

1. Where should employment growth and redevelopment be focused?	Source
spread throughout each	Comment Form
SW Industrial Area	Comment Form
only property owners should have the right to decide what to do with their property	Comment Form
downtown, foothills, lake grove	Comment Form
kruse way and Carman Dr: the parson's farm produce stand on carman dr. near kruse way has for many years been the west-end's farmer's market. Now that the Kruse Farm where the parson's stand is located has been sold and is going to be developed, parsons is in danger of losing its site and people in the west end are in danger of losing a great resource. it would be wonderful if they could keep their current location or if this isn't possible, if the city could help them find a new site nearby	Comment Form
lake grove	Comment Form
the city was supposed to conduct a survey of its citizens this year and chose not to. I think that is a mistake and shows a lack of concern for what we really think. Only with developer money not LO taxpayers money. Overdue for improvements, not with high density housing and not with our tax dollars.	Comment Form
SW Industrial Area, Lake Grove, Kruse Way	Comment Form
Downtown, Foothills	Comment Form
foothills, kruse way	Comment Form
SW Industrial Area, Kruse Way	Comment Form
SW Industrial Area, Foothills	Comment Form
Foothills	Comment Form
SW Industrial Area, Mary's Woods/Marylhurst	Comment Form
downtown	Comment Form
lake grove	Comment Form
Downtown	Comment Form
kruse way	Comment Form
lake Grove, Kruse way	Comment Form
SW Industrial Area, Foothills, if foothills were to redevelop downtown would follow	Comment Form
SW Industrial	Comment Form
kruse way	Comment Form
downtown, kruse way	Comment Form
Evenly distributed throughout each	Comment Form
SW Industrial Area	Comment Form
Foothills - keep light industrial	Comment Form
DOWNTOWN/FOOTHILLS;	Virtual open house
LAKE GROVE;	Virtual open house
SW INDUSTRIAL AREA;DOWNTOWN/FOOTHILLS;	Virtual open house
SW INDUSTRIAL AREA;DOWNTOWN/FOOTHILLS;LAKE GROVE;KRUSE	
WAY;MARYLHURST/MARY'S WOODS;	Virtual open house
SW INDUSTRIAL AREA;DOWNTOWN/FOOTHILLS;KRUSE WAY;	Virtual open house
DOWNTOWN/FOOTHILLS;LAKE GROVE;	Virtual open house
LAKE GROVE;KRUSE WAY;	Virtual open house
SW INDUSTRIAL AREA;KRUSE WAY;	Virtual open house

SW INDUSTRIAL AREA;LAKE GROVE;KRUSE WAY;
 SW INDUSTRIAL AREA;DOWNTOWN/FOOTHILLS;LAKE GROVE;KRUSE
 WAY;MARYLHURST/MARY'S WOODS;
 SW INDUSTRIAL AREA;LAKE GROVE;KRUSE WAY;
 SW INDUSTRIAL AREA;LAKE GROVE;
 SW INDUSTRIAL AREA;LAKE GROVE;KRUSE WAY;
 SW INDUSTRIAL AREA;DOWNTOWN/FOOTHILLS;LAKE GROVE;
 SW INDUSTRIAL AREA;LAKE GROVE;KRUSE WAY;
 SW INDUSTRIAL AREA;
 SW INDUSTRIAL AREA;KRUSE WAY;

Virtual open house

 Virtual open house
 Virtual open house
 Virtual open house
 Virtual open house
 Virtual open house
 Virtual open house
 Virtual open house

look at the responses on the next sheet as well.

SW Industrial Area	20
Kruse Way	18
Lake Grove	16
Foothills	14
Downtown	13
Mary's Woods/Marylhurst	3
Evenly distributed	2

Total responses

1. Where should employment growth and redevelopment be focused? Rank districts in priority from 1 to 6						
ID	1	2	3	4	5	6
1-c	kruse way					
2-c	SW industrial area	Lake Grove	Kruse way			
3-c	downtown	foothills	lake grove	sw industrial area	kruse way	mary's woods/marylhurst
4-c	downtown	foothills	lake grove	kruse way	mary's woods/marylhurst	SW industrial area
5-c	kruse way					
6-c	SW industrial area	Lake Grove	Kruse way			
7-c	downtown	foothills	lake grove	kruse way	mary's woods/marylhurst	SW industrial area
8-c	downtown					
9-c	foothills	lake grove	sw industrial area	kruse way	downtown	mary's woods/marylhurst
10-c	kruse way	lake grove	sw industrial area	downtown	foothills	mary's woods/marylhurst
11-c	kruse way					
12-c	SW industrial area	foothills				
13-c	kruse way					
14-c	kruse way	mary's woods/marylhurst	lake grove	sw industrial area	foothills	downtown
15-c	kruse way					
16-c	kruse way	foothills	mary's woods/marylhurst	sw industrial area	lake grove	downtown
17-c	downtown					
18-c	SW industrial area	Lake Grove	foothills	kruse way	mary's woods/marylhurst	downtown
19-c	kruse way	Lake Grove	sw industrial area	mary's woods/marylhurst	foothills	downtown
20-c	foothills	sw industrial area	lake grove	downtown	kruse way	mary's woods/marylhurst
21-c	lake grove	foothills	sw industrial area	downtown	kruse way	mary's woods/marylhurst
22-c	SW industrial area	Lake Grove	foothills	downtown	mary's woods/marylhurst	kruse way
23-c	lake grove					

	1	2	3	4	5	6	Weighted Score
Kruse Way	9	0	2	4	3	1	81
Lake Grove	2	7	5	0	1	0	69
SW Industrial	5	1	4	3	0	2	62
Foothills	2	6	2	0	3	0	56
Downtown	5	0	0	4	1	4	48
Marylhurst/Mary's Woods	0	1	1	1	4	5	25

Including Survey Monkey	1	2	3	4	5	6	Weighted Score
Kruse Way	17	17	10	13	10	4	290
Lake Grove	14	28	18	5	12	5	340
SW Industrial	20	11	15	12	6	8	291
Foothills	15	13	12	13	7	10	266
Downtown	21	9	6	15	13	7	273
Marylhurst/Mary's Woods	3	4	4	6	13	34	132

Lake Grove	340
SW Industrial	291
Kruse Way	290
Downtown	273
Foothills	266
Marylhurst/Mary's Woods	132

2a. SW Industrial Area - How Important is it to maintain this area exclusively for industrial uses?

