



CITY OF LAKE OSWEGO Sustainability Advisory Board Minutes

July 18, 2011

CALL TO ORDER / ROLL CALL

Co-chair Brown called the Sustainability Advisory Board (SAB) meeting of July 18, 2011, to order at 6:30 p.m. in the Conference Room of the Main Fire Station, 300 B Avenue, Lake Oswego, Oregon.

Members present: Co-chairs Grant Watkinson and Bruce Brown, Sarah Asby, Matt Briggs; Daniel Gottlieb, Vidya Kale and Gregory Monahan
Members excused/absent: Dorothy Atwood; Gary Bachofner
Council Liaison: Sally Moncrieff
Guest(s): Denise Dailey, NRAB; E. Jay Murphy; Suzanne Spencer; Andre DeBar and Lisa Adatto
Staff present: Susan Millhauser, Sustainability Coordinator; Alex Deley, AmeriCorps; Jane Blackstone, Department of Economic and Capital Development; Matt Brown, Williams Dame White

MINUTES

The Minutes of May 16, 2011 were **accepted** by unanimous vote.

ANNOUNCEMENTS

Councilor Moncrieff forwarded a letter from a citizen that asked the City to ban plastic bags. Co-chair Brown put discussion of the request on the future agenda. Councilor Moncrieff reported that the Council was going to discuss exempting solar panels from height restrictions. The staff circulated a signup sheet for the August 21 Electric Vehicle Show and the Council schedule. Briggs' last retrofit open house was August 13. Kale circulated a photograph of large recycling bins used in Spain. Clean Energy Works Oregon was offering a whole home energy efficiency retrofit program homes built before 1993, with the City offering an additional \$500 cash incentive for the first 40 eligible homes (using its Energy Block grant). Brown reported he and Councilor Moncrieff had met with Joel Komarek to talk about the water conservation incentive program.

PUBLIC COMMENT (None)

REGULAR BUSINESS

Comprehensive Plan Update Citizens' Advisory Committee Representative

Watkinson **moved** to retain Dorothy Atwood as the SAB's representative on the CAC and ask her to report to the Board monthly via email and attend SAB meetings quarterly. In addition, each SAB member was to make an effort to attend some CAC meetings. Briggs **seconded** the motion and it **passed** by unanimous vote.

Presentation: Foothills Framework Plan

Chair Bruce Brown related that his firm was working on the framework plan and he was personally involved to some extent. Matt Brown, Williams Dame & White described the current version of the conceptual plan. It had been presented to the Council and was being presented to the public over the summer. The development team planned to work with the water treatment plant to find ways to utilize the heat and water the plant produced in a way that would benefit the district. Other sustainable features related to stormwater management methods, improved public transportation, and a variety of housing types. M. Brown reported that the CAC wanted to take the most sustainable approach rather than just use a prescriptive LEED checklist. But it was likely the result would still qualify for LEED Platinum designation.

During the discussion M. Brown confirmed that using properties the City already owned for the streetcar terminus and park and ride facilities could count as part of the City's streetcar match. He advised the plan did not force the apartment owners to redevelop and it assumed the condominiums would remain. Those owners could decide for themselves when it made sense to redevelop. He estimated the plan would potentially create 1,000 to 1,200 additional housing units in the north section. The intent was that the retail/commercial space would be occupied by neighborhood serving businesses that would not compete with Downtown. He reported that so far geotechnical reports had not identified any potential hazards that made the area undevelopable. Cuts in the floodplain would be mitigated elsewhere, preferably in other areas along the river where habitat was being restored. The streets would be at least one foot above the 1996 flood level (which was generally higher than the 100 year floodplain) and structures would start at one foot above the street level. The consultant reported there was some contamination in the industrial area, but so far there was nothing out of the ordinary and nothing that could not be removed or capped. Additional analysis would be done. More analysis was necessary to determine how advantageous it could be to have the treatment plant as a partner. When asked, M. Brown said the team was not sure yet how much the project would add to the City's overall carbon footprint. They would use the Sustainable Transportation Access Rating System. The consultants encouraged the Board to provide input. They planned to return to update the SAB again in the future.

Luscher Farm Master Plan

Kim Gilmer, Director, Parks and Recreation Department, distributed her July 14, 2011 Memorandum, "Luscher Area Master Plan Input." She explained the farm area plan was a subset of the Comprehensive Plan and the Parks System Master Plan. The Council had directed the staff to bring it the parks system master plan first. The new farm area plan would replace the 1997 farm area plan, which called for some intensely active recreational uses. Since then

the City had purchased more land in the area for parks and open space and added temporary uses such as urban farming. Without a new plan the City would be challenged to qualify for restoration grants and to plan the newest land. The current process would define what the community envisioned for the property in the future. Public outreach regarding both the system plan and the farm area plan had begun. So far 1,400 people had participated. The results indicated that they expected the system to prioritize access to nature; more kids' play areas; and access to fitness and exercise opportunities, including trails. The planning team had to balance the interests of sports organizations, which wanted more ball fields, with community gardening and other interests. The Council had already decided in 2009 to locate a new tennis facility on the Recede property. The farm site plan had been generally defined and was about to be presented to the Council. But a more specific site plan had to be in place before traffic impacts and costs could be determined. A citywide ball field analysis had to be completed to determine how many fields would be needed in the future. Another analysis would determine the site's suitability for agricultural production. The HRAB was reviewing the historic overlay. Gilmer invited the Board to provide feedback by late August.

During the discussion Gilmer confirmed she was working with planners to coordinate planning with the Comprehensive Plan update process. She was asked if the farm had been given to the City with any restrictions against athletic facilities. She clarified the City had purchased it with open space bond funds. The sales agreement specified the property was to be used for park, recreation and agricultural purposes. The seller's interest was to have a museum to highlight a dairy farm. That was slowly being accomplished. All the equipment was inventoried and in storage. The only portion of the property that had a restriction against athletic facilities was the area that the county had designated as a landmark in 1995. She confirmed that if the City had the funds and wanted to purchase adjoining property there were owners who would sell their land to the City in the future. She clarified all of the farm area properties were currently in the county and zoned exclusive farm use. The county had granted a conditional use permit for the trail. The department had improved some of the former dairy ground so the soil would support crops. They were going to hire an independent soil scientist to identify which crops would be most suitable for the soil types so the Council could determine what type of urban farming to have there. She reported the existing driving range was too small and might be relocated to the farm area. The Board supported the department's efforts to investigate how many and what kind of playing fields were in the City and to create multiuse fields within the City so they did not have to be in the farm area. They suggested assigning a dollar value to the natural areas as well as athletic facilities. Asby suggested looking at the fields at the closed schools. Watkinson held it would be inappropriate to put sports facilities in the farm area because of the traffic impacts and impact on water quality. Briggs recalled that Japan had cyber driving ranges that required no space. Co-chair Brown planned to schedule a joint SAB/NRAB meeting to discuss the master plan.

Outgoing Board Members

Co-chair Brown thanked outgoing members Grant Watkinson and Matt Briggs for their service on the board.

Sustainability Policy and Decision Tool Progress

This discussion was postponed.

ADJOURNMENT

There being no further business Co-chair Brown adjourned the meeting at approximately 8:37 p.m.

Respectfully submitted,

Susan Millhauser
Sustainability Coordinator

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