

Concept Plan Implementation – Map and Code Amendments

Planning Commission Hearing | August 12, 2019



Purpose of Tonight's Meeting

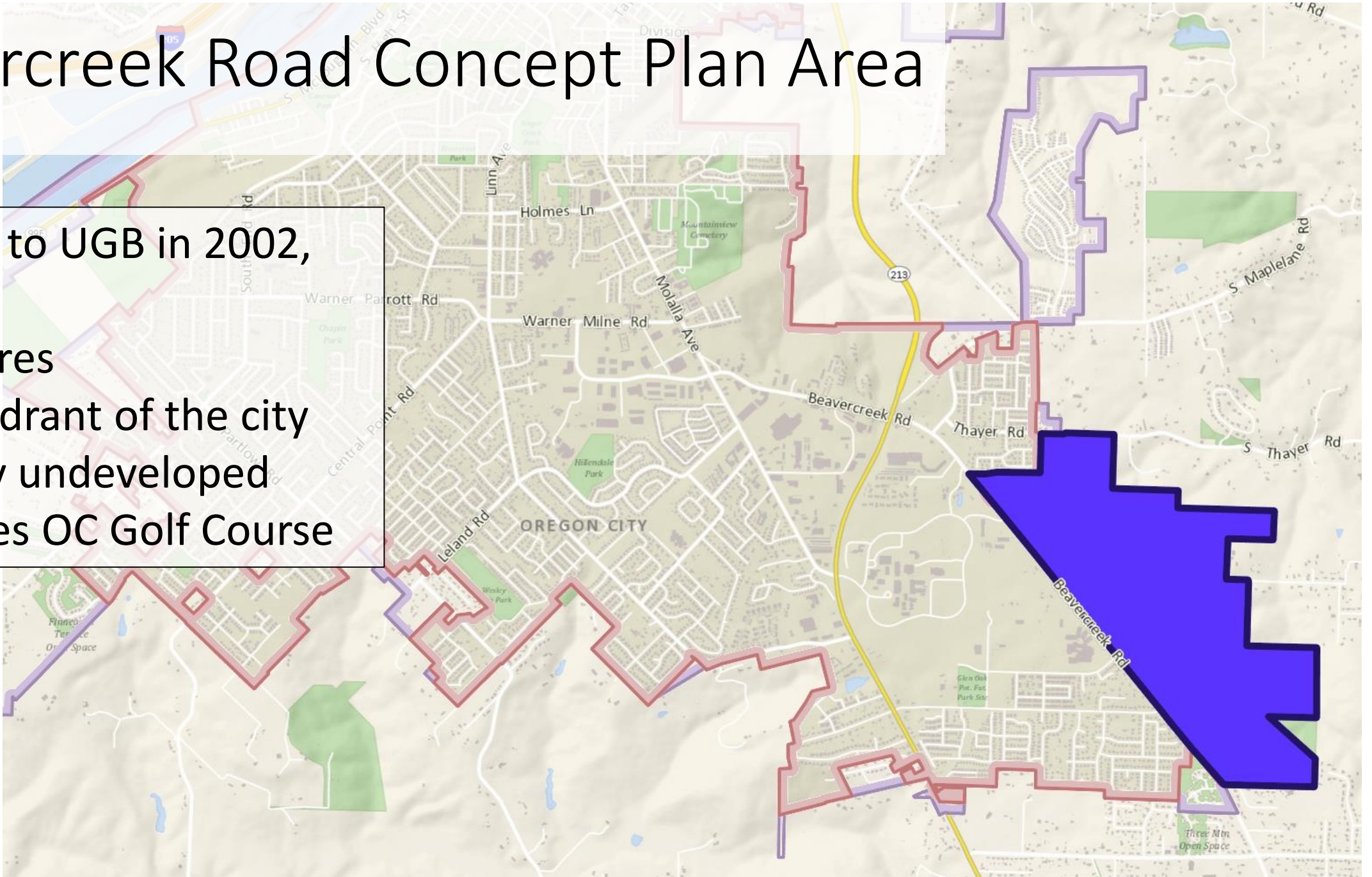
- Listen to Staff Presentation
- Listen to Public Comment
- Identify initial items that the Planning Commission would like to discuss at the August 26, 2019 Hearing
- Continue Hearing to August 26, 2019