Source

very important. Years of work has gone into establishing our current zones and compatibility with each. Let's not overturn what works.	Comment Form
Ver important	Comment Form
very important	Comment Form
somewhat important	Comment Form
very important, need an industrial hub and jobs	Comment Form
somewhat important	Comment Form
very important	Comment Form
very important	Comment Form
not at all important	Comment Form
very important	Comment Form
somewhat important	Comment Form
somewhat important	Comment Form
somewhat important	Comment Form
not at all important, looks very run down, with exception of the forge?	Comment Form
Very important, due to proximity to I-5. some mixed use could be on fringe	Comment Form
Very important	Comment Form
very important, even LO needs to include the type of jobs that these districts provide	Comment Form
very important, we need an industrial area	Comment Form
somewhat important	Comment Form
not at all important	Comment Form
somewhat important	Comment Form
somewhat important, over 8 acres of the "railway" area is wetlands, so keep foothills as industrial	Comment Form
Somewhat important	Virtual Open House
Very important	Virtual Open House
Not at all important	Virtual Open House
Very important	Virtual Open House
Very important	Virtual Open House
Not at all important	Virtual Open House
Not at all important	Virtual Open House
Very important	Virtual Open House
Very important	Virtual Open House
Somewhat important	Virtual Open House
Very important	Virtual Open House
Somewhat important	Virtual Open House
Somewhat important	Virtual Open House
Very important	Virtual Open House
Somewhat important	Virtual Open House
Somewhat important	Virtual Open House
Not at all important	Virtual Open House
Somewhat important	Virtual Open House
It's not important (to maintain exclusively for industrial)	Business Roundtable

Can't justify development in floodplain area
 Leave it the way it is with limited mixed-use (2) expand commercial office (2) such as engineering
 somewhat important
 very important, somewhat important
 very important
 not at all important
 somewhat important
 very important
 somewhat important
 somewhat important
 very important
 not at all important
 somewhat important
 somewhat important
 very important
 somewhat important
 somewhat important
 very important
 somewhat important
 somewhat important
 very important
 somewhat important
 somewhat important
 very important
 very important

Business Roundtable
 Business Roundtable
 Vitality Questionnaire
 Vitality Questionnaire
 Vitality Questionnaire
 Vitality Questionnaire
 Vitality Questionnaire
 Vitality Questionnaire
 Vitality Questionnaire
 Vitality Questionnaire
 Vitality Questionnaire
 Vitality Questionnaire
 Vitality Questionnaire
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 Vitality Questionnaire
 Vitality Questionnaire
 Vitality Questionnaire

Very important	26
Somewhat important	28
Not important at all	12
Total responses =	66

39%
 42%
 18%

Including Survey Monkey Responses

Very important	52
Somewhat important	51
Not important at all	21
Total responses =	124

42%
 41%
 17%

2b. SW Industrial Area - should uses be expanded to include commercial offices and mixed-use development (retail and housing)?

source

comment form	no! commercial and retail affect quality of life negatively
comment form	commercial office
comment form	commercial office
comment form	commercial office
comment form	commercial office
comment form	no
comment form	commercial office, housing (maybe)
comment form	commercial office, housing, retail - should be most flexible zone in the city
comment form	no! already has been changed to limited retail
comment form	commercial office
comment form	Commercial Office, Housing, Retail
comment form	commercial office, housing, retail
comment form	some mixed use
comment form	no
comment form	no
comment form	no
comment form	no
comment form	office commercial - maybe, housing - no, retail - no, except on edges
comment form	Commercial Office;Housing;
Virtual open house	Commercial Office;Housing;
Virtual open house	Commercial Office;Housing;Retail;
Virtual open house	Commercial Office;
Virtual open house	Commercial Office;Housing;Retail;
Virtual open house	Housing;
Virtual open house	Commercial Office;Retail;
Virtual open house	Commercial Office;Retail;
Virtual open house	Housing;
Virtual open house	Commercial Office;Housing;Retail;
Virtual open house	Retail;
Virtual open house	Commercial Office;
Virtual open house	Commercial Office;
Virtual open house	Commercial Office;Housing;Retail;
Virtual open house	Commercial Office;Retail;
Business Roundtable	Compatibility with nearby residential is key.
Business Roundtable	Great transportation access (I-5, etc.) (3 comments)
Business Roundtable	Constraints: Railroad line, wetlands/river /floodplain
Economic Vitality Questionnaire	retail
Economic Vitality Questionnaire	retail
Economic Vitality Questionnaire	commercial office
Economic Vitality Questionnaire	housing
Economic Vitality Questionnaire	retail

Economic Vitality Questionnaire commercial office, retail
 Economic Vitality Questionnaire housing
 Economic Vitality Questionnaire commercial office
 Economic Vitality Questionnaire commercial office
 Economic Vitality Questionnaire commercial office, retail
 Economic Vitality Questionnaire commercial housing
 Economic Vitality Questionnaire housing, retail
 Economic Vitality Questionnaire commercial office
 Economic Vitality Questionnaire housing
 Economic Vitality Questionnaire commercial office
 Economic Vitality Questionnaire housing
 Economic Vitality Questionnaire retail, housing, commercial office
 Economic Vitality Questionnaire commercial office, retail
 Economic Vitality Questionnaire commercial office
 Economic Vitality Questionnaire commercial office, housing, retail

commercial office	34	#REF!
housing	21	#REF!
Retail	18	
Other/Filled in No	7	#REF!

80

Survey Monkey Q and response

If the SW industrial are does not remain exclusively industrial, which uses should be expanded?

commercial office 45 79%
 Housing 16 28%
 Retail 26 46%

87

Doesn't add up because it was a "check all that apply"

ALL COMBINED

commercial office 79 47%
 Housing 37 22%
 Retail 44 26%
 Other/Filled in No 7 4%

167

Does not equal 100% it was a "check all that apply"

2c. Foothills - should uses be expanded to include commercial offices and mixed-use development (retail and housing)?

source

Business Roundtable	Keep moderate industrial with mixed-use (2); Keep it industrial; yes industrial, no housing, yes to parks and recreation such as ball fields.
Business Roundtable	No Industrial: housing, mixed-use (aging population can walk to things from here (consider topography for aging population) Limit uses where the intensity would require large transportation demands and parking (2)
Business Roundtable	Additional businesses suggested: Engineering, research, like Biotroniks, Financial services?

