



# WE LO

PLANNING FOR PEOPLE, PLACES AND PROSPERITY

## Comprehensive Plan Update Draft Scenarios Open House

March 29, 2011 4:00 p.m. – 8:00 p.m. West End Building, 4101 Kruse Way



### START HERE - WE LOVE LAKE OSWEGO

Please visit this display station before moving on to the scenario displays. You may visit the scenarios in any order you wish. The We Love Lake Oswego station includes important background information including:

- Project description and timeline
- City Council supported draft vision statement
- Complete Neighborhoods and Housing – 20 minute community concept
- Learning Community Concept
- Sustainability Framework
- Proposed Comprehensive Plan Action Areas
- Examples of different housing densities

We encourage you to visit with Comprehensive Plan Citizen Advisory Committee members and City staff at each display station. Please answer the questions in this comment form at the end of this packet and return it to us before you leave.

Please also mark your calendars for the next We Love Lake Oswego public meeting scheduled for Wednesday, May 25.

### WHY SCENARIO PLANNING?

Currently there are 43,000 people living with the Lake Oswego urban services boundary. By 2035, the population is expected to increase to between 47,000 and 52,000 people. More people are expected to move to the region and Lake Oswego has a State mandate to plan for housing and job growth for the next 20 years. How can we plan for future growth while maintaining the community's quality of life today and for future generations?

More than 1,500 Lake Oswegans have participated in surveys, workshops and open houses to help draft a community vision for 2035. The vision articulates what community members value and what they want the city to be like in the future.

At a recent design workshop, City Councilors, Planning Commissioners, Citizen Advisory Committee members and local design professionals gathered to translate the community's draft vision into a set of future conceptual scenarios for Lake Oswego.

Citizen Advisory Committee, a Work Group on Housing and Economic Development, and the City planning staff have used all of this information to develop three conceptual scenarios for your review:

**Existing Comprehensive Plan • Village Centers • LOconomy**



Community Health & Public Safety



Economic Vitality



Complete Neighborhoods & Housing



Healthy Ecosystems



A Connected Community



Community Culture



Inspiring Spaces & Places

## What is a Scenario?

Scenarios provide a graphic and written description of what Lake Oswego could be like in the year 2035. They include a variety of housing, employment and transportation ideas and concepts about what the future could hold for Lake Oswego.

Your help is needed to identify what you like or dislike about each scenario and whether one (or a hybrid) scenario should be selected as best representing the community vision for 2035.

An additional “Learning Community” concept envisions a network of local education, culture and civic institutions that provide rich opportunities for lifelong learning and creative expression. The nature of this concept is universal and may be considered for incorporation, in whole or part, into the three scenarios that survive the planning refinement process. Please visit the “Start Here” display for more information.

The conceptual scenarios are a starting point for understanding the different ways that the Community Vision could be realized over the next 20 years. Your comments on the scenarios will help refine the scenarios before they are assessed against the vision statements, sustainability filter, and economic development and housing needs.

## SCENARIO ASSUMPTIONS

Each scenario presents a unique snapshot of Lake Oswego in 2035. Despite their differences, they share a number of assumptions.

1. Future population and job growth will be accommodated within Lake Oswego’s current Urban Services Boundary (USB). Based on current policies, the City will not expand its USB into the Stafford area in order to accommodate future growth.
2. All scenarios can provide the opportunity to accommodate population, dwellings and jobs that are expected by 2035 by assuming some level of amendments to the City’s Development Code -- the question is where should the city plan for this growth?
3. To meet the requirements of the State’s Metropolitan Area Housing Rule, Lake Oswego will need to provide the opportunity for 6,000 - 7,000 dwellings over the next 20 years. Providing the opportunity for this capacity does not mean the city will build out to this capacity. Future development is driven by private sector market forces.
4. The community maintains an integrated network of parks and open spaces that contribute to a healthy ecosystem and healthy people.



