlake)	Comment Form
allow ADUs - make them easier to permit	
city of LO planning-done a good job of good quality housing. Could stand to be more progressive. Allow through permitting to develop land (house), build. Allow aging in place, maintain style but update. Can work with what we already have and change permitting-cynthia johnson	Flip Chart
accessory structures	Flip Chart

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?	
RID process hurdle-builders try-wont come back	Flip Chart
change code-try with 203 sites, test new code ideas	Flip Chart
- Other -	
Comment	Source
a portion of apartments in new development could be subsidized for lower income tenants	Comment Form
assisted living/voucheers/fair housing	Comment Form
Government Asssited Housing Including Vouchers	Virtual Summit
lack of government assisted housing/housing voucher program	Flip Chart
every area has some affordable housing	Flip Chart
oakridge estate	Flip Chart
oakridge not affordable - 45 units built for 11 million	Flip Chart
affordable housing - stop improvements	Flip Chart
no	Virtual Summit
no	Virtual Summit
no	Virtual Summit
Not at first review.	Virtual Summit
no	Virtual Summit
Wrong question. The goal for the City should not be to drive types of housing but to first realize that the community is nearly built-out and needs to attract people by providing high-paying jobs in or nearby and clean public transit to those jobs. The City should have restrictions on building that requires affordability for seniors and compatibility with the community healthy living and good property values plus sustainability considerations such as requiring builders to show how many LEED standards are met as a positive marketing approach to reduced living costs. But number one the City should try to move toward a business park state or county university extension or college or center of expertise to get a revenue source beyond private property tax and to attract young people to live here.	Virtual Summit
focus on residential areas, not town centers	Flip Chart
If we know where buiding will likely occur, plan for it	Flip Chart
housing cost allows for younger families	Flip Chart
housing for young people near town centers	Flip Chart
caution in regard to kruse way	Flip Chart
opportunity to increase tax base-currently underutilized	Flip Chart
age-want 1 level, setback constraint, walkability? Must move?	Flip Chart
free transportation-access to shopping	Flip Chart
what about traffic? Higher from density	Flip Chart
different types? (housing)	Flip Chart
wait for developers with large lot	Flip Chart
2 acres, palisades-4 houses	Flip Chart
define affordability: 30% household income max, measure census data, more rent, less money to community	Flip Chart
renting, not owning	Flip Chart
big townhouses don't fit-out of character in SW industrial area?	Flip Chart
more affordable	Flip Chart
more open space	Flip Chart
wilsonville ex: 85 units	Flip Chart
senior home/center-creekside	Flip Chart
what about older/small houses-sellable as is?	Flip Chart
aging neighborhoods/housing	Flip Chart
difficult for younger families to find homes	Flip Chart

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?	
rennovate older homes	Flip Chart
what is a "younger" family?	Flip Chart
of rennovating, solid income	Flip Chart
schools consolidating, maybe families moving to new neighborhoods	Flip Chart
schools close together, less than a mile apart	Flip Chart
people driving everywhere even when close - biking is hard	Flip Chart
corner of jean and pilkington road opportunity for mixed high density housing, commercial	Flip Chart
back of childs/renn. Homes redevelopment	Flip Chart
pilkington "gentrified"	Flip Chart
what about "annex" areas (to annex)	Flip Chart
ID areas in SE that can support higher density	Flip Chart
walkable limited	Flip Chart
would like a library branch there?	Flip Chart
hilly areas may impede some housing types	Flip Chart
concern that employment with residential may run out good business	Flip Chart
balance density	Flip Chart
M-I-L quarters on big lots	Flip Chart
concern to keep trees and be careful of extensive up-zoning	Flip Chart
concern over how much wiggle room in the circles	Flip Chart
mt park senior housing opportunities - easy transit	Flip Chart
limit on demos	Flip Chart
demo fee for affordable housing	Flip Chart
\$90,000 condo - Oswego Point is affordable	Flip Chart
what is status of infrastructure capacity	Flip Chart
good mix now	Flip Chart
HOST model	Flip Chart
monitor infrastructure capacity as you add density	Flip Chart
shoot for walkable urban area	Flip Chart
co-op	Flip Chart
patio homes	Flip Chart
shared yards 1200-1500ft	Flip Chart
mt park area: no bok senior homes near highways	Flip Chart
housing needs to be connected to transit	Flip Chart
forest highlands should be down-zoned	Flip Chart
off of quarry indicator of curren housing trend makes sense. Infill development	Flip Chart
clusters/cottages etc...creates constant construction	Flip Chart
cottage housing difficult in first addition	Flip Chart
people want to stay in houses and have access	Flip Chart
old housing is attainable, more so than new. I don't understand this question after reading it five times. I give up	Comment Form
townhomes are already popping up. No need to encourage or mandate	Comment Form
wrong question. we need to understand the community is largely built-out and improve the affordability health and access to family wage jobs to attract buyers for existing housing and allow organic growth with thoughtful code to ensure building to sustainable standards and to build a diversity of homes for affordability. The Foothills Development Framework Plan was such a plan based on transit and attractive to developers provided the City imposed restrictions for affordability for seniors. The key elements are to establish a business park and clean urban transit to begin to reduce property taxes and increase property value in a sustainable way.	Virtual Summit

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?

Uplands neighborhood association: members don't like mega houses. People don't want to change-streets, taxes, etc	Flip Chart
concerns about too many rental units in a neighborhood-less community involvement, sense of ownership	Comment Form
planning needs to be less	Comment Form
mobile home parks, youth hostels	Comment Form
co-op community housing	Comment Form
don't want to see high density in foothills, othes ok to be there	Comment Form
There could be denser housing in the Foothills area.	Flip Chart

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

	Virtual Summit				Totals
	Neighborhood Village	Town Center	Employment Center	Community Hubs	
Single Family	16	1	2	11	30
Accessory Dwelling Unit	10	2	5	11	28
Duplex	13	4	7	15	39
Shared Court	15	6	6	9	36
Cottage Cluster	17	9	8	13	47
Townhouse	7	15	11	10	43
Shared Court Townhouse	9	17	11	10	47
Houseplex	5	7	10	9	31
Condo/Apartments	7	23	20	11	61

Comment Forms

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

Comments	Responses
Primarily residential	neighborhood village: this scale works well for the neighborhood
primary residential, all the rest near pilkington and jean commercial centers. Upgrade to grocery store, could walk to it	neighborhood village, lake grove needs improvement as a town center
do not change any single-family/residential zoning	Neighborhood Village
Primary residential, Neighborhood Village (don't overdo it)	neighborhood village
primary residential	pocket neighborhoods, PUD, wihtin neighborhoods, expand
primary residential, town center	ADUs outright in most areas, townhomes, duplexes, cottage housing, shared court, townhomes, houseplex, apartments/condos, apartments/condos
primary residential	town centers: apartments, govt assisted housing, senior housing,
primary residential	upgrade below standard rentals that now exist, neighborhood village, mixed use housing-Carman and Touchstone
primary residential	all
primary residential	primary residential: duplex, cluster housing, SDUs, neighborhood
primary residential	none, don't believe that there is a future need for more housing or preferences. I do believe that CAC and planners and consultants want to push their desires to increase housing densities surrounding commercial centers. Multifamily housing is
primary residential: single family detached,neighborhood village: as zoned, town center: encouraged not required, employment center: none - don't degrade employment centers	
single family, townhomes, no employment center	
primary residential (majority), neighborhood village, town center (very	
primarily residential, neighborhood village, town center	
primary residential, no higher density in existing neighborhoods	
primary residential: more ADUs and cottage clusters integrated into neighborhoods	
keep single family lots - not break up large lots	