3a. Kruse Way - should housing or commercial uses be encouraged in infill areas (such as underutilized parking lots) in this employment area to make it a more full service district? What changes are needed for Kruse Way office space and housing to seuccessfully co-exist?

Source

comment form	no. With economic recovery the parking will be
comment form	no
comment form	no
comment form	yes. We should use our land effectively and not promote sprawl
comment form	the idea of such a mixed use away from a town center (walkable/distance) is difficult to
comment form	no
comment form	no
comment form	yes.
comment form	no, don't undermine a successful office park-mixed use belongs in town centers
comment form	yes
comment form	no
comment form	yes
comment form	no, this area was never intended for increased housing. No-parking lots are not underutilized
comment form	no
comment form	no, already congested area
comment form	yes
comment form	yes, commercial uses yes-housing no
comment form	no
comment form	no
comment form	yes!!! Up to now Kruse Way has been he missed opportunity to create a 16 hour neighborhood - now it is a ghost town after 5pm.
comment form	no. This is such a BAD idea. I am amazed that anyone would propose it.
comment form	no, it is doing well. Leave it be
comment form	no
comment form	no
comment form	no
comment form	no, don't degrade class A office space on Kruse and
comment form	no
virtual open house	streetcar
virtual open house	Retail;Pathways;Transit;
virtual open house	Retail;Residential;Transit;
virtual open house	Retail;Residential;Pathways;Transit;
virtual open house	Retail;Pathways;Transit;
virtual open house	Residential;Transit;
virtual open house	Residential;

virtual open house	Transit;
virtual open house	Retail;Other;
virtual open house	Pathways;
virtual open house	Retail;Transit;
virtual open house	Other;
virtual open house	Transit;
virtual open house	Retail;
	Transit ;Retail would subtract from Lake Grove
virtual open house	Commerical district. Abutting Westlake offers
virtual open house	Retail;Other;
virtual open house	Retail;Residential;
virtual open house	Pathways;
	Consider housing for a specific niche (concern
Business Roundtable	about additional services to support families in
Business Roundtable	Live/work more appropriate for Boones Ferry.
Business Roundtable	Keep housing out
Business Roundtable	Medical offices or hospital would make this a 24-hour area
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	no
Economic Vitality Questionnaire	yes
Economic Vitality Questionnaire	retail, residential, pathways, restaurants
Economic Vitality Questionnaire	retail, pathways
Economic Vitality Questionnaire	transit, pathways
Economic Vitality Questionnaire	retail, restaurants, residential
Economic Vitality Questionnaire	retail, transit, restaurants
Economic Vitality Questionnaire	retail, transit, restaurants
Economic Vitality Questionnaire	residential, transit
Economic Vitality Questionnaire	transit, pathways

Economic Vitality Questionnaire retail, residential, transit, pathways, restaurants
 Economic Vitality Questionnaire retail, transit, pathways
 Economic Vitality Questionnaire transit, pathways, residential
 Economic Vitality Questionnaire retail, restaurants
 Economic Vitality Questionnaire transit, pathways
 Economic Vitality Questionnaire retail, restaurants, pathways
 Economic Vitality Questionnaire retail, residential, restaurants
 Economic Vitality Questionnaire retail
 Economic Vitality Questionnaire retail, pathways, restaurants
 Economic Vitality Questionnaire retail, transit, restaurants
 Economic Vitality Questionnaire retail, residential
 Economic Vitality Questionnaire retail, residential, transit, pathways, restaurants
 Economic Vitality Questionnaire retail, residential, pathways

3a. Kruse Way - should housing or commercial uses be encouraged in infill areas (such as underutilized parking lots) in this employment area to make it a more full service district?

		Survey Monkey	TOTAL
no	28	17	45
yes	42	44	86

What changes are needed for Kruse Way office space and housing to seuccessfully co-exist?

retail	26	27
transit	21	24
residential	17	17
pathways	17	22
restaurants	11	31
Other		

Survey Monkey

If you said yes (to encouraging housing or commercial in Kruse Way) what additional uses or amenities should

Retail	27	
Transit	24	
residential	17	
pathways	22	
restaurants	31	
Other	5	
None	4	
Totals		
Retail	53	24%
Transit	45	20%
residential	34	15%
restaurants	42	19%
pathways	39	18%
Other	5	2%
None	4	2%

3b. Kruse Way - what changes are needed for Kruse Way office space and housing to successfully co-exist?	Source
they should not co-exist. Maintain office space and housing separation.	Comment Form
keep open spaces as they are	Comment Form
create a center of excellence such as "computer graphics," "green energy," or specialized	
healthcare R&D	Comment Form
reduce above ground parking - support walking	Comment Form
I think its fine as is	Comment Form
zoning - no city funds! No studies just let the market respond	Comment Form
incentives cost-lets not do that-too easy for public money to become private profit	Comment Form
preserve business park model	Comment Form
zone change/regulations	Comment Form
none-let shorenstein figure this out	Comment Form
they do not need to coexist	Comment Form
not a good idea - don't support	Comment Form
it seems to be successful as existing already - what's the problem?	Comment Form
Creative parking (co-share parking) SDC or tax abatement to incentivize residential development.	Comment Form
leave it alone	Comment Form
no	Comment Form
none	Comment Form
don't need housing in this office and employment area	Comment Form
There is adequate supply of multi-family housing in close proximity to Kruse/Meadows	Comment Form
Please do not put housing in class A office area. This area has done well and generates a lot of	
money. Do not screw it up.	Comment Form
Why ?	Virtual Open House
Other;	Virtual Open House
Why? No need for housing here.	Virtual Open House
Incentives;maintain class A quality - make housing location attractive	Virtual Open House
TOTAL	
should not co-exist / keep as is	17
zone changes/ease regs	4

3c. Kruse Way - Are there additional services or amenities that should be added?