- **August 26, 2019 Planning Commission Hearing**
 - Staff Report
 - Public Comment
 - Discussion of Issues
 - Continue to September 9, 2019 – to incorporate additional findings

- **Additional meetings will be scheduled as needed.**

Beavercreek Road Concept Plan Area

- Added to UGB in 2002, 2004
- 453 acres
- SE quadrant of the city
- Largely undeveloped
- Includes OC Golf Course



Beavercreek Road Concept Plan

The 2008 Beavercreek Road Concept Plan envisions a complete community with a diverse mix of uses woven together by open space, trails, a network of green streets, and sustainable development practices, including:

- An employment campus north of Loder Road
- Mixed-use districts along Beavercreek Road
- Two mixed-use residential neighborhoods
- 1,000-1,600 new housing units and up to 5,000 jobs at complete build-out

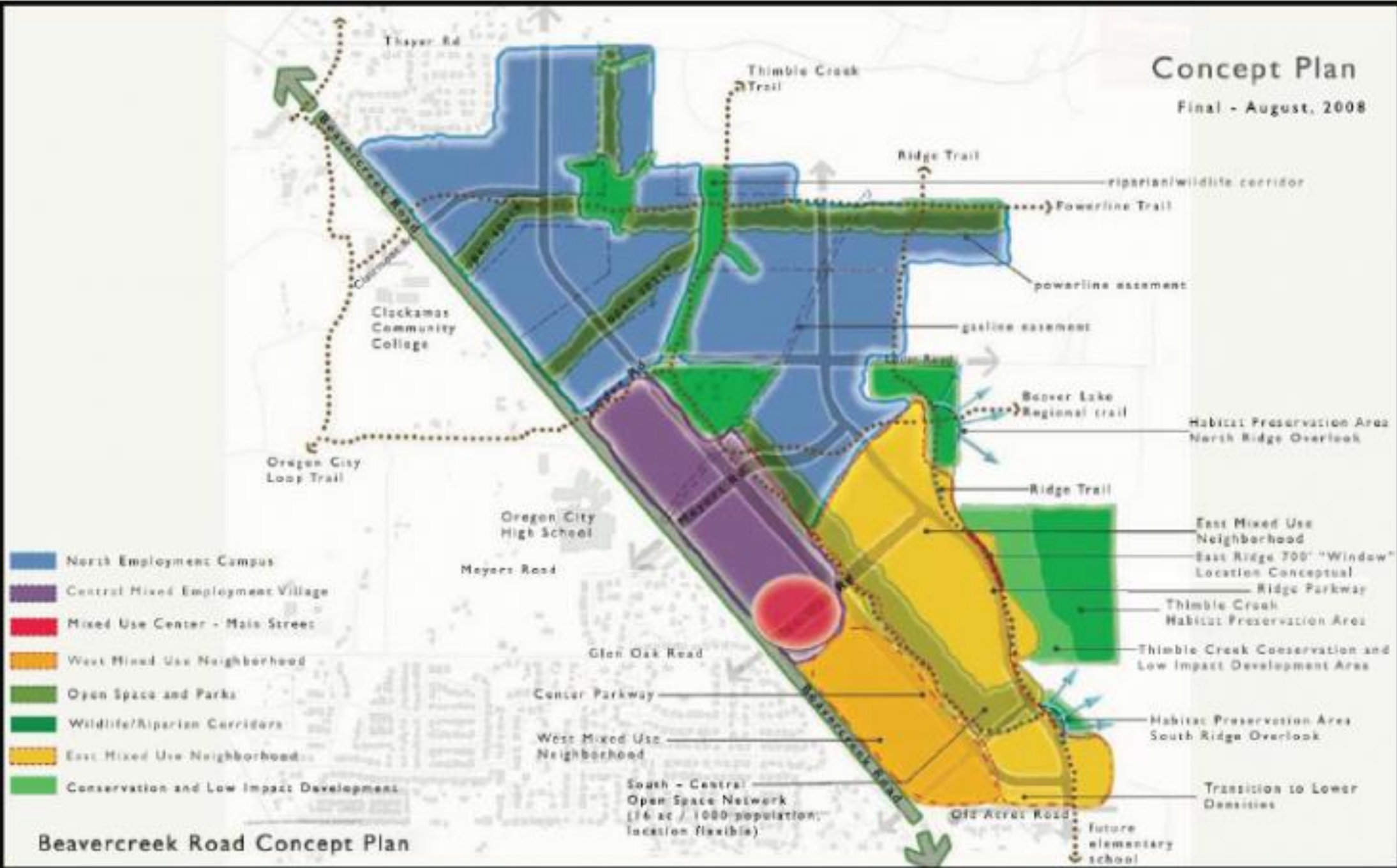
2019 Projection

1105- Housing Units

5,000 -Jobs

Concept Plan

Final - August, 2008



- North Employment Campus
- Central Mixed Employment Village
- Mixed Use Center - Main Street
- West Mixed Use Neighborhood
- Open Space and Parks
- Wildlife/Riparian Corridors
- East Mixed Use Neighborhood
- Conservation and Low Impact Development

Beaver Creek Road Concept Plan

South - Central
Open Space Network
(16 ac / 1000 population,
location flexible)

Transition to Lower