2a. What tools should the city consider to ensure affordable housing is available?	
- No net loss of existing affordable housing -	
Count (Total)	Source
23(38)	Comment Form
22(31)	Virtual Summit
- Support non-profit developers to provide housing -	
Count (Total)	Source
13(38)	Comment Form
17(31)	Virtual Summit
- Require a minimum percentage of affordable units in developments that receive Lake Oswego Redevelopment Agency (LORA) funds -	
Count (Total)	Source
7(38)	Comment Form
17(31)	Virtual Summit
- Establish an affordable housing trust fund to create, preserve, and maintain affordable housing -	
Count (Total)	Source
9(38)	Comment Form
11(31)	Virtual Summit
- Incentivize employer-assisted housing -	
Count (Total)	Source
3(38)	Comment Form
6(31)	Virtual Summit

No 2A on flip charts. Flip chart responses captured in 2b

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

Provide incentives for affordable housing

Comment	Source
voucher outreach to landlords, fair housing outreach	Comment Form
facilitate an easier throughput in the city departments, it would encourage development of affordable housing	Comment Form
Outreach to landlords to market use of existing housing vouchers. Fair housing planning including participation in Clackamas County Analysis of Impediments for CDBG program and Fair Housing Month activities. Require affordable housing rep	Virtual Summit
subsidies should be used in areas that make sense	Flip Chart
publicly financed incentives to encourage dev	Flip Chart
incentives to keep existing	Flip Chart
market the voucher program to local landlords	Flip Chart
affordable housign task force	Flip Chart
URA - affordable housing	Flip Chart
encourage section 8 with apartment owners	Flip Chart
require through urban renewal	Flip Chart
require developers to build certain percent of units as affordable	Flip Chart
community land trust-landlease, own structure, affordability passed on to property owners needed to support schools	Flip Chart
helping the non profit groups that develop affordable housing	Flip Chart

- City should not influence affordable housing policy. Let market dictate -

Comment	Source
the city should no and not attempt to ensure there is "affordable housing"	Comment Form
trust/habitability code - standard-livability code = rental units.	Comment Form
no net loss in exisiting affordable housing	Comment Form
there is already plenty of affordable housing in LO	Comment Form
neither the city or LORA should subsidize affordable housring	Comment Form
don't force it. This is a community you grow with.	Comment Form
The city should do nothing - let the free market determine housing	Virtual Summit
We have affordable housing options from apartments to small homes. Are you talking about housing for people on TANF and food stamps who get housing vouchers? I'm not sure what you are trying to accomplish. And with the costs of our utilities--especially water--and taxes and land prices I'm not sure what you are aiming for. Our home in LO is our third home--we worked up to it. What's wrong with that?	Virtual Summit
market will provide to meet demand	Flip Chart
no city investment in affordable housing	Flip Chart
tools don't work	Flip Chart
city stay out of controlling housing opptions. No partnerships with non-profits	Flip Chart

- Forgive/reduce SDCs and relax regulations -

Comment	Source
building permit and SDC fee waivers. Use government surplus lands or our rights for affordable housing	Comment Form
forgive SDCs/disconnect public money from density bonus	Comment Form
keep taxes and fees down so citizens can develop their own properties. Development should not be funded by government through taxation	Comment Form
lower SDC fees, smooth path for permits, will help everyone with affordability! Best to encourage use of existing housing!! Even for middle class.	Comment Form
deferred SDC for affordable housing remove conditional use permits and allow outright development of affordable housing in town centers	Virtual Summit
Replace the current discretionary process in the review of secondary dwelling units (SDUs) with a set of ministerial (clear and objective) standards that address neighborhood differences.	Virtual Summit
CC&Rs-big impact on this area-can't have an add-on-review policies (CC&R)-too restrictive	Flip Chart
easing SDCs on certain projects	Flip Chart

2b. Are there other strategies the City should consider?	
Make approval process less complicated	Flip Chart
PUD is too complex/costly	Flip Chart
SDCs	Flip Chart
update rules re: ADUs. Owner-occupant requirement should go away. Keep adu size small	Flip Chart
people get services w/out annexation - less regs	Flip Chart
what about SDUs? - happening all the time, but many without the city permitting process. What is the city doing to ease up on regs. What are the regs? What fi I want to sell my house and build myself a cottage out back? May be more feasible outside SE area?	Flip Chart
more creativity - single family that actually has 3 separate units (bed/bath, sharing kitchen)	Flip Chart
- Promote SDUs -	
Comment	Source
promoting ADUs and cottage clusters as affordable housing	Comment Form
granny pads	Comment Form
service organizations that help the elderly stay in their home, mom in law housing build adjacent	Comment Form
allow SDUs and cluster housing	Comment Form
Simply by providing additional housing options like SDU's and plex's housing cost in the city can be reduced.	Virtual Summit
- Prevent tear-downs -	
Comment	Source
No. However, should change the description of affordable to attainable! Limit the number of teardowns, provide an accurate and honest inventory of attainable housing in our community today.	Comment Form
charge huge fee to teardown housing, old, existing housing is attainable	Comment Form
limit demolitions and housing size	Comment Form
Severely restrict the demolishing of the current stock of affordable homes.	Virtual Summit
how to monitor/control teardowns, starter castles-check into whether community would support	Flip Chart
preserve existing housing stock-encourage remodels rather than tear-downs--raise demo fees	Flip Chart
- Other -	
Comment	Source
certainly house prices are one thing, but affordability of city as a whole should be looked at. For example the CRAZY "sewer" I mean water bills which continues to increase with double digit percentages every year or more. Control living costs.	Comment Form
include affordable housing types in many neighborhoods. It can be quality	Comment Form
low income senior family housing in ever neighborhood (like new low-income near lake grove)	Comment Form
generally increase rental stock, currently supply/demand is driving rates through the roof	Comment Form
I am pro annexation of islands	Comment Form
keep schools strong. People will want to move here	Comment Form
no	Comment Form
ask employers to volunteer to subsidize housing cost	Comment Form
Locate affordable housing near a walkable community to reduce transportation needs. It would be great if people in affordable housing would be able to eliminate having to own a car.	Virtual Summit
I suggest the City work with developers to establish well-designed and affordable developments that meet the needs of seniors and young people and are built to sustainability standards but not just with code requirements. One-size-fits-all code is always a disaster. The development needs to be tailored for the site and the neighborhood and to integrate transit and amenities in a way that urban planners are so good at realizing while still allowing a profit for the developers. This should not be viewed as a zero sum game. All of these requirements can and should attract buyers and non-affordable and costly to maintain housing does not.	Virtual Summit