Source	3c. Kruse Way - Are there additional services or amenities that should be added?
comment form	more parking
comment form	ask the prospective tenants
comment form	yes - pathways and support for retail
comment form	I don't hear citizens asking for high density housing, only staff and some of council
comment form	no
comment form	not sure, depends on zoning and plan
comment form	let the market determine that
comment form	no
comment form	what makes it a good option is amenities are in place
comment form	no! and no on a hospital/medical facility as suggested at the economic vitality business summit
comment form	no
comment form	transit along kruse or meadows is critical!
comment form	more parking-surface lots-generous ratios. If parking is restricted, limited, too far away (like suggested garages in L. Grove), people will go elsewhere to do business. Parking is ESSENTIAL! Whether planners want it to be or not - people will use cars to do shopping and business and go elsewhere if it isn't easy and close and FREE
comment form	none
comment form	No No
comment form	No
comment form	pathway and transit as needed
Virtual Open House	Market conditions;Regulations;Incentives;Better transportation connections;Amenities;Other;
Virtual Open House	Incentives;Better transportation connections;Amenities;
Virtual Open House	Better transportation connections;
Virtual Open House	Market conditions;Regulations;Better transportation connections;
Virtual Open House	Incentives;
Virtual Open House	Market conditions;Regulations;Amenities; Improved streets
Virtual Open House	Market conditions;Regulations;
Virtual Open House	Market conditions;Better transportation connections;
Virtual Open House	Market conditions;stop all the regulations and fees
Virtual Open House	Better transportation connections;Other;
Virtual Open House	Market conditions;Regulations;
Virtual Open House	Market conditions;Better transportation connections;
Business Roundtable	parking – lots may be needed if economy improves.

no additional services/amenities needed	10
pathways/transit	10
more parking	3

Source	4. What should be the City's role in encouraging redevelopment of employment land?
Comment Form	enforce current development codes. That's it! No more urban renewal districts.
Comment Form	stay away from existing private property
Comment Form	incentives to the developed vision
Comment Form	use authority to improve neighborhood and add retail - use subsidies to attract companies
Comment Form	stay out of my business!!
Comment Form	providing necessary infrastructure - intersections and crosswalks
Comment Form	allow more flexibility - standards too rigid. Getting close to compliance is better than no changes at all.
Comment Form	don't be a barrier. Be more "customer"-friendly. I always hear horror stories about how hard the city makes it for those who want to develop. And don't give our tax money away to developers
Comment Form	zoning - no city funds. It is private not a private/public partnership (socialism)
Comment Form	hands off. Passive. Non-intrusive
Comment Form	The city should stay out of the way - if its already industrial or manufacturing or retail - keep it to improve the tax base.
Comment Form	offer property (plots) to developers for them to buy and develop at their risk - no more urban renewal land financing
Comment Form	none
Comment Form	it should remain employment land. More employment leads to healthy housing, restaurants, etc.
Comment Form	I assume "employment land" is properly zoned for commercial development. Provide welcoming aspects to the community - few regulations, lower lease prices
Comment Form	none
Comment Form	creative approach to infrastructure finding-TIFs reduced or abated SDCs particularly if alternate and sustainable approach to water, storm water, sanitary sewer
Comment Form	there is too much info on our chart re: walking and bikes. The city is built up to change much now
Comment Form	Encourage developers (perhaps with a tax savings) to develop or businesses to relocate-offer incentives.
Comment Form	keep fees, taxes, bonds, etc. to a minimum
Comment Form	Planning staff should clarify the zoning and objective of comprehensive plan during pre application conferences. No other role is needed.
Comment Form	city government should not be involved. Let the market place drive it
Comment Form	please allow use such as Parsons fruit stand, food pods, local small business, lower fees, easier process
Virtual Open House	Invest in infrastructure and amenities.
Virtual Open House	Invest in infrastructure and amenities.
Virtual Open House	Invest in infrastructure and amenities.

Virtual Open House	Create incentives. Incentives to create family friendly affordable rental housing.
Virtual Open House	the market will determine what is developed
Virtual Open House	Improved streets
Virtual Open House	Create incentives.
Virtual Open House	bus transit improvements throughout the City
Virtual Open House	repair the roads stop waste and get conservaties in positions - give people incentives for saving money.
Virtual Open House	Invest in infrastructure and amenities.
Virtual Open House	Create incentives.
Virtual Open House	Invest in infrastructure and amenities.
Virtual Open House	Invest in infrastructure and amenities. Add sewers improve roadways add curbs and sidewalks create incentives to attract light industrial electronic and computer hdw/software manufactures. Make sure design review has oversight in the type of buildings - allowing the structures to blend naturally into the surrounding neighborhoods.
Virtual Open House	Revise regulations.

Maintain the quality aspects of Lake Oswego. (Schools the lake downtown liveability) Promote policies and community involvement that shows Lake Oswego is a city and a community that cares about it's citizens. (Seniors school children property owners and it's local businesses that support the community) Do this and successful business owners and business executives will want to locate here for their families their personal lifestyle and for the sense of community that is lacking in many larger regional cities.

Virtual Open House	Targeted marketing (2): City develop a clear plan; decide which businesses City wants, and go get them in a proactive way
Business Roundtable	Look at impacts of certain businesses (such as Wal-Mart) and are they good or bad?
Business Roundtable	Examine zoning afterward.
Business Roundtable	Provide options for residents (for example, Wal-Mart provides access to food for low-income seniors)
Business Roundtable	City keep in touch with residents to see what is needed
Business Roundtable	Provide incentives for a targeted business; not paying for jobs, but providing other assistance: streamline process, locational assistance, reducing time or cost of permitting
Business Roundtable	Assist with Infrastructure such as high-tech connections
Business Roundtable	Adequate transportation; provide alternative options

do nothing/status quo/market forces	8
simplify permitting / ease regulations	4
reduce fees	3
provide incentives	11
invest in infrastructure/amenities	11

The response total to this question is on next sheet V 4 Biz

4. What should be the City's role in encouraging redevelopment of employment land?

Source

revise regulations, create incentives, invest in infrastructure and amenities	Economic Vitality Questionnaire
create incentives	Economic Vitality Questionnaire
create incentives, invest in infrastructure and amenities	Economic Vitality Questionnaire
revise regulations, create incentives, invest in infrastructure and amenities	Economic Vitality Questionnaire
create incentives	Economic Vitality Questionnaire
revise regulations, create incentives, invest in infrastructure and amenities, be the city easy to do business with, not our current rep.	Economic Vitality Questionnaire
revise regulations	Economic Vitality Questionnaire
revise regulations, create incentives, invest in infrastructure and amenities	Economic Vitality Questionnaire
network with business owners/developers - one on one	Economic Vitality Questionnaire
create incentives	Economic Vitality Questionnaire
revise regulations, invest in infrastructure	Economic Vitality Questionnaire
create incentives	Economic Vitality Questionnaire
revise regulations, create incentives, invest in infrastructure and amenities	Economic Vitality Questionnaire
create incentives	Economic Vitality Questionnaire
create incentives	Economic Vitality Questionnaire
create incentives, invest in infrastructure and amenities	Economic Vitality Questionnaire
invest in infrastructure and amenities	Economic Vitality Questionnaire
revise regulations, create incentives, invest in infrastructure and amenities	Economic Vitality Questionnaire
create incentives, invest in infrastructure and amenities	Economic Vitality Questionnaire
invest in infrastructure and amenities	Economic Vitality Questionnaire

