



CITY OF LAKE OSWEGO Sustainability Advisory Board Minutes

October 17, 2011

CALL TO ORDER / ROLL CALL

Co-Chair Bruce Brown called the Sustainability Advisory Board (SAB) meeting of October 17, 2011, to order at 6:30 p.m. in the Conference Room of the Main Fire Station, 300 B Avenue, Lake Oswego, Oregon.

SAB members present: Co-chair Gregory Monahan, Co-chair Bruce Brown, Sarah Asby, Andre DeBar, Vidya Kale, E. Jay Murphy, Suzanne Spencer, and Rosemary DiCandilo (Alternate).

SAB members excused/absent: Lisa Adatto, Daniel Gottlieb

Guests: None

Council Liaison: Sally Moncrieff

Staff / Consultants present: Susan Millhauser, Sustainability Coordinator; David Donaldson, Assistant City Manager; Jane Blackstone, Department of Economic and Capital Development. Consultant: Matt Brown, Williams/Dame & White

ANNOUNCEMENTS

There was to be another drug take-back event on October 29. The Community Development Code Reorganization project open house was being held that evening. A Fall Sustainability Festival was to be held in West Linn on October 23. E. Jay Murphy was to serve on the committee helping to revise the City's stormwater manual. The LO/Tigard Water Partnership project would incorporate solar-related equipment.

MINUTES

Consideration of the Minutes of July 18, 2011 was **postponed** until the draft could be read by all members.

REVIEW OF CITY COUNCIL ROLLING AGENDA

The Council was scheduled to talk about water conservation rebate program funding. The SAB invited water conservation staff to discuss it at the next SAB meeting.

PUBLIC COMMENT (None)

REGULAR BUSINESS

Draft Foothills Framework Plan

Co-chair Brown related that his firm was involved in Foothills planning. **Matt Brown, Williams/Dame & White**, presented the update. He highlighted the Land Use and Sustainability Chapters. The overall height limit was 90 feet, but buildings were to step down to 45 feet along State Street. Foothills buildings would not impede existing views from the other side of State Street due to the change in topography. The overall FAR (floor area to site area ratio) was 4:1. The District would consist of three sub-districts: North District, Upper Shelf District and Garden District. Each district would have its own character and standards. The Garden District would keep its existing circulation and green feel. The Oswego Point condos and waste water treatment plant were to remain for the foreseeable future.

Mr. Brown pointed out that the sustainability elements of the Plan include using LEED ND (Neighborhood Development) as a baseline for District development standards. While there are lots of ties between LEED ND and the Community Development Code (which will be updated based on adopted Framework Plan), Mr. Brown noted three key elements:

- Smart locations and linkages (e.g. Foothills will be connected to transit, walk, bike options);
- Density minimums and number of units and reducing amount of required off-site parking; and
- Developing green infrastructure as the standard, such as green streets for onsite stormwater management; looking at district energy and water reuse (for toilet flushing and park irrigation) opportunities with Tryon Wastewater Treatment Plan.

The Board was interested in how the district would achieve housing diversity and affordable housing. Mr. Brown advised that it was in a developer's best financial interest to offer a variety of housing choices to the market. The most financially viable developments in the current economy were apartments and senior housing. Demographic studies showed that seniors and young adults wanted the same things: a walkable environment; an interesting place to be, and access to transit. He advised that a purely market driven development could not provide affordable housing. Some public money would be necessary. Councilor Moncrieff advised that the code did not inhibit development of affordable housing; the City did not have an affordable housing policy; and the City did not offer financial incentives for that kind of housing. She reported that there was a surprising amount of affordable housing in the City. At last count Lake Oswego had more single family dwelling units under \$300,000 than West Linn or Tualatin did. There was multifamily housing in every neighborhood. She commented that the City's single largest barrier to income and age diversity was its lack of transit. Jane Blackstone noted that a larger discussion about housing and affordability will take place as part of the Comprehensive Plan update.

Mr. Brown explained the code would require the elements that would help the district and its individual buildings meet the minimum levels of LEED ND (Neighborhood Development) and NC (New Construction) certification but it would not require such certification. The planners were confident someone could easily achieve LEED Silver or Gold under the code and they could achieve Platinum rating with some additional effort. In addition, the City could negotiate

development agreements that required a certain level of LEED certification. Board members suggested the plan should specify that the intent was to remove barriers to someone achieving LEED certification at any level all the way up to Platinum and wondered if there would be an opportunity to plan for solar on the condo buildings. They wanted to know if the Far West Fibers recycling center would be retained. Mr. Brown anticipated any City/developer agreement would require the development to be built to the LEED Platinum level, which would require a very serious look at solar. Councilor Moncrieff reported that the Comprehensive Plan CAC and other groups were discussing the potential for locating recycling centers in the Southwest Industrial area and in individual neighborhoods. Ms. Millhauser reported one neighborhood had applied for a City neighborhood enhancement grant to create a neighborhood recycling center, but the zoning code would not allow it.