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

The City can't do a lot to protect affordable housing because the city is such a desirable place in which to live. The main tool that the city should use and one of the cheapest is to provide a reasonable amount of land for apartment construction in areas such as Foothills and to encourage apartments near the Boones Ferry - I-5 interchange. As TriMet has indicated that it plans to cut major portions of the bus service to Lake Oswego we can't follow the no-car model that Portland is trying to implement. All increases in density need to be along major arterials and regional transportation facilities.	Virtual Summit
The city should consider inclusionary zoning.	Virtual Summit
Yes - the biggest area of potential win wi is to leverage resources to allow seniors many of whom are low income to remain independent. this is a complex area and the demographic of lake Oswego has a truly high percentage of seniors many of whom would like to be here and not be in a 'senior housing ' I envision an intergenerational community with a high percentage of affordable housing I would like to see the teachers adn fire man again able to live in the community . Some mixed development with l the needs of famiiles and seniors in mind is needed to counteract the market driven realities.	Virtual Summit
Require consideration and demonstration of LEED standards being met to the extent that the developer feels that this provides a marketing tool and to make acheiving such standards and the degree to which they are acheived transparent relative to the cost of ownership.	Virtual Summit
no net loss of affordable means getting islands and ex homes	Flip Chart
no net loss	Flip Chart
no net loss	Flip Chart
hard to do cottage-style development in R5	Flip Chart
43rd and division project - no off-street parking required thoguh do have bike pkg!	Flip Chart
need beter transit service	Flip Chart
more live/work units	Flip Chart
what do buyers desire? Duplex vs small SFR	Flip Chart
mid range \$ pays most taxes (%)	Flip Chart
inventory now? Do we have affordable homes?	Flip Chart
aging-cheaper to keep?	Flip Chart
education about resources for upkeep	Flip Chart
lake gove village plan good plan/quality design	Flip Chart
townhomes for working couples + families	Flip Chart
cottage clusters great seniors-outdoor space benefit	Flip Chart
real estate transaction tax but there is opposition	Flip Chart
lack of available land is an issue	Flip Chart
primary res (SFR)	Flip Chart
property taxes and school funding-do non annexed areas support schools?	Flip Chart
if there are islands it limits the ability to drive comp plan	Flip Chart
if services boundry, should annex	Flip Chart
wont self-maintain	Flip Chart
rosewood too far out to be city focus	Flip Chart
how can this neighborhood support it	Flip Chart
city spend less if offset in lower tax	Flip Chart
doing our part in palisades is important	Flip Chart
what is affordable housing? What is the city doing now?	Flip Chart
not a lot of open land to develop	Flip Chart
don't have al ot of the older large homes in PNA to break down into apts	Flip Chart
a lot of lots in this area are large. Opportunity for infill?	Flip Chart
many could be flag lots but often would interfere with tree groves	Flip Chart
as a builder, density is about property values	Flip Chart
nothing has made LO more affordable that lambs market	Flip Chart
why arent all schools hubs?	Flip Chart
fund tenant not housing (affordability) accessibility to public transportation	Flip Chart

2b. Are there other strategies the City should consider?	
how to keep homes affordable for seniors-infrastructure fees will go up	Flip Chart
support nonprofit providers	Flip Chart
encourage apartment owners to accept section 8	Flip Chart
include in foothills	Flip Chart
concerned about being able to tear down existing	Flip Chart
work with creative builders and architects	Flip Chart
concerns over not enough parking	Flip Chart
there is need for affordable housing	Flip Chart
public vs private funded?	Flip Chart
if you have a plan--follow it	Flip Chart
houses are high priced	Flip Chart
if can't fill low-income housing with seniors then open it up	Flip Chart
can you lower property tax	Flip Chart
can city go back and retroactively apply LORA to foothills?	Flip Chart
use foreclosed lots, also extra land (schools, SAFECO), to create affordable housing for seniors in every neighborhood-Cynthia Johnson, give priority to current residents - cynthia johnson	Flip Chart
zoning areas higher density to allow for affordable housing	Flip Chart
lot coverage standards to encourage smaller houses	Flip Chart
reduce lot sizes	Flip Chart
livability code, only rental units!	Flip Chart
habitability code-rental housing upkeep	Flip Chart
No net loss of affordable housing, incentivize employer-assisted housing, support non-profit developers to provide housing, establish an affordable housing trust fund to create, preserve and maintain affordable housing, require a minimum percentage of affordable units in developments that receive Lake Oswego Redevelopment Agency(LORA) funds.	Comment Form

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?	
- Public transportation does not meet needs -	
Comment	Source
small buses, transportation during the day can help with public transportation	Comment Form
within LO transport (around lake), safe walking/sidewalks	Comment Form
small shuttle buses on regular, daily routes, schedules better pathways, covered bus shelters	Comment Form
TriMet access is very poor (holly orchard). Need better sidewalk/bikepath along (or near) boones ferry.	Comment Form
transportation, lighting, safety - walkways that are linked to trolley within LO and to portland	Comment Form
public transportation to library-downtown LO	Comment Form
local public transportation	Comment Form
Lobby TriMet to keep bus #36. consider a small, inner city LO bus system	Comment Form
local shuttle. Connect cul-de-sacs for peds an bikes. World-class ped environment in lake grove. Ped-bike improve and on boones ferry from country club to monroe	Comment Form
more frequent bus services would help, otherwise, im good	Comment Form
better pathways on collective streets from neighborhoods, intra-lake oswego transit	Comment Form
maintain our streets, stop trying to get us out of our cars, withdraw from triMet and create our own shuttle system.	Comment Form
need public transportation in neighborhoods, pathways for walking	Comment Form
more frequent bus service, earlier and later in the day	Comment Form
our public transportation is being removed by TriMet. Bus schedules are too limited. Need sidewalks/paths on arterials. Local shuttle bus!	Comment Form
I live near Kruse Way which has only minimal bus transportation soon (apparently) to be cut altogether and which doesn't meet the needs of the workers in our household because it doesn't run early enough or late enough to be useful. The only improvement needed to meet our recreational needs is to complete and connect the bike path network.	Virtual Summit
Some opportunity to incorporate existing elderly project transportation vans in 217 /Lake Grove area into a small transit service that would link those areas with downtown Lake Oswego.	Virtual Summit
Light rail transportation to downtown.	Virtual Summit
Ensure good public transportation and road access to areas both inside and outside Lake Oswego. I would like to see a plan for the street car. Focus development around city center and Lake Grove.	Virtual Summit
lacking is regular public trasportation that I can walk to. It is too infrequest and requires multiple transfers to get to east Portland for example to attend regional public meetings at Metro or to Claskamas County city hall. Pedestrian and bike ROW mis	Virtual Summit
Convenient public transit. Shopping of all types such as clothiers (gap a good range of pricing) variety stores such as the rite aid on B but with a bit more variety. some entertainment such as moderate cafe's bowling love the Lake Twin theater. Having a tight knit community that we can walk and do our daily business is fantastic. First addition has most of these amenities and is a great example.	Virtual Summit
Public transportation is critically needed in the employment corridor.	Virtual Summit
Miss the tri-met route that went along Iron Mtn Road. Wider paved shoulder area on both sides of main streets to enable safer pedestrian and bicycle use. Reduce the max speed on Iron Mtn to 35 for safety. (perhaps other roads that could benefit from a widerpaved shoulder and/or speed limit changes more in line with the mixed use of the roadway)	Virtual Summit
tri-met considering eliminating bus route to LO = wrong	Flip Chart
need mass transit like streetcars-encourage transit	Flip Chart
public transportation for travel within the city-especially as people grow old-especially on south side	Flip Chart
small transportation system	Flip Chart
shuttle bus-ACC, stafford examples, private company	Flip Chart
covered bus shelters, wheel chair access	Flip Chart
shuttle: schedule vs call - plan for both (private group)	Flip Chart