Invest in infrastructure/amenities	12
create incentives	15
revise regulations	8

Survey Monkey Q & Response

Same Question as Above

Revise Regulations	17
Create Incentives	18
Invest in infrastructure and amenities	22

Total (including responses on sheet EV 4)		
invest in infrastructure/amenities	34	33%
provide incentives	33	32%
simplify permitting / ease regulations	25	24%
do nothing/status quo/market forces	8	8%
reduce fees	3	3%

103

do nothing/status quo/market forces	8
simplify permitting / ease regulations	4
reduce fees	3
provide incentives	11
invest in infrastructure/amenities	11

Source	5. What transportation improvements are needed to support current and future businesses in Lake Oswego?
Comment Form	enhanced transit stops/stations, roadway maintenance
Comment Form	improved public transit connections
Comment Form	depends on the plan(above)
Comment Form	filling gaps in the pedestrian network, additional bike lanes, improved public transit connections
Comment Form	filling gaps in the pedestrian network, improved public transit connections, roadway maintenance, still hoping for some kind of streetcar service between LO and PDX
Comment Form	enhanced transit stops/stations, roadway maintenance, pathways
Comment Form	should not ever be placed through private property
Comment Form	roadway maintenance
Comment Form	improving crossings at roadways, additional bike lanes, roadway maintenance, I would still like the streetcar to foothills
Comment Form	shift spending on the visionary safety and maintenance of our streets.
Comment Form	Improving crossings at roadways, improved public transit connections
Comment Form	improving crossings at roadways, enhanced transit stops/stations, improved public transit connections, is roadway maintenance really part of the planning process? Isn't it a basic role of local government?
Comment Form	roadway maintenance
Comment Form	improved public transit connections, roadway maintenance, improve traffic control - less side street access to busy thoroughfares
Comment Form	filling gaps in pedestrian network, improving crossings at roadways, additional bike lanes
Comment Form	improving crossings at roadways, roadway maintenance
Comment Form	parking lots because cars are primary transportation
Comment Form	additional bike lanes, roadway maintenance
Comment Form	filling gaps in the pedestrian network, improving crossings at roadways, enhanced transit stops/stations, improved public transit connections, roadway maintained, improved parking in the main business area of downtown LO
Comment Form	filling gaps in the pedestrian network, improving crossings at roadways, additional bike lanes, enhanced transit stops/stations, improved public transit connections, roadway maintenance
Comment Form	filling gaps in pedestrian network, additional bike lanes, roadway maintenance, the evergreen neighborhood plan calls for no sidewalks but gravel shoulders 3' wide. These are nly implemented if a new building permit is active - there should be a policy of city intervention of these gravel paths.
Comment Form	improved public transit connections

Comment Form	additional bike lanes, enhanced transit stops/stations, improved public transit connections
Comment Form	improved public transit connections, roadway maintenance.
Comment Form	Enhanced transit stops/stations, improved public transit connections
Comment Form	enhanced transit stops/stations, roadway maintenance
Comment Form	roadway maintenance, improve bus service within LO, modernize TriMet buses, consider withdrawing from TriMet
Comment Form	enhanced transit stops/stations, improved public transit connections, roadway maintenance
Virtual Open House	Filling gaps in the pedestrian network (sidewalks/pathway);Improving crossings at roadways (e.g. crosswalks curb extensions pedestrian signals);Additional bike lanes;Enhanced transit stops/stations;Improved public transit connections;Roadway maintenance;
Virtual Open House	Additional bike lanes;Improved public transit connections;
Virtual Open House	Filling gaps in the pedestrian network (sidewalks/pathway);Improving crossings at roadways (e.g. crosswalks curb extensions pedestrian signals);Enhanced transit stops/stations;Improved public transit connections;Roadway maintenance;
Virtual Open House	Filling gaps in the pedestrian network (sidewalks/pathway);Improving crossings at roadways (e.g. crosswalks curb extensions pedestrian signals);
Virtual Open House	Filling gaps in the pedestrian network (sidewalks/pathway);Roadway maintenance;
Virtual Open House	Roadway maintenance;
Virtual Open House	Filling gaps in the pedestrian network (sidewalks/pathway);Additional bike lanes;
Virtual Open House	Enhanced transit stops/stations;Improved public transit connections;Roadway maintenance;
Virtual Open House	Roadway maintenance;
Virtual Open House	Filling gaps in the pedestrian network (sidewalks/pathway);Improving crossings at roadways (e.g. crosswalks curb extensions pedestrian signals);Additional bike lanes;Improved public transit connections;Other;
Virtual Open House	Additional bike lanes;Enhanced transit stops/stations;Roadway maintenance;
Virtual Open House	Filling gaps in the pedestrian network (sidewalks/pathway);Improved public transit connections;Roadway maintenance;

Virtual Open House	Filling gaps in the pedestrian network (sidewalks/pathway);Improving crossings at roadways (e.g. crosswalks curb extensions pedestrian signals);Roadway maintenance;L.O. might want to look into detaching from the Metro scheme and developing it's own intraneighborhood transit system as well as adding parking structures to help with the flow of traffic into and out of the city since most of the wokers will be driving in from out lying areas. With the industrial sites located on the fringe of L.O. then the traffic into and around the interior of the city would be kept to a minimum.
Virtual Open House	Roadway maintenance;Street instalation completion
Virtual Open House	Filling gaps in the pedestrian network (sidewalks/pathway);Roadway maintenance; As a homeowner and a businessowner here in Lake Oswego the neighborhood streets could use improvement. Pot holes and narrow passgages could be improved upon. I recognize not an urgent priority but I would place this above bike lanes or cross walks.
Business Roundtable	Better bus service (2)
Business Roundtable	Streetcar (2), esp. if 86% of workers are coming into the community.
Business Roundtable	Electric recharging stations
Economic Vitality Questionnaire	roadway maintenance
Economic Vitality Questionnaire	fill gaps in the pedestrian network, improve crossings at roadways, additional bike lanes, enhanced transit stops/stations, improve public transit connections
Economic Vitality Questionnaire	fill gaps in the pedestrian network, roadway maintenance
Economic Vitality Questionnaire	improve public transit connections
Economic Vitality Questionnaire	fill gaps in the pedestrian netowrk, rail car to PDX
Economic Vitality Questionnaire	improve public transit connections
Economic Vitality Questionnaire	enhanced transit stops/stations
Economic Vitality Questionnaire	fill gaps in the pedestrian network, improve crossings at roadways, enanced transit stops/stations, roadway maintenance, support integrated development to encourage shorter commutes (combined residential, business, retail)
Economic Vitality Questionnaire	fill gaps in the pedestrian network, enhanced transit stops/stations, improve public transit connections
Economic Vitality Questionnaire	fill gaps in the pedestrian network, roadway maintenance
Economic Vitality Questionnaire	improve crossings at roadways, improve public transit connections
Economic Vitality Questionnaire	additional bike lanes