Densities

future
elementary
school

Plan History and Status



Related Efforts:

- Annexation of ~50% of district
- Water Master Plan (2010)
- Transportation System Plan (2013)
- Sewer Master Plan (2014)
- Stormwater LID standards (2015)
- Alternative Mobility Standard (2018)
- Beavercreek Employment Area
- Equitable Housing Code Amendments (2019)

Public Outreach

Community/ Boards and Commissions Meetings-

- Hamlet of Beavercreek, Caufield Neighborhood Associate, Parks and Rec Advisory Board, Transportation Advisory Board, Beavercreek Blue Ribbon Committee

Community-Wide Meetings

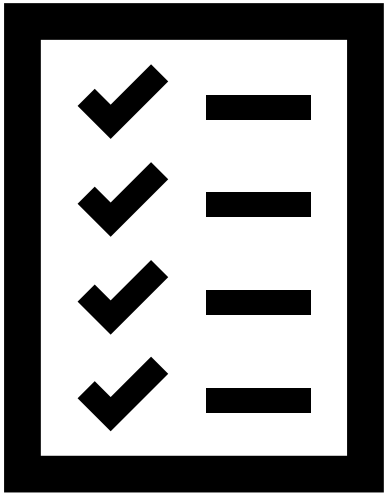
- Meeting 1 : January 29, 2019- Oregon City High School Library-
- Meeting 2: April 9, 2019- Oregon City High School Library
- Open House: June 10, 2019- City Hall Commission Chambers

Planning and City Commission Work Sessions

- Planning Commission Work Session- May 13, 2019
- City Commission Work Session- June 11, 2019

Website, project sign, e-blast, surveys, consultant interviews





Public Comment Tracker Matrix

- Utilized for public hearings portion of the project
- Track comments/ issues, staff recommendation and Planning/City Commission direction.
- Legislative findings will be added to the staff report to add or clarify findings needed to address the issues that are discussed in the hearings process.