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?	
neighborhood transportation - cross circulation. City could subsidize, put to vote-all ages would use	Flip Chart
transportation around city - public	Flip Chart
LO transport around lake	Flip Chart
trimet removing 36 and 38 service	Flip Chart
shuttle bus - very limited TriMet service in west side - ok in lake growve and downtown	Flip Chart
shuttle between nodes	Flip Chart
inter-neighborhood bus	Flip Chart
improved transit	Flip Chart
kruse way bus system	Flip Chart
- Bike/Ped environment does not meet needs -	
Comment	Source
safe walking paths, complete and continuous bike paths, hourly? Shuttle service around lake, complete the LGVC plan!	Comment Form
uplands neighborhood has five streets that intersect country club or boones ferry	Comment Form
bike paths and walk paths to Lake Grove village center-so you don't have to walk in streets	Comment Form
lake grove commercial district provides great uses. What we need is safe paths and better businesses	Comment Form
more pathways	Comment Form
safe ped walking access from A street to country club road	Comment Form
sidewalks further away	Comment Form
Better bike access to Portland better public transportation - I am strong proponent of the streetcar and still think we need to make it happen we need a banner across state street to encourage awareness of cycling Brake for cyclists or share the road - Ho	Virtual Summit
<p>regarding a community network of bike paths and bike transportation lanes has a map that is color-coded by safety and a goal of the City should be to connect the routes and change them from red or orange to blue or green and track that progress by percentage and mileage until complete. We need to set our goals higher and at the same time respect the citizen's concerns and avoid negatives such as extremely high costs and to cooperate with county and state interests and to persuade Metro to go along with allowing reasonable solutions instead of following Metro's one-size-fits-all rules that don't fit Lake Oswego. I just talked to a lady who is in a wheelchair that was hit by a car while walking on a sidewalk in Lake Grove. There are simple low cost solutions to these issues that do not conflict with property owners or neighborhoods if we work together and use innovative approaches but do not bulldoze one-size-fits-all solutions that are extremely expensive and resisted vehemently. All this takes is forming a citizens group with diverse points of view but interested in improving to come together study the situation with an excellent facilitator who understands Kepner Trago and other decision making skills (not asking uninformed people to shoot from the hip this destroys the process)</p>	Virtual Summit
I would love to have a bike path to Portland that is level safe and rideable for people who aren't great athletes. Boones Ferry is too hilly and too dangerous.	Virtual Summit
Make it safer to bike and walk. Could use multiuse paths of sufficient length and having good access. Neighborhood greenways (bike boulevards). Alterate bike route on/off State Street that is not 20-30 years in the future.	Virtual Summit
Better bike path/trail connectivity. Microbuses. Better HWY 43 crossing access at the south end of LO	Virtual Summit
maintain network of bike/walking paths around lake connecting neighborhoods to LO city center.	Virtual Summit
more continuity to the sidewalks	Virtual Summit
safe routes to get to grocery shopping and places to congregate for coffee and conversation that are within 1 to 1/2 mile walk from home.	Virtual Summit
Better sidewalks pathways and complete connections to get to public transportation. A Couple of examples would be E Avenue in between 10th and 5th Streets in the First Addition and the pathway between Foothills Park and George Rogers Park. Simple fixes like this would make this a great place to live.	Virtual Summit

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?	
unsafe lighting and pedestrian areas at schools. Example: uplands has five of seven major unlit intersections-bob eidson. Lack of safe access. Sidewalks and boones ferry road to high school. Also between major community hubs and schools	Flip Chart
serviceable connections (walkways) in neighborhoods; smaller, don't need to be paved (walkway alleys)	Flip Chart
paths leading more directly to commercial centers	Flip Chart
more pedestrian-friendly infrastructure within town centers.	Flip Chart
safe walking-sidewalks	Flip Chart
pilkington pathway, better than sidewalks, more open	Flip Chart
safe routes to schools	Flip Chart
area not walkable - 20 minute radius doesn't apply	Flip Chart
safe sidewalks - walking--focus McVey/Southshore	Flip Chart
Address standards for sidewalks	Flip Chart
a lot of unsafe walking areas off of McVey-would like that improved-more along the busy streets	Flip Chart
there are some people that don't want sidewalks	Flip Chart
safe pathways needed for walking	Flip Chart
prioritize pathways to services (hubs, villages)	Flip Chart
sidewalk to adult community center	Flip Chart
safe access for peds from A street to country club road	Flip Chart
off-street bike paths for kids going to school	Flip Chart
more sidewalks	Flip Chart
pathways to monroe parkway, kerr parkway, lower boones and country club	Flip Chart
upgrade "existing" park Tamarch stairway upgraded but cant get out	Flip Chart
bike path - part of pathway	Flip Chart
improve ped and bike	Flip Chart
on collectors have bike lanes	Flip Chart
connect george roger's park with roehr park	Flip Chart
inconsistency in putting in sidewalk bike paths with developments	Flip Chart
connect all neighborhoods with pathways or sidewalks	Flip Chart
- Desire more retail/amenities -	
Comment	Source
neighborhoods need more flexibility to introduce micro-commercial for more complete neighborhood economic development	Comment Form
shopping could be at the corner of carman and touchstone (coffee, simple daily food-milk, bread etc. Could be a park within holy orchard to exercise, walk. Touchstone park should be accessed for a circular path. Acquire historic carman house as a gathering spot, weddings, historic gem now for sale.	Comment Form
build pockets in existing neighborhoods close to major roadways	Comment Form
Add shopping; upgrade Jean and Pilkington	Comment Form
yes, more dining and shopping	Comment Form
more community hubs, pubs, coffee, markets, etc	Flip Chart
community gardens sprinkles throughout LO	Flip Chart
reintroduce small-scale commercial in SF neighborhoods	Flip Chart
cities should survey businesses to find out what they're doing	Flip Chart
20 minute neighborhood concept	Flip Chart
grocery store, library, need safe walking transit in mt park	Flip Chart
boones ferry-kerr to Mt pk shopping	Flip Chart

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?

- Other -

Comment	Source
None. I have it all right now!	Comment Form
Everything is great in Palisades where I am	Comment Form
None.	Comment Form
must bring mtn park residents living in LO within the LO school district!!!	Comment Form
needs are met	Comment Form
I drive	Comment Form
rosewood center is the nearest, lake grove shopping center is next.	Comment Form
licensing and testing by the state of bikers. They do not abide by laws.	Comment Form
replacement of existing affordable housing needs to keep it in the existing neighborhood.	Comment Form
enforce speed limits	Comment Form
Grocery shopping Schools Dining at a variety of restaurant types (coffee houses breakfast/lunch affordable dinners nicer restaurants good happy hours). We definitely need more low-mid priced restaurants and some good breakfast spots here	Virtual Summit
Open development opportunities up to bigger stores like Fred Meyer and Walmart so we don't have to drive so far to shop at cheaper stores.	Virtual Summit
a park of some sort grocery store neighborhood restaurant coffee shop	Virtual Summit
All of the above are needed.	Virtual Summit
Route thru traffic on state street thru a tunnel to allow only local traffic on the ground level of State street above the tunnel. The tunnel could be located between C street and the hill south of the Lakewood Theater. Let the TSP study this possibility.	Virtual Summit
farming agriculture open spaces parks natural areas libray gardens culture history	Virtual Summit
we do not need to construct any new expensive transportation projects; the City should spend tax dollars efficiently to maintain and repair existing roads paths and sidewalks	Virtual Summit
Nothing - All that is needed is available.	Virtual Summit
home-based / live-work	Virtual Summit
walking distance to parks, schools	Virtual Summit
lots of employers paying closing fees-meadows area, bring in out of state employees, need more info/education	Virtual Summit
westridge elementary as hub: school for public meetings	Virtual Summit
bryant elementary underutilized	Virtual Summit
complete lake ridge village plan	Virtual Summit
more motorcycle police for traffic control (self supporting entity)	Virtual Summit
schools as social hub? Not a good idea - only limited. Fees?	Virtual Summit
rosewood isolated from new neighborhood center focus	Virtual Summit
westridge park is social hub	Virtual Summit
no housing in kruse way	Virtual Summit
no need for work/employment opportunities within hub area. SE - other areas, yes	Virtual Summit
may be some areas needing closer access to open spaces (natural park) (rosewood)	Virtual Summit
better maintain parks in existence (canal acres natural areas, river run)	Virtual Summit
spread funding for infrastructure geographically - not just in downtown	Virtual Summit
choices to live close in or far out and know there will not be services within walking distance	Virtual Summit
stop light at lake grove school on Boones Ferry	Virtual Summit
country clubs	Virtual Summit
library in NW	Virtual Summit
other hubs - black circles drawn on map	Virtual Summit
schools should be hubs - especially elementary	Virtual Summit