Economic Vitality Questionnaire fill gaps in the pedestrian network, additional bike lanes, roadway maintenance

Economic Vitality Questionnaire fill gaps in the pedestrian network, improve crossings at roadways

Economic Vitality Questionnaire fill gaps in the pedestrian network, improve public transit connections

Economic Vitality Questionnaire improve crossings at roadways, enhanced transit stops/stations, improve public transit connections

Economic Vitality Questionnaire fill gaps in the pedestrian network, improve crossings at roadways, roadway maintenance

Roadway maintenance 36

Improved public transit connections 30

Filling gaps in the pedestrian network 25

Enhanced transit stops/stations 17

Improving crossings at roadways 18

Additional bike lanes 14

140

Survey Monkey Responses

Roadway maintenance 35

Improved public transit connections 32

Filling gaps in the pedestrian network 34

Enhanced transit stops/stations 21

Improving crossings at roadways 24

Additional bike lanes 21

167

TOTALS		
Roadway maintenance	71	23%
Improved public transit connections	62	20%
Filling gaps in the pedestrian network	59	12%
Enhanced transit stops/stations	38	12%
Improving crossings at roadways	42	14%
Additional bike lanes	35	11%

SUM

307

Incubator space/small office availability (2) (not everyone needs Class A; provides collaboration too); city could provide incentives for building this scale instead of a large-space office building. Work with Chamber/ Model after Portland Business Alliance. Consider Uplands school as a site. Location could be anywhere; one specific suggestion was around 7 Dees.

Business Roundtable

Question: What is the rate or success of home-based businesses getting bigger?

Business Roundtable

Question: Can someone lease out a part of their house to someone else?

Business Roundtable

Economic Vitality Questionnaire

provide support

Economic Vitality Questionnaire

create incentives, provide support

Economic Vitality Questionnaire

create incentives, provide support

Economic Vitality Questionnaire

create incentives

Economic Vitality Questionnaire

revise regulations

Economic Vitality Questionnaire

provide support

Economic Vitality Questionnaire

create incentives

Economic Vitality Questionnaire

understand/educate themselves that network marketing businesses are the most successful home-based business model

Economic Vitality Questionnaire

provide support

Economic Vitality Questionnaire

revise regulations, provide support

Economic Vitality Questionnaire

provide support

Economic Vitality Questionnaire

create incentives

Economic Vitality Questionnaire

create incentives

Economic Vitality Questionnaire

provide support, other

Economic Vitality Questionnaire

create incentives

Economic Vitality Questionnaire

provide support

make city more affordable

6

make zoning/permitting more flexible

8

Provide support/incentives

33

do not promote

5

Survey Money - Same Questions, Different Response categories

Revise Regulations

34

Create Incentives

24

Provide support (e.g., services, grants or facilities)

25

TOTAL	
make city more affordable	34
Revise Regulations	42
Create Incentives	24
Provide support (e.g., services, grants or facilities)	25
do not promote	5

7. What is one other thing the city can do to stimulate the overall economy?

Source

Virtual Open House
Make Lake Oswego a bicycle-friendly place. My company's greatest barrier to hiring young professionals is the lack of safe passage for bicycles--we need bicycle lanes and facilities in this area. They prefer to live and work in Portland because they can bicycle to work--bicycle anywhere. This is the #1 thing the suburbs can do to improve liveability.

Virtual Open House
Continue investing in the City's Economic Development Department including it's marketing efforts with the Chamber of Commerce - use less of the Transient tax money on projects like the Furnace renovation that do not realistically attract visitors and invest those monies in marketing existing business support and new business recruitment.

Virtual Open House
Support affordable rental housing in Urban Renewal areas putting people back to work and providing long term affordability for future generations of Lake Oswego citizens.

Virtual Open House
Focus on street improvements get a new mayor and replace council members who do not listen to the taxpayers that pay your bills and salary of the staff.

Virtual Open House
Support and grow Main Street business and home based business. Market the live/work benefit of business in LO. Create growth redevelopment zones with temporary incentives to attract new business. More than one thing...

Virtual Open House
back off on all the regulations SDCs fines fees etc. that make doing business in this City so expensive!

Virtual Open House
Vote out our present President and stop Obamacare so people will be encouraged to start businesses here in our | Reduce regulations on building and stop trying to control everybodys life including private property | beautiful community.

Virtual Open House
Elevate the civility of public discourse. Increase housing densities within 15-minute walking distance from commercial zones. | Improve transit bike and walking connections between residential and commercial areas. | | Build local wireless communications networks to increase community connectivity. | | Promote networking of local entrepreneurs and investors to accelerate innovation and shorten the distance betw idea and implementation. | | Make local creative enterprises and cultural activities the focus of a local employment cluster and market LO as a regional hub supported by colocated academic institutions. Turn Oswego Lake and its watershed into a test bed for urban environmental restoration through collaborations with Oregon universities LOSD Lake Corps and the City.

Virtual Open House

This is a very open question as you need to define what you mean by the overall economy I assume you mean for LO. If there are 9-12% of the businesses in LO home based do you know what they are? Types of products or services? Do you want them to be in a membership group to network and receive city support? They could be very valuable to the city. There are a number of start up companies in LO that the city is unaware of. The start up entrepreneur is not aware nor do they care that they have not purchased a business license. | |I met with one this morning at Chuck's coffee. These start ups use the coffee houses to meet network and greet. How about providing a place for start ups to use to meet. Have some furniture in a conference room kitchen couple of offices wifi copier printer. Not a lot but enough so entrepreneurs can go sit be online and talk with others. There are several incubators in Portland and Beaverton why not in LO. | |The coffee shops are good but can be loud and may not always have space. Umpqua Bank provides quiet space that any person can use but not all that conducive to just hang out.