Mr. Brown went on to review the floodplain analysis, which showed no rise in the 100-year floodplain from proposed 75,000 cubic yards of fill. Fill was legally required to be balanced by cuts. The balancing cuts would be the 10,000 cubic yards of cuts made when Foothills Park was developed and an additional 65,000 cubic yards of cuts to be made by mitigation and habitat enhancement projects in Tryon Cove and along the Willamette River to the north of Foothills

Board members wanted to know if underground garages counted as fill; if all cuts were to be within the City; when the district would be built out; what the difference was between filling an area and using a dike or levy; if the waste water treatment plant was within the floodplain; and what the plant's motivation would be to work with the district. Mr. Brown confirmed that underground garages counted as fill because they displaced the floodplain. The cuts were all on publicly owned properties in and around Lake Oswego. He clarified that the proposed action to fill in a flood plain was much less risky than protecting an area using a dike or levy. He anticipated developers would pay a fee in lieu of cuts to a bank that would accumulate the funds for cut mitigation. Full district build out was projected in 25 years. If started soon, North District development might be built in ten to fifteen years. He clarified the treatment plant was partly inside and partly outside the floodplain. The plant had installed protective flood locks. District planners would work with the City of Portland Bureau of Environmental Services during its facilities plan update and inform their work. There was a good opportunity for the district to get energy and reclaimed water from the plant. The benefit to the plant was that the district could help the plant meet regulatory standards related to its discharges. The plant actually produced more water than the district would be able to use, so some of it might be sent to benefit other areas in the City. The Board suggested it might benefit the future North Anchor project. Mr. Brown encouraged Board members to send in any additional comments they might have.

Luscher Area Master Plan

The SAB and NRAB were planning to hold a joint meeting the following week to formulate a recommendation. NRAB member Denise Dailey was preparing the draft. SAB members talked about what they wanted to see in the recommendation. The suggestions included a design overlay that maintained the character of the area; a LEED Platinum target for structures; sustainable landscaping design and maintenance standards; using impervious surface for all paved areas; and a recommendation that the farming use continue to be organic. Councilor

Moncrieff recalled the Parks and Recreation director hoped the board would help the department figure out how incorporate sustainability principles into the Plan narrative. Co-chair Monahan agreed that should be worked on. Ms. Millhauser related the staff had applied the sustainability filter to the Parks 2025 plan, but they had not yet applied it to the Luscher Area Master Plan.

Northwest Grocery Association Voluntary Reusable Bag Campaign Proposal

Portland had just adopted a plastic bag ban. The Lake Oswego City Council had previously resolved to consider a ban if the state legislature did not impose one. The Northwest Grocery Association proposed that the City conduct a campaign to encourage people to remember to take their reusable bags to the store.

Board members recalled that Master Recyclers already handed out stickers to put on doors to remind patrons to bring their bags. They talked about using the voluntary program for six months until they knew how well the ban worked in Portland. They recalled some of the arguments in opposition at the Lake Oswego hearing: dog owners used plastic bags to pick up; and plastic was less carbon- and resource-intensive than paper. They clarified the goal was not about switching from plastic to paper bags, but to move to reusable bags. They recalled the initial proposal was to charge for paper bags. They generally agreed the voluntary approach seemed like a good thing to do, and none of them were opposed to it, but it was not enough. It could be an interim step toward a possible ban on the use of single use plastic bags. Mr. Kale indicated that he was opposed to charging for reusable bags. He wanted them to be distributed for free.

Co-chair Brown **moved** that the board recommend adoption of the program on the basis that it was a transitional program with the goal of a formal ban within the next twelve months if results were not achieved. Ms. Asby **seconded** the motion and it **passed** by unanimous agreement.

ADJOURNMENT

The next joint meeting was scheduled on November 21, 2011. There being no further business Co-chair Brown adjourned the meeting at 8:33 p.m.

Respectfully submitted,

Susan Millhauser
Sustainability Coordinator

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