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?

encourage more intergenerational connections	Virtual Summit
housing turned into each other not easy	Virtual Summit
neighbohood festivals/block parties	Virtual Summit
schools as multipurpose and use on weekends. Although schools are too secure	Virtual Summit
springbrook area needs active "uses" not just passive (gardens ok)	Virtual Summit
access to schools (division of living in mountain park and LO school district) insufficient. Want to go to school in own neighborhood.	Virtual Summit
city apartments makes sense (above businesses)	Virtual Summit
low income restaurants (fast food-like where KFC was-kentuky fried chicken. i.e. near mercantile village)	Comment Form

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

- Yes -

Count (Total)	Source
22 (29)	Comment Form
21(23)	Virtual Summit

- No -

Count (Total)	Source
7(29)	Comment Form
2(23)	Virtual Summit

4b. If not, where should they be and why?	
- More hubs needed -	
Comment	Source
But add schools where plays, games, etc are	Comment Form
all schools should be designated hubs and close reeview of school properties as the school district changes options	Comment Form
perhaps even more might be needed	Comment Form
there needs to be a hub in the heart of the westlake/oak creek areas (the fire station? W.lake park?	Comment Form
but there need to be more hubs, perhaps smaller. See #5	Comment Form
Seems like more of the schools should be considered 'hubs'	Virtual Summit
Might need more though... like by Hallinan	Virtual Summit
All of the schools are community hubs George Rogers Park East and West Waluga Park Lake Grove Swim Park are all hubs. Did you cut off the map to the south and the connection to the Tualatin River? River Run Park is not yet a hub but I believe it is part of the city.	Virtual Summit
inlcude more schools	Comment Form
=13:13- Don't know/ Not sure/Don't understand 8:8	
Comment	Source
I don't really get the community hubs.	Virtual Summit
I cannot see enough detail on the map to answer this question.	Virtual Summit
Uncertain. However if the community's desire is to place additional density including both an employment corridor and a town center in or near the northwest corner fo the city; then said area should also be the recipient of public facilities and services investment. Therefore no mixed-use library facility in the East End and early termination of the current Urban Renewal District.	Virtual Summit
I don't know if they are really necessary. Especially the one in stafford	Comment Form
need more info	Comment Form
don't know	Comment Form
don't know why this is separate	Comment Form
- Do not let commercial encroach on SFR neighborhoods -	
Comment	Source
carefully buffer residents and don't allow commercial or multifamily to encroach	Comment Form
our commercial areas are well defined. Don't mess with them. Drop the hubs concept	Comment Form
Don't believe we need "hubs"	Comment Form
- Other -	
Comment	Source
As many people have pointed out the primary thing about visions is that they need to be kept in the background and annually adjusted and aligned to meet reality. It is a waste of time to move envisioned hubs around for 2035 and sustainability requires that we focus on preventing waste. As a positive approach I suggest setting up a streamlined process for review on an annual basis relative to actual demographics (not projected we saw how Metro and 'expert' projections were completely wrong in projecting high population growth based on goofy Metro 2035 predictions that have still not changed even after the census showed them to be completely wrong and that the actuals to be consistent with the entire nation and common sense) and specific developer plans as discussed with urban planners. I think the term now being used for this is 'organic' in the sense that it will grow in the way that makes the most sense in reality. The City needs to try to ensure the growth is done within code that enhances liveability sustainability property values aesthetics compatibility and affordability/revenue-generation.	Virtual Summit
My understanding is that Luscher Farm as pictured in the background of this webpage will not just be a cultural hub in the future of the Parks Plan. To locate recreation in his agricultural area is to detract from attraction to complete neighborhoods and other 'hub' intentions.	Virtual Summit
pilkington and jean overlaps existing neighborhood. Need to move north and west. Maybe jean way and boones ferry, keep small to just serve existing neighborhood	Comment Form
yes	Comment Form
the lakewood center is a cultural center. WEB is not a cultural center, library is.	Comment Form
we already use westridge school for NA meetings. Lake grove mall is almost renovated	Comment Form
add mercantile village	Comment Form

5. Should all school locations be considered community hubs?

- Yes -

Count (Total)	Source
24 (35)	Comment Form
21(36)	Virtual Summit

- No -

Count (Total)	Source
11(35)	Comment Form
8(36)	Virtual Summit

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

- Yes -

Count (Total)	Source
16 (35)	Comment Form
21(25)	Virtual Summit

- No -

Count (Total)	Source
19(35)	Comment Form
4(25)	Virtual Summit

6b. If not, why not?	
- Preserve Class A Office Space -	
Comment	Source
this is prime class A office space between seattle and SF. Adding housing and other new amenities will devalue this area. Neighborhood associations adjacent to and surrounding this area would be negatively impacted by increased housing in this area!	Comment Form
ONLY if it is not proving to work out as business space. Don't dictate to the owners.	Comment Form
leave it as business area - more property taxes	Comment Form
minimally, housing might reduce its value as commercial	Comment Form
will degrade office uses there and employment opportunities. Multifamily and apartments already exist here. Hunt club apts in westlake there are townhomes and condos close to kruse way	Comment Form
its best use is commercial	Comment Form
we need jobs not more housing	Comment Form
keep it high quality. Class A: business focus	Comment Form
introducing housing on kruse/meadows would degrade and devalue class A office space. Really bad idea	Comment Form
not compatible	Comment Form
no housing in kruse way employment area- will devalue Class A business park	Comment Form
kruse way is the most premium commercial property between seattle and san fran. Residential housing isnt a good fit and would ruin what kruse way has achieved	Comment Form
residential housing will spoil professional atmophere for conducting business	Comment Form
housing mixed in would destroy marketability of class A offices, keep out of all employment/commercial areas. - stick with current R-0, R-2	Comment Form
no housing in class A office park! Will reduce value of office park. We want to live in LO, not LA	Comment Form
Kruse Way is an employment center and should remain as such.	Virtual Summit
Keep the 'business district' feel. It is close enough to housing as it is and the current ambiance is a large selling point and helps attract good tenants. (tax revenue/prestige)	Virtual Summit
- Promote "after hours" uses -	
Comment	Source
I think that the more open we can be to the variety of affordable housing choices the better . there is a no problem with having development there but need better service to mass transit	Virtual Summit
There is a lot of unused potential that is close to transportation schools and recreation. Areas could be made active 24/7 instead of 8 - 5.	Virtual Summit
Yes location along transit would help implement sustainability principles. Could also include WE/Safeco building area.	Virtual Summit
The area is going to waste after hours. Additionally because the area is already home to tall buildings dense residential could be added without effecting existing neighborhoods. Development in this area could also provide housing and shopping within	Virtual Summit
I would be willing to consider some proposed ideas.	Virtual Summit
apartments/condos in employment areas provide vitality to the area on weekends and at night and support local restaurants	Virtual Summit
I support development of condos along Kruse Way.	Virtual Summit
Mixed use including housing make for a more vibrant community. Also encouraging activities that occur at different times of the day so that you do not create industrial waste lands where there is no activity in the evenings.	Virtual Summit
it it primarily commercial now. Could include some multi-housing units.	Virtual Summit
Not sure what you mean specifically. I could see this area having some more apartments and maybe more restaurants.	Virtual Summit
Yes to build diversity and less reliance on the auto a good mix of uses would be great on Kruse Way there is plenty of opportunity to develop a 'core' type of atmosphere.	Virtual Summit

Other	
allow medical/dental offices	Comment Form

<p>I don't get what the question means by 'allow redevelopment of parking areas.' Because public transport is so infrequent and about to be reduced the Kruse Way employment area needs the parking areas at a rate of about 3 spaces per 1000 square feet of office space. One of the drawbacks of Meadows Road is that it doesn't have on-street parking thus turning the parking areas into little fiefdoms of the adjoining owners and removing the flexibility of the street to accommodate surges in demand at one building. Unfortunately we simply can't count on TriMet any longer to provide the level of transit service to Lake Oswego that would allow any significant area to count on large numbers of people arriving by public transit.</p>	Virtual Summit
more parking at centerpoint	Comment Form

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?