Virtual Open House

Reducing planning expenditures and redirect funds to projects

Virtual Open House

First of all set up a target list of businesses in the Metro and greater N.W. that we would like to re-locate to L.O. Then market our community as: NOT PORTLAND NOT MULTINOMAH COUNTY! L.O. is known for a crime free low maintenance city that's clean and classy. L.O. is chocked full of smart people highly educated and it has the best schools in the state . I would bet there would be a number of Fortune 500 companies that would jump at the chance to place their facilities here if only they knew of the advantages. Currently these firms assume L.O. is entirely a residential community of Portland. L.O. could become another Bellvue WA. or San Rafeal CA. There are no cities within the state that can offer what L.O. offers the company that chooses to move here. Trade on our exclusivity. Then when the companies arrive so will the demand for housing and the in-fill and infrastructure will take care of itself.

Virtual Open House

Controll the Planning Commission and staff. The front line of contact with new business. The staff appears to be proud of how many obstructions to a business plan the City can impose on new development or modification of existing buildings.

Virtual Open House

I speak from my personal perspective as an employer partner in a professional practice in the Kruse Way district homeowner and father of four young children who will all be in the Lake Oswego School District in the Fall of 2012. I think the biggest opportunity for the city is to maintain the 'quality aspects' of Lake Oswego. (Safe clean and well supported neighborhoods well funded and high performing public schools a beautiful lake that offers quality of life aspects that cannot be found in most cities for executives and entrepreneurs) My wife and I chose to live and work in Lake Oswego for the quality of the city's neighborhoods the schools the lake and the proximity to easy transportation routes. I can locate my business practice anywhere. I choose to live here so my business is here. The city could be more proactive in reaching out to the business community with a welcome and engagement effort on behalf of the local government to understand their business provide answers to questions and opportunities to get involved. I first moved to Lake Oswego via my business and ran the local operation of a larger business for five years. I was never contacted by the city. I have since been in the business community here for 9 years and have never been engaged other

Business Roundtable

Lower fees/costs (2) High cost to relocate a business and zoning issues.

Business Roundtable

Have the City (and residents) use goods and services in LO first

Business Roundtable

Incubator space for small businesses

Business Roundtable

Apply structured, hidden parking throughout the city. Examples: Lake View Village and Meadows: less pressure on neighborhoods and keeps cars in the commercial area

Business Roundtable

Targeted marketing

Business Roundtable

Assist current LO businesses with relocation within the City

Increase economic development efforts

8

Reduce city involvement

5

Infrastructure

2

Survey Monkey did not ask this question

Source	8. What should be the City's THREE top Community Economic Development Objectives for the next 20 years?
Virtual Open House	Focus redevelopment and intensification of jobs (e.g. jobs per acre) in employment corridors and centers.;Explore long term redevelopment opportunities in the southwest industrial area along Bangy Road along the Kruse Way corridor and in Foothills. ;Create the opportunity for employment well served by transportation options. ;
Virtual Open House	Maintain Lake Oswego's exceptional quality of life by investing in infrastructure and services that support residents and businesses.;
Virtual Open House	Maintain and grow a strong local employment base to provide jobs for residents of Lake Oswego and the region and support a high quality of life.;Support and grow existing and locally owned businesses.;Explore long term redevelopment opportunities in the southwest industrial area along Bangy Road along the Kruse Way corridor and in Foothills. ;
Virtual Open House	Provide flexibility in employment zones that supports economic resilience and sustainability while minimizing negative impacts.;Explore long term redevelopment opportunities in the southwest industrial area along Bangy Road along the Kruse Way corridor and in Foothills. ;
Virtual Open House	Focus redevelopment and intensification of jobs (e.g. jobs per acre) in employment corridors and centers.;Pursue a range of employment opportunities such as an emphasis on creative class opportunities and clusters that build on Lake Oswego's intellectual capital proximity to universities and colleges and connection to the I-5 corridor. These could include but would not necessarily be limited to science engineering health care education computer programming research arts media and design. ;
Virtual Open House	Support and grow existing and locally owned businesses.;Provide opportunities for a range of industrial and employment uses. Actively pursue environmentally responsible businesses. ;Maintain Lake Oswego's exceptional quality of life by investing in infrastructure and services that support residents and businesses.;
Virtual Open House	Support and grow existing and locally owned businesses.;Focus redevelopment and intensification of jobs (e.g. jobs per acre) in employment corridors and centers.;Pursue a range of employment opportunities such as an emphasis on creative class opportunities and clusters that build on Lake Oswego's intellectual capital proximity to universities and colleges and connection to the I-5 corridor. These could include but would not necessarily be limited to science engineering health care education computer programming research arts media and design. ;
Virtual Open House	Provide flexibility in employment zones that supports economic resilience and sustainability while minimizing negative impacts.;Create the opportunity for employment well served by transportation options. ;Maintain Lake Oswego's exceptional quality of life by investing in infrastructure and services that support residents and businesses.; maintain strong stable public safety/fire protection for the community; maintain clean water and associated infrastructure and facilities for the community; maintain sewer system infrastructure and facilities for the community; maintain roads and sidewalk infrastructure for the community.
Virtual Open House	Pursue a range of employment opportunities such as an emphasis on creative class opportunities and clusters that build on Lake Oswego's intellectual capital proximity to universities and colleges and connection to the I-5 corridor. These could include but would not necessarily be limited to science engineering health care education computer programming research arts media and design. ;Maintain Lake Oswego's exceptional quality of life by investing in infrastructure and services that support residents and businesses.;

Virtual Open House Support business incubation and employment growth within the city by providing a diversity of space/site opportunities. ;Provide flexibility in employment zones that supports economic resilience and sustainability while minimizing negative impacts.;Pursue a range of employment opportunities such as an emphasis on creative class opportunities and clusters that build on ||Lake Oswego’s intellectual capital proximity to universities and colleges and connection to the I-5 corridor. These could ||include but would not necessarily be limited to science engineering health care education computer programming ||research arts media and design. ;

Virtual Open House Maintain and grow a strong local employment base to provide jobs for residents of Lake Oswego and the region and ||support a high quality of life.;Support and grow existing and locally owned businesses.;Support business incubation and employment growth within the city by providing a diversity of space/site opportunities. ;

