



City of Lake Oswego Phase 2 Community Development Code Streamlining and Updates **FREQUENTLY ASKED QUESTIONS**

What is the Lake Oswego Community Development Code?

The Community Development Code (CDC) is the document that implements the Comprehensive Plan and regulates where and what type of development may occur. The CDC governs the development of land and buildings to preserve livability within the corporate limits of the city. The CDC guides all aspects of building and development from allowed land uses, to building design, locations, and setbacks, to landscaping and parking requirements.

Why is the CDC update necessary?

This set of CDC updates is being conducted for two primary reasons: to streamline the code, and to support the *We Love LO* Comprehensive Plan Update.

Streamlining

The CDC has been amended and expanded numerous times over several decades and has become complex in terms of content, format, and organization, making it difficult for the user to navigate and understand. In 2010, the City Council commissioned an audit of the CDC to establish a framework to create a more user friendly and modernized development code.

The City Council endorsed a two-phased approach recommended by the audit. Phase 1, completed in March 2012, consolidated and reorganized the CDC. Phase 2 will address more than 100 substantive, policy related issues in groups of amendments in stages over the next few years, subject to continued support from the City Council. The updates proposed by this project are the first group to be addressed in Phase 2.

Comprehensive Plan Update

Concurrent with the CDC audit and reorganization, the City has been engaged in a three-year process to update its Comprehensive Plan and meet the State's Periodic Review planning requirements. The Comprehensive Plan is a guiding policy document. The CDC implements Comprehensive Plan policies. A 2035 Community Vision and conceptual Vision Map has been developed that describes our desired future, including thriving mixed-use town centers, employment centers and neighborhood villages in existing commercial areas.

With limited vacant land and the desire to preserve existing low-density neighborhoods, we must rely on redevelopment of these mixed-use areas to accommodate future job and housing growth. This project will evaluate updates to commercial development standards to facilitate mixed-use development that is appropriate with the intent of each district.

As part of the Comprehensive Plan Update, the City must also comply with revisions to State housing law. The City must adopt "clear and objective" development standards that provide an expedient review track for obtaining building permits. We must translate discretionary standards into clear and objective standards while continuing to meet community expectations for high quality design.

What will the CDC update accomplish?

The Code Update project consists of three main components:

1. Updates to Commercial & Mixed Use Zoning
 - Simplification of commercial/mixed-use zoning districts
 - Streamlining the commercial/industrial use table
 - Removing barriers to mixed-use development
2. Establish Clear and Objective Housing Standards
 - Amending the CDC to ensure that all housing types have the opportunity to be reviewed under a clear and objective review process
3. Updates to the Adjustments, Alternatives and Variances and Non-conforming Structures and Uses code sections.

How does the community benefit?

CDC streamlining will make the code easier for neighbors, developers and property owners to navigate, use and understand. The process is intended to eliminate repetitive, confusing and out-of-date standards, resulting in time and cost savings and more benefit for tax-payers and community members. All updates are intended to increase understanding and predictability in how the CDC applies, while respecting neighborhood character.

Removing barriers to mixed-use development supports the 2035 Community Vision by facilitating vibrant mixed-use commercial areas. Helping to focus future housing in existing commercial areas provides a range of benefits. It can reduce the pressure for neighborhood infill, serve the growing demand for small, low maintenance homes in walkable areas, and support improved transit. Providing a clear and objective review track for all housing development will meet state rules by providing greater certainty for applicants, the city and the community, helping to prevent unnecessary cost or delay.

Which zones and regulations will be included in the updates?

The group of amendments proposed by this project was derived from a list of substantive, policy related issues compiled during the initial CDC audit and Phase 1 reorganization and to support the Comprehensive Plan Update. Generally, the amendments proposed by this project will impact regulations and standards related to:

- Uses allowed in commercial zones
- Standards for mixed-use development in commercial and mixed-use zones
- Standards for housing in commercial and medium and high-density residential zones
- Standards for adjustments and variances in all zones
- Standards for non-conforming structures and uses in all zones

What is the process and timeline for this project?

The project is underway and scheduled to be completed in the summer of 2013. The general schedule is:

- A. Project kick-off (August 2012)
 - Code evaluation/research
 - Focus group meeting with commercial development and business professionals
- B. Draft and revise code concepts (September 2012 – January 2013)
 - Code concepts report

- Advisory committee meetings, community open houses, and Planning Commission and City Council work sessions
- C. Draft code amendments (February – May 2013)
- Draft code amendments
 - Advisory committee meetings, community open houses, and Planning Commission and City Council work sessions
- D. Work sessions and adoption hearings (June – August 2013)
- Final code amendments
 - Planning Commission and City Council work sessions
 - Planning Commission public hearing
 - City Council public hearing and action

Who is leading the effort?

City staff is managing the process. They are assisted by the Consultants, Clarion Associates LLC and SERA Architects, who will perform the majority of the work for the project, including researching best practices, drafting code concepts and drafting the final code amendments.

The Project Managers will manage and support the Consultant during the entire project, assembling background material and information, reviewing documents produced by the Consultant, organizing meetings and events, and providing on-going assistance to the Consultant.

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A citizen’s Advisory Committee will review and comment on draft products and help make recommendations to the Planning Commission and City Council. Members include:

- Puja Bhutani (Planning Commissioner)
- Trudy Corrigan (Lake Grove Neighborhood Association)
- Ryan Givens (Urban Designer)
- Ann Johnson (Development Review Commissioner)
- Chuck O’Leary (Lake Oswego Chamber of Commerce)
- Paden Prichard (Evergreen Neighborhood Association)
- Dick Reamer (Old Town Neighborhood Association)
- Eric Shoemaker (Developer)
- Philip Stewart (Architect)

How do I participate?

Residents, business owners and stakeholders are encouraged to participate in the process. The CDC Streamlining and Update process will benefit from community knowledge as well as national best practice expertise. Opportunities for community participation include Advisory Committee meetings, community open houses, Planning Commission & City Council meetings and public hearings.

For more information

For the latest project information and opportunities to participate, visit the web page at <http://www.ci.oswego.or.us/planning/pp-12-0007-phase-2-community-development-code-streamlining-and-updates>.