- Consider more proactive annexation of unincorporated areas within the city's current urban services boundary -

Count (Total)	Source
17 (38)	Comment Form
16(27)	Virtual Summit

- Keep current system -

Count (Total)	Source
22(39)	Comment Form
11(27)	Virtual Summit

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?
7b. If not, why not?

Comment	Source
Support Current Annexation Policy	
the plan is not as comprehensive without it	Comment Form
if current law allows	Comment Form
must be adjacent existing urban boundaries	Comment Form
code compliance, service and tax equity! Better neighborhood	Comment Form
specifically in the island next to I-5 between Carman and Kruse interchanges. This area and its street network (carman in particular) could be managed to Los benefit (relief to Boones Ferry for example)	Comment Form
the few large open areas are unincorporated. It would help increase density without further crowding other neighborhoods	Comment Form
islands	Comment Form
annex the smaller parcels and smaller groups	Comment Form
if they can get city services they should pay for them	Comment Form
I think we still need to annex areas but keep in mind their current character and when the future dictates development in those spaces we should adhere to that historic character	Virtual Summit
some annex could aid the overall future growth/planning for larger areas	Flip Chart
islands-start with smaller ones	Flip Chart
islands-free ride, diff in code (nuisance issues you hear)	Flip Chart
isnt it more efficient to incorporate several properties at once?	Flip Chart
fire, police services provided in non-annexed areas	Flip Chart
2 million only from city property owners, break for county residents-not equitable, schools big part of why city is great	Flip Chart
new parents/young families may want sewer, may want to annex	Flip Chart
city has a policy to annex-they should follow it	Flip Chart
follow the policy	Flip Chart
move towards annexation in long-term	Flip Chart
annex areas	Flip Chart
(4 yeses to annexation)	Flip Chart
- Allow unincorporated residents to decide -	
this needs to happen, however, with the agreement of impacted property owners	Comment Form
Respect the private property's owners rights-let it be their idea.	Comment Form
people should have personal choice, not be forced (except in the case of health and development) and parcels will slowly be added.	Comment Form
island annexation should not be forced on unwilling residents	Comment Form
let the stafford people decide. Don't impose LO on to them	Comment Form
no new policies of annexation without the agreement of impacted property owners	Comment Form
Property owners should have the right to choose whether they annex or not.	Comment Form
the cost of city services are so high that annexation of these areas would be cost-prohibative. There needs to be an incentive program	Comment Form
Because we should be good neighbors and not force people to annex. What does it cost the city? What does it cost the homeowner? Most of the people I know who live in the unincorporated areas prefer it that way. They don't want LO's codes and regulations and like their independence from the city government.	Virtual Summit
Unless there is a strategic reason to initiate annexation it seems to work well with the property owners taking the initiative. Looking at the map I don't see any area that would need city initiated annexation.	Virtual Summit
best to leave those opposing annexation be-would harm relationship between residents and city	Flip Chart
what's the benefit to the property owner? Don't want to force unwilling owners	Flip Chart
leave it alone - people seem happy	Flip Chart
keep current practice	Flip Chart
keep current policy-need more info to answer	Flip Chart
city should not initiate, stay out of private property owners business	Flip Chart
don't be bullies but be proactive	Comment Form
current system is working well	Comment Form
owner initiated	Flip Chart
- Provide incentives -	
It is obvious that it would be beneficial to the community to annex all this checkerboard of unincorporated areas but they have the right to avoid it and financially it is advantageous for them to do so. I have a simple solution: Make them an offer they cannot refuse and sell it to them with persistence and by working with each group to provide them a 'deal' and reward those who move first to accept with more than those who hold out. What would that offer or deal be? you ask. That would be a moratorium on sewer water and property tax increases for x number of years and specific improvements to their streets that meet their specific needs. Is this fair to the rest of the community you ask? Well it is not fair but it is better than leaving these areas unincorporated.]	Virtual Summit
disincentive for taxes, upzoning (7.5 vs 10)	Flip Chart
need incentive, look at land use policies	Flip Chart
reconsider 7.5 zoning	Flip Chart
sensitive land zone is disincentive	Flip Chart
can city provide incentives to lot owners to become annexed?	Flip Chart
benefit of annexation?-develop property/ROW improv./sewer better than septic	Flip Chart
creation of attractive package to bring into city	Flip Chart
need thoughtful process-make it enticing to annex, do not force	Flip Chart
funding mechanism	Flip Chart
annex only citizen/property owners who are driven - can groom, give incentives	Flip Chart
more info on costs/tax incentives	Comment Form
show off benefit of annexation	Flip Chart
- Must be cost-effective -	
annex islands only if it benefits city and property owners	Comment Form
unless a cost benefit analysis shows its important its not a high priority	Comment Form

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? 7b. If not, why not?	
We should annex the islands along Country Club Road. We should not attempt to extend urban services into areas such as Birdshill which don't need urban services and which don't have the infrastructure or community demand for urban densities. Tryon Creek State Park is the natural boundary line for the city's urban services on the north side. Along the south side of the city e.g. in Stafford we should encourage annexation to those areas that are ready to come in to the city setting the densities to be somewhat lower than in the rest of the city so that they form a sort of greenbelt around the city that will keep Lake Oswego from becoming an undifferentiated mass with West Linn Tigard and Wilsonville.	Virtual Summit
look at annexing by larger areas rather than one resident at a time for efficiencies in providing sewer services	Virtual Summit
I don't have a strong opinion. I support proactive annexation if it has a clear benefit for the city.	Virtual Summit
What is the cost impact?	Virtual Summit
- Other -	
confusing currently, unfair, inconsistent code enforcement (i.e. trees). Develop a plan. Work the plan. Stick to it	Comment Form
affordability for current county residents who will nto be able to afford water/sewer. Huge worry for many	Comment Form
unless there is an island surrounded by the city the annexation issue is too volatile and we have had enough volatility	Virtual Summit
more info needed...	Flip Chart
allow annexation without sewer connection but require upon land division	Flip Chart
stafford not controlled by city	Flip Chart
stafford cant be annexed wihtout vote due to sewer provision paid by taxes	Flip Chart
schools are for all, even if not in city, benefit from something they don't pay for	Flip Chart
school district has only boundaries and funding	Flip Chart
if annex, can build on house with sewer/water service-water flow rate dictates bldg opps	Flip Chart
old homes, old sewers, lower price (non city areas)	Flip Chart
annex-may get S.S. on prop-balance of needs	Flip Chart
limited radar	Flip Chart
comes down to what type of residential properties you want available in your neighborhood. Would you want opportunity to move to country setting just next to LO? LO is unique in its setting. The more we annex, revenue grows.	Flip Chart
largest zoned lot size now in IO city limits is 15k	Flip Chart
southwood area - county contracts with LO for police and fire. In LO schools. get most services	Flip Chart
like having variety of opportunities/settings to encourage people options and people to move here	Flip Chart
need to know more about pros and cons to each side	Flip Chart
some unannexed areas get more from tualatin-library, transit, etc	Flip Chart
equity issues	Flip Chart
people say city doesn't put money into their areas	Flip Chart
define infrastucture capacity-plant lines	Flip Chart
concern-annexation effects affordability	Flip Chart
would like to know how others like west linn handle annexation	Flip Chart
should have state mandate annex lands in usb. Metro give time limitation to annex	Flip Chart
pros/cons: annexation creates friction between neighbors--look to lessen friction	Flip Chart
follow plan - pay to play	Flip Chart
the neighborhood should have a choice	Comment Form

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?