Virtual Open House Pursue a range of employment opportunities such as an emphasis on creative class opportunities and clusters that build on ||Lake Oswego’s intellectual capital proximity to universities and colleges and connection to the I-5 corridor. These could ||include but would not necessarily be limited to science engineering health care education computer programming ||research arts media and design. ;Maintain Lake Oswego’s exceptional quality of life by investing in infrastructure and services that support residents and ||businesses.;

Virtual Open House Maintain and grow a strong local employment base to provide jobs for residents of Lake Oswego and the region and ||support a high quality of life.;Support and grow existing and locally owned businesses.;Pursue a range of employment opportunities such as an emphasis on creative class opportunities and clusters that build on ||Lake Oswego’s intellectual capital proximity to universities and colleges and connection to the I-5 corridor. These could ||include but would not necessarily be limited to science engineering health care education computer programming ||research arts media and design. ;Explore long term redevelopment opportunities in the southwest industrial area along Bangy Road along the Kruse Way ||corridor and in Foothills. ;Maintain Lake Oswego’s exceptional quality of life by investing in infrastructure and services that support residents and ||businesses.;

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TOTALS	
Pursue a range of employment opportunities, such as an emphasis on creative class opportunities and clusters that build on Lake Oswego’s intellectual capital, proximity to universities and colleges and connection to the I-5 corridor. These could include but would not necessarily be limited to science, engineering, health care, education, computer programming, research, arts, media and design.	7

Maintain Lake Oswego's exceptional quality of life by investing in infrastructure and services that support residents and businesses.	7
Support and grow existing and locally owned businesses.	5
Maintain and grow a strong local employment base to provide jobs for residents of Lake Oswego and the region, and support a high quality of life.	4
Provide flexibility in employment zones that supports economic resilience and sustainability while minimizing negative impacts.	4
Support business incubation and employment growth within the city by providing a diversity of space/site opportunities.	3
Focus redevelopment and intensification of jobs (e.g., jobs per acre) in employment corridors and centers.	3
Explore long term redevelopment opportunities in the southwest industrial area, along Bangy Road, along the Kruse Way corridor, and in Foothills.	2
Create the opportunity for employment well served by transportation options.	2
Provide opportunities for a range of industrial and employment uses. Actively pursue environmentally responsible businesses.	1

Source

9. Additional Comments

Virtual Open House

Quit fussing around with light rail that is hugely expensive and serves a limited number of people and places. Instead use the money for something that has the potential to help/be used by everyone--bicycle lanes and paths.

Virtual Open House

Redevelopment of unused mixed zoned land into family friendly affordable rental housing and the inclusion of affordable rental housing in urban renewal areas is a critical economic development strategy for Lake Oswego. Developers asking for city incentives should be required to make contributions toward meeting affordable housing needs in Lake Oswego.

Virtual Open House

| stay out of business and do what the City is supposed to do with tax dollars: rights Trees landscaping etc.

Virtual Open House

| In number 8 you did not mention schools. The high quality of K-12 attracts residents keeps up property values is part of the value proposition of LO. Some of that value was lost with the recent school closures now one may reopen. Poor planning. The city looks good plants trees lake rivers the water sports center for rowing all good. Do all you can to make sure schools remain a power of attraction. The Lakewood Theater is a great venue adds to the overall attraction. The issue of the lake being accessible to the public is a non issue no one cares ignore it. | | But all vibrant business areas support start up companies from many a few gems will grow and be leaders. it is a % game but worth the support. Oregon was known as Silicon Forest that burst with the bubble but there remains a vibrant technical community as is demonstrated by the strength of the Kruse Way office parks. An incubator can keep feeding those office parks.

Virtual Open House

Investment in infrastructure is a catalyst for private redevelopment investments. Lake Oswego should stop focusing on planning for mixed use as the panacea for economic vitality and recognize that we already have a mix of uses. We shouldn't incentivise or change regulations that lead to redevelopment. Let's let the market recover so that business that invest are more likely to succeed on their own. When business rents skyrocket because newer buildings are too costly so goes the mix of uses that the community currently enjoys.

The City should concentrate on defining its borders. Currently there is confusion on where L.O. begins and where it ends. Unincorporated areas should be brought into the city in order to ensure those areas are included in all development planning. Infrastructure development like sewers sidewalks street lighting traffic control police and fire protection should be uniform throughout the service area. Commercial development should go hand-in-hand with retail development with emphasis on village clusters near those developments and the downtown core district as the hub. The city should concentrate on bringing the various neighborhoods into the loop (doing a pretty good job now) on projects that are near those neighborhoods or would impact those neighborhoods. The city should also take a long look at heavy truck traffic and large noisy industrial sites that may not have a place in the community of tomorrow.

Virtual Open House

The best thing the City can do is to actively provide the environment to encourage (not hamper) business growth and to streamline the permitting process. Flexible mixed use zoning in all job center areas should be encouraged. The very fact of the lake Oswego land values and demographics will attract and focus economic development on higher end industrial uses and job creation (without being overly specific).

Virtual Open House

In my opinion the last priority is great and will provide the right framework for businesses to thrive in Lake Oswego. Simple & Elegant!

Virtual Open House

Economic Vitality Questionnaire

thanks for making this a great city to live and work

Economic Vitality Questionnaire

thanks!

Economic Vitality Questionnaire

do more on the east end building to provide amenities to the west end lake Oswego. We don't get much

Please review the employment district map, placing a colored dot to answer this question: Where should employment growth and redevelopment be focused?

Location	Dot Number	Description
SW Industrial	726	
SW Industrial	728	
SW Industrial	738	
SW Industrial	730	
Foothills	724	
Foothills	731	Build up to 3-4 stories to make more room
Foothills	732	
Lake Grove	725	bridge the gap between boones ferry/i-5 development and lake grove with further quality development
Lake Grove	735	
Lake Grove	736	
Lake Grove	729	
Kruse Way	734	
Kruse Way	740	
Downtown	739	
Marylhurst	733	
Not in an Employment District	737	neighborhood microcommercial allow very small commercial (including retail) enterprise within neighborhoods. Allow for truly grassroots economic development. Consider allowing neighborhood schools to evolve beyond just schools to neighborhood hubs with market place social services, library/internet access, activity center, etc.

SW Industrial	4
Foothills	3
Lake Grove	3
Kruse Way	3
Downtown	1
Marylhurst	1
Other	1