## EXISTING COMPREHENSIVE PLAN SCENARIO

### Descriptive Elements:

- Reflects existing goals, policies and recommended action measures of the 1994 Comprehensive Plan as well as adopted plans such as the East End Redevelopment Plan (downtown urban renewal), the Lake Grove Village Center Plan, and existing Lake Oswego neighborhood plans.
- Assumes a 2035 population of 48,266, which translates into 2,155 new housing units and 1,758 new jobs.
- Retains current mix of urban and suburban development with densities and patterns of residential development guided by existing zoning.
- Neighborhoods accommodate future housing growth through infill of vacant lots, under utilized lots and replacement of aging buildings.
- Commercial uses occur in existing commercial, and mixed use areas. Industrial uses occur in Foothills and the southwest Lake Grove industrial area. Policies focus on locally-serving businesses and discourage regional draw retail uses.
- Village-scale revitalization has been guided by the existing downtown plan. The projects listed in the Redevelopment Plan have been built.
- Existing initiatives to increase and improve the safety of pedestrian and bicycle mobility continues as set forth in the existing Transportation System Plan.
- Internal and regional transit options may improve along transit corridors, however, individual automobile use will continue to be the dominant mode of transportation.





## VILLAGE CENTERS SCENARIO

### Descriptive Elements:

- Village-scale neighborhood centers and nodes provide a city-wide network of unique places, each offering different types of neighborhood services.
- Builds on the successful revival of the existing downtown and Lake Grove areas where programs are in place to encourage redevelopment and housing.
- Assumes a 2035 population of 51,981, which translates into 3,336 new housing units and 2,020 to 9,783 new jobs.
- Smaller mixed-use neighborhood centers are located in existing commercial areas and complement the two larger village centers. Public amenities including parks, plazas, and pathways encourage mixed use redevelopment in these areas.
- Hubs provide the opportunities for community gathering places that could include small neighborhood coffee carts, periodic farmers markets, or other neighborhood-scale events.
- Supports the concept of “20-minute neighborhoods” where residents can meet many of their needs for jobs, services and recreation within walking or biking distance of their home.
- Hubs are developed at select parks and schools or other areas identified by the community.
- Centers integrate a walkable urban form in a compatible manner in an otherwise low density residential city.
- Future jobs and housing are accommodated in mixed-use centers along transit corridors and in Foothills, protecting the character of existing neighborhoods, and reducing infill and redevelopment pressures in the existing single family neighborhoods.
- There is an increased mix of housing alternatives for empty-nesters, young professionals and first-time homebuyers.
- Neighborhood centers vary in size, scale and character, reflecting the aesthetics, values and needs of the surrounding residential community.
- Transportation options are enhanced to support and take advantage of the clustering of housing, jobs, shopping and services in the centers and nodes.
- A citywide network of walkways and bikeways connects centers and nodes to adjacent neighborhoods. High capacity transit connects Lake Oswego with Portland, Beaverton, and the Clackamas area. Automobile trips are reduced as a result of transportation options.



## LOCONOMY SCENARIO

### Descriptive Elements:

- Provides for a prosperous community that is home to a diverse mix of local employment opportunities, and locally-sourced goods and services.
- New housing in mixed-use areas is concentrated on the east and west ends of the city and provide a strong customer base for local businesses.
- Assumes a 2035 population of 51,981, which translates into 3,336 new housing units and 2,020 to 9,783 new jobs.
- Future population and job growth is directed to new mixed-use developments in established employment areas on the east and west ends of the city, protecting the character of existing neighborhoods and reducing infill and redevelopment pressures on existing single family neighborhoods.
- On the east end, Downtown, Foothills and Marylhurst develop into walkable, mixed-use centers for civic, commercial and cultural activities. Their urban form and village feel attract local shoppers and provide settings for local cultural and civic events.
- On the west end, Kruse Way and the SW Employment Area in West Lake Grove evolve into a regionally-competitive, 21st Century mixed-use center. Their close proximity to I-5 and high capacity transit attract new businesses and light industrial companies and professional service firms with a focus on regional, national and international markets.
- Existing commercial areas within neighborhoods develop into neighborhood centers that vary in size, scale and character, reflecting the aesthetics, values and needs of the surrounding residential community. These centers support smaller business opportunities in response to local demands for goods and services, including support services for a growing population of home-based businesses.
- Transportation improvements connect the city's east and west ends to each other, and to surrounding communities and markets.
- Local transit services connect the east and west ends to each other, and serve as a spine for future transit service to neighborhood centers. Walkways and bike ways connect neighborhoods to their adjacent commercial and employment centers.
- Regional high capacity transit service connects Lake Oswego to Portland, Beaverton, and the Clackamas area. The highway transportation systems links Lake Oswego to the region via the I-5, Hwy 217 and Hwy 43 corridors.