- Continue to oppose urbanization -

Count (Total)	Source
23(36)	Comment Form
13(28)	Virtual Summit
15(56)	Flip Chart
Associated Comments	Source
Get rid of metro. We must not stay out of planning if it has to happen!	Comment Form
go in with west linn and tualatin in opposition. If it is forced on us, participate in governance and planning	Comment Form
or insist on it being in L.O. L.O should control its future, not Tualatin or West Linn	Comment Form
until settled by courts	Comment Form
(if there's any hope in this)	Comment Form
preserve stafford	Flip Chart
urbanization could have negative environmental impacts	Flip Chart
no annexation!	Flip Chart
fight stafford, don't expand/urbanize	Flip Chart
stafford is a treasure, gateway to LO, topography	Flip Chart
development would destroy unique feature	Flip Chart
infrastructure will be expensive-who wants to develop?	Flip Chart
let west linn/others pay for litigation to fight designation	Flip Chart
league of women voters studied this and found cost to provide services= very \$\$ and wildlife abundant. League opposed.	Flip Chart
city should cooperate in: 1. opposing 2. if urbanizes, work with others on planning	Flip Chart
continue to oppose	Flip Chart
stay out even if urbanized	Flip Chart
stay out of stafford	Flip Chart
stafford is rural. If developed LO should not have a role - LO won't gain, we could be had	Flip Chart
continue to oppose	Flip Chart

- Consider governance -

Count (Total)	Source
6(36)	Comment Form
8(28)	Virtual Summit
12(56)	Flip Chart
Associated Comments	Source
Zoning: whathappens to it? These areas are a draw to people, wetland and riparian, how do we best protect it?	Flip Chart
Must be diligent applying title 3 and 13 to protect natural areas. - Denise Daley	Flip Chart
set large lots (5ac)	Flip Chart
city should be involved when needed	Flip Chart
LO invovled in regional decision?-is it the city's business, do we want them telling us what to do? But land use is connected (re:impacts). If it affects you its important, but it's a catch 22 (re: getting involved)	Flip Chart
we're on path for more people (plan for water service)	Flip Chart
don't uralbize at all or participate in pristine natural area	Flip Chart
be involved or get left out	Flip Chart
friends close, enemies closer	Flip Chart
annex for next generation-not now but later	Flip Chart
plan for zero growth	Flip Chart
if it happens, needs to be coordinated between all cities	Flip Chart

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?	
if urbanized, LO should have say in governance	Flip Chart
If we don't we won't be able to guide it	Comment Form
- Participate in planning, but don't govern -	
Count (Total)	Source
4(36)	Comment Form
7(28)	Virtual Summit
6(56)	Flip Chart
Associated Comments	Source
urban areas: yes! Take it, control it. Don't build it all up, control urbanization but make the land better. Want control but add mixed agricultural area or equestrian/natural resources.	Flip Chart
exclusive farm use	Flip Chart
if it HAS to come in, we should take control	Flip Chart
city can buy open space to protect greenspace-first right of refusal, buy development rights	Flip Chart
yes must consider governance alternative-haphazard	Flip Chart
maybe: it's complicated. Worried take-over means lack of protection of natural resources	Flip Chart
- Minimize participation in planning of stafford basin -	
Count (Total)	Source
3(36)	Comment Form
0(28)	Virtual Summit
1(56)	Flip Chart
Associated Comments	Source
depends on cost	Flip Chart
- Other -	
Comments	Source
urbanization could cause I-205 trouble	Flip Chart
clusters to keep overall landscape	Flip Chart
Luscher-shame to develop, bought for open space	Flip Chart
be cogniscent of cut-through traffic. Impacts from other areas/jurisdictions	Flip Chart
county agreement requires planning of stafford-remind them of that	Flip Chart
listen to a variety of people, educate about existing agreement(re county)	Flip Chart
Metro doesn't require growth	Flip Chart
"hamlet" current structure	Flip Chart
parcels dedicated preservation	Flip Chart
development challenges	Flip Chart
some favor boutique agriculture	Flip Chart
metro big decision-maker	Flip Chart
do people of LO want stafford to put to vote?	Flip Chart
how can we measure cost of "involvement" benefits/costs-drives decision	Flip Chart
who would we oppose in urbanization	Flip Chart
205 north - yes-plan it don't leave it to someone else.	Flip Chart
not development costs, topography, schools, etc	Flip Chart
retain voter approval to vote annex of usb extension	Flip Chart
LO adjacent to rural makes it special	Flip Chart
What role do we want to play in a neighboring area where development could occur in our lifetime drastically changing the landscape?	Flip Chart
need major arterial on south side to serve stafford if even considering	Flip Chart
feasibility issue geography	Flip Chart

9. What else should staff or Citizens Advisory Committee Consider?	
Comments	Source
Recommend retaining the current Comp Plan language that states that LO will not expand into the Stafford and retain the required public vote on annexation	Comment Form
Be very careful with boundary lines on the neighborhood village - people have invested a great deal of money and time into upgrading their single-family homes and it would be a shame to wipe those out or reduce their value by pressing them with high rise living units?	Comment Form
trends and sister cities that are likewise aging. How have they experienced it? Grass roots, unseen hand, development happens and the city should identify those trends and guide the process rather than try to dictate change so much. Go with the flow more I guess.	Comment Form
urge the repeal of Metro's land use planning and regulation powers	Comment Form
lets not try to become SW waterfront or the pearl. People like the suburbs	Comment Form
great job!	Comment Form
remember to include "view corridors" as a natural resource amenity in addition to actual land.	Comment Form
ADU, shared court, cottage cluster and other samller more affordable dwellings - maintain design with progressive planning for change.	Comment Form
if staff is required to meet hosuing goals, consider additional housing if transit access is improved	Comment Form
preserve urban/rural buffer areas! Most implement strong title 3 and 13 protection for stafford areas and tualatin river and wilson creek. Protect farmland	Comment Form
minimize participation in planning of Stafford basin, participate in planning, but don't govern	Comment Form
we like the small town feeling. Keep LO small. Do what we can afford. No pearl district here! We are practically all built up	Comment Form
the costs to expand into stafford won't be covered by developers and im very concerned that infrastructure costs will be passed on to residents. Like the tigar/LO water project (as an example)	Comment Form
private property rights and fair policies for all citizens!	Comment Form
change codes to accommodate ADUs and cottage clusters	Comment Form
annex luscher farm to protect loss of agrucultrual treasure	Comment Form
remove sensitive lands overlay from private properties	Comment Form
we should join west linn and tualatin in opposing urbanization. We don't want to be stuck with expensive service projects to serve these areas	Comment Form
there are land use issues such as sensitive lands that oppose other goals. Also secondary dwelling units	Comment Form
do not change current comp plan policy that states that lake oswego will not expand into the stafford area and retain the required public vote on annexations	Comment Form
keep the current comp plan to the fullest extent possible. Only change those aspects of the current code that need be updated. Do not overhaul what doesn't need overhauling/fixing	Comment Form
nothing	Comment Form
need voter approval required for annexations. Disband metro - LO needs to have its own say in what it becomes.	Comment Form
disband metro. Maybe let metro run the zoo. Make sure to add parks if you do annex unincorporated areas.	Comment Form
open the lake to citizen use	Virtual Summit
REAL economically and environmentally sustainable policies. How can a City claim to be value sustainability when while promoting the recycling of garden debris and metal cans they allow the demolishing of our built environment? At minimum true deconstruction ala the Rebuilding Center should be required for projects with an overall value of at least \$100K.	Virtual Summit
do not implement any new comprehensive plan policies that would require the City to annex unincorporated areas around the city without the agreement of the affected property owners; retain the required public vote on area annexations; no up-zoning in our current single-family neighborhoods or in our various commercial hubs or districts	Virtual Summit
Using WEB's huge front lawn for sport field or additional community garden.	Virtual Summit

