



CITY OF LAKE OSWEGO

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## MEMORANDUM

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**TO:** Sustainability Advisory Board

**FROM:** Sidaro Sin, Senior Planner

**DATE:** May 13, 2011

**SUBJECT:** Comprehensive Plan Update - Applying the Sustainability Filter to the Scenarios Assessment

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### **ACTION**

The process is at a point where we are evaluating the three land use scenarios (Attachment 1) to assess which best meets the community vision (Attachment 2) for the next 25 years. The evaluation includes assessing the scenarios against the four strategic questions of the sustainability filter (Attachment 3).

Staff is requesting the Sustainability Advisory Board's (SAB) input on the initial trial application of the sustainability filter. In particular, what vision statement action areas should be considered when reviewing the four strategic questions.

The input received will be used in the assessment of the scenarios that will be presented to the Comprehensive Plan Citizen Advisory Committee (CAC) and used for the June 2 public input scenarios assessment open house.

### **BACKGROUND**

Using sustainability as a framework to update the Comprehensive Plan (Plan) was identified as a key objective of this project. The Sustainability Advisory Board (SAB), Duke Castle (Castle Group), and staff have collaborated and developed a sustainability filter that applies four strategic questions to scenarios, goals and to policies to provide a framework in which to consider sustainability in decision making. The criteria include: consistency with the endorsed community vision statement, consistency with sustainability principles based on The Natural Step (TNS) framework, whether the proposal is a good fiscal investment, and whether the proposal moves the community towards sustainability.

At their September 2010 meeting, the CAC agreed that using the TNS and the triple-bottom-line approach will ensure that the Plan update would result in a more sustainable community and that the handout and the strategic questions do a good job of explaining the sustainability framework.

At the City Council's April 11, 2011 joint meeting with the Planning Commission, the Council (on a 4-3 vote) reaffirmed using the sustainability filter for the Plan update process.

At the April 27 CAC meeting, the committee was provided three land use scenarios, along with two housing and four economic development growth rates. The CAC was asked to choose which options should be pursued for further assessment. The CAC directed staff to assess the following:

- All three land use scenarios because they provide a range of scenarios.

- Low housing growth rate because it is consistent with the 2010 Census (10-year AAGR) and generally corresponds to the trends in the last 10 years.
- Medium housing growth rate because it seems like a reasonable step above the low growth rate.
- Low economic development growth rate because it is consistent with the housing growth rate.
- Medium-high economic development growth rate because it provides an opportunity to review the implications of a higher employment growth rate and the city is placing more emphasis on economic development.

**Scenarios and Forecast Ranges 2010-2035**

Land Use Scenarios	Housing Growth		Economic Development Growth	
	AAGR	New Dwellings	AAGR	New Jobs
Existing Comprehensive Plan				
Village Centers	Low: 0.37%	1,874	Low: 0.37%	2,008
LOconomy	Med: 0.68%	3,560	Med: 0.68%	3,815
			Med-High: 0.85%	4,859
			High: 2.07%	13,741

AAGR = Average Annual Growth Rate

**DISCUSSION**

The assessment is intended to provide a comparison between the scenarios to help the community and the CAC determine the best scenario that meets the community’s vision for the future. A working draft scenarios assessment (Attachment 4) has been prepared based on the staff’s and the consultant’s best professional judgment. It is merely a starting point for discussions. Ultimately, the CAC with input from the public will need to determine which scenario best represents the community vision.

Assessing the three scenarios against the vision using the sustainability framework strategic questions poses several challenges, such as:

- Minimizing the subjectivity in the assessment
- Keeping the level of detail and information at a higher conceptual level. The level of assessment should be equal to the level of planning that we are at - - broad conceptual community vision and scenarios planning
- Balancing between providing too much detailed information to inform the assessment and not enough
- Graphically representing the results of the assessment so it is easy to understand

In order to address some of these challenges, the assessment is based on the following assumptions:

- The level of this assessment is at the same level of scenarios and vision statement (i.e. the scenarios and vision statement are broad and general in nature, the assessment also aims to be broad and general)
- Subjectivity is minimized by having a large group (CAC) review and agree on the ratings for the assessment
- A rating system of “very well”, “well”, and “moderately well” with symbols are used to graphically show how a scenario compares to the vision and strategic questions. This assumes that all of the scenarios provide strengths, opportunities and challenges that could implement the vision.

Staff would like the SAB’s feedback in reviewing the scenarios against the strategic questions. In particular, page 2 of the working draft scenario assessment provides a partially completed assessment table. Staff is seeking the SAB’s input on working through the strategic questions.

- What action areas should be used to assess the strategic questions 2, 3 & 4 (as some action areas may not be applicable) or is there another way to answer the strategic questions?
- What “rating” would the SAB give to the scenarios?

An action area description summary (Attachment 5) illustrates the relationships between the Comprehensive Plan chapters and action areas. The Action Area Chart (Attachment 6) is provided to help you in recording which action areas should be used to assess the strategic questions.

**ATTACHMENTS**

- 1) Scenarios Description
- 2) Draft Community Vision
- 3) Planning For a Sustainable Lake Oswego Handout
- 4) Working Draft Scenario Assessment
- 5) Action Areas
- 6) Action Area Chart