Beavercreek Road Concept Plan

Implementation: Map & Code Concepts

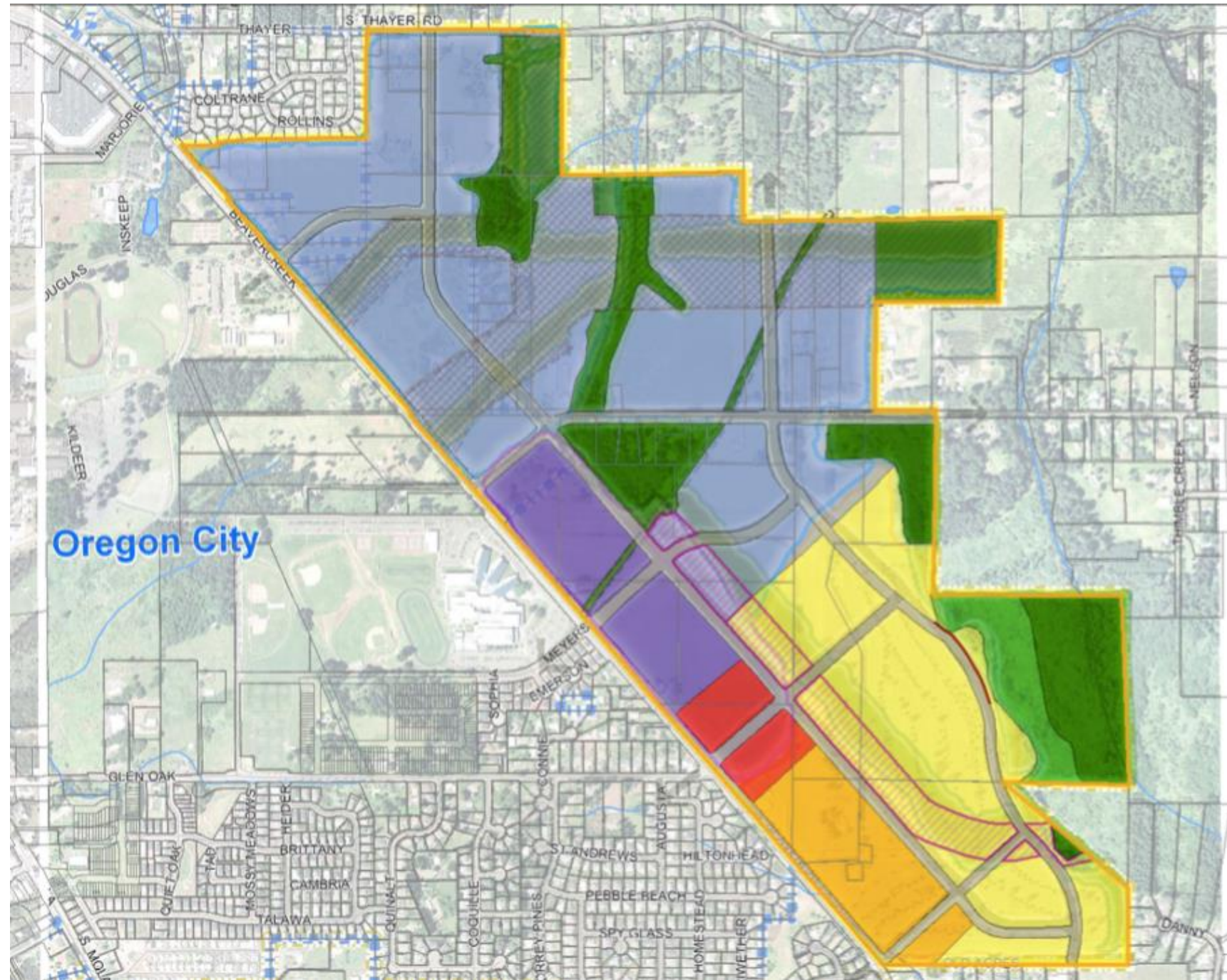
Hybrid Implementation Concept








Implementing Designations and Zones