9. What else should staff or Citizens Advisory Committee Consider?

<p>relative to the last question about Stafford basin the problem as stated and envisioned is intractable. Why? Because of goofy Metro requirements for urbanization that envision extremely high population growth and therefore require extremely high density which we all agree I think is completely bogus and completely noxious even though we do need to allow planning and governance and development in Stafford such as a large tract green high tech or health research business park. So step one is again get around through or over the notion that we need to urbanize Stafford and urbanize means just that. We need to suburbanize it with a gentle transition to large farming areas but NOT ever urbanize it but we do have to bring it into what is called the UGB from urban reserves. All of this lingo has to change and Metro told that we have to have a variance for common sense community unity and for sustainability. Think of calling this something other than 'urban' and then ask the question. I suggest 'Large Tract Transition Zone to Rural'. Step One: Instead of letting Metro dictate one-size-fits-all goofy requirements to prevent reasonable liveability and economic sustainability have Metro re-invent itself into something useful! Sorry that is how I see this. Specific to the question above what should staff or the CAC consider I suggest doing the same thing that the previous Comprehensive Plan Citizen's Committee did and that is to go directly to the source of the requirement to have a Comprehensive Plan for the Community namely the State Goals and follow them to the letter so it is crystal clear to anyone reading the Comprehensive Plan that the state goals are followed. Metro has made a heavy handed attempt to satisfy environmentalists such as the Audubon Society and people like me by protecting wetlands with an approach that replaces specific inventory with a one-size-fits-all overlay idea. Metro also has the charter to figure out if the Comp Plan meets the State Goals or not so they have a hammer. All you have to do is to add in the extra wetlands protection with overlays specific for wetlands protection on wetlands with a Specifically address mixed use development in the city. It should be encouraged as the best way to live close to the services that people require and is a housing option not currently available in LO. Also the public's right to access the Lake should be included in the plan. The City has been silent on the issue for too long.</p>	<p>Virtual Summit</p>
<p>Stop trying to make over and change LO in such dramatic ways. Your own study shows that people like the small town feel. Please also consider the citizens who live here NOW. I'm tired of hearing about all the imaginary people who are going to move here with their kids to fill our schools. Given how poorly citizens are treated and the over reaching regulations such as 'sensitive lands' this is becoming a place that is not friendly to its own citizens.</p>	<p>Virtual Summit</p>
<p>Regarding schools as community hubs consider them individually not as either / or.</p>	<p>Virtual Summit</p>
<p>Regarding Stafford. North of the Tualatin river and adjacent to LO would be difficult and expensive to develop given the steep slope. These residential areas are on septic and should hook up to sewer. LO cannot serve this area as it would require pumping over the hill. There should be a green buffer between LO and both the cities of Tualatin and West Linn. The rural nature of this area has been compromised by development decisions of the county that allowed two schools and a mega church to locate there. LO has interests in how Stafford is developed as it will have traffic impacts and important to keep a green buffer between jurisdictions. Important to protect those streams that flow into the Tualatin as well. Do not open the lake to public access. It is an amenity that has visual benefits to all LO residents but the waterfront owners paid to have a limited number of people (actually the right number of people without over populating lake use without ruining experience) and they deserve the right to enjoy water activities without opening their 'homes' to anyone and everyone.</p>	<p>Virtual Summit</p>
<p>Oregon has been dedicated to preserving the maximum amount of the limited supply of agricultural land for decades as demonstrated by its designation of Exclusive Farm Use zoning. At its heart the impetus for this zoning is preservation not to be skirted by development conflicting with farming practices. This is at the heart for the Stafford/Luscher area. The status earning such high farming eligibility cannot be regained once it is lost to development.</p>	<p>Virtual Summit</p>
<p>Consider how the city can continue to support the school district. The school district is a principal reason for new families moving into Lake Oswego.</p>	<p>Virtual Summit</p>
<p>Understand that we can accomplish quality spaces through planning. If Stafford are comes into the USB UGB and city limits the city should take a preservation thru planning approach finding a thoughtful balance between housing/employment/business growth and preserving the beauty and history of the area.</p>	<p>Virtual Summit</p>
<p>Despite variant errors by a generation of planners central Washington County turned into a sprawling suburb of seven-lane highways and gargantuan shopping centers that is visually indistinguishable from the sort of junk in southern California that the planning experts promised us we wouldn't have to endure. Lake Oswego's plan needs to recognize that we've designated a limited number of high-density areas (e.g. Mountain Park the apartments along Kruse Way and a few sections of the city center) and that we want to preserve the visual appeal and small-town neighborhood character that makes people want to live here. We should set a population and density target for the city and when we reach it say 'stop.'</p>	<p>Virtual Summit</p>
<p>Keep up the good work! Lake Oswego has done great things over the last decade. Sometimes they are unpopular at the beginning but when people start to use them people like them. Keep your courage!</p>	<p>Virtual Summit</p>
<p>I am impressed so far and attended the open houses and really like the web based system to comment. Thanks for all that you do to make us work towards a liveable community. I have an interest as a planner resource in the area of vehicle electrification for commercial vehicles and this might be a great thing for the grocery stores in LO as it would significantly reduce air pollution. I am working in the cutting edge technology arena and would love to talk to people informally about this topic. The whole renewable technology and electric vehicle idea might be of value for the community and fit into the clean tech strategy. I am available by appointment</p>	<p>Virtual Summit</p>

9. What else should staff or Citizens Advisory Committee Consider?

Strongly protecting our 'gems' - like the Luscher Farm area - don't change it/don't add playing fields/keep it a farm strongly protect the natural trails systems like Cook's butte and Tryon Creek and Springbrook. If we let these go or fall to development we will never get them back and have that asset again.	Virtual Summit
Lower SDC fees	League of Women Voters
multifamily in transition areas only-near main arterials-do not encroach into single family zones	League of Women Voters
new construction (multifamily included) cannot be built as cheaply as existing homes. Policy to retain existing housing.	League of Women Voters
cluster housing will completely change the character of single family zoning in Lake Forest neighborhood	League of Women Voters
work toward goal of "no net loss" of existing affordable housing by limiting teardowns and charging higher fees for teardowns	League of Women Voters
no housing in kruse way area. It will degrade office use	League of Women Voters
require all multifamily (2+) to have large buffer - both distance and landscape between single family lots.	League of Women Voters
"West Lake Grove" designation is silly - this is part of Lake Grove and not something different. Goofy and unnecessary	League of Women Voters
More frequent bus service plus earlier and later!!! Bus is barely useable as is.	League of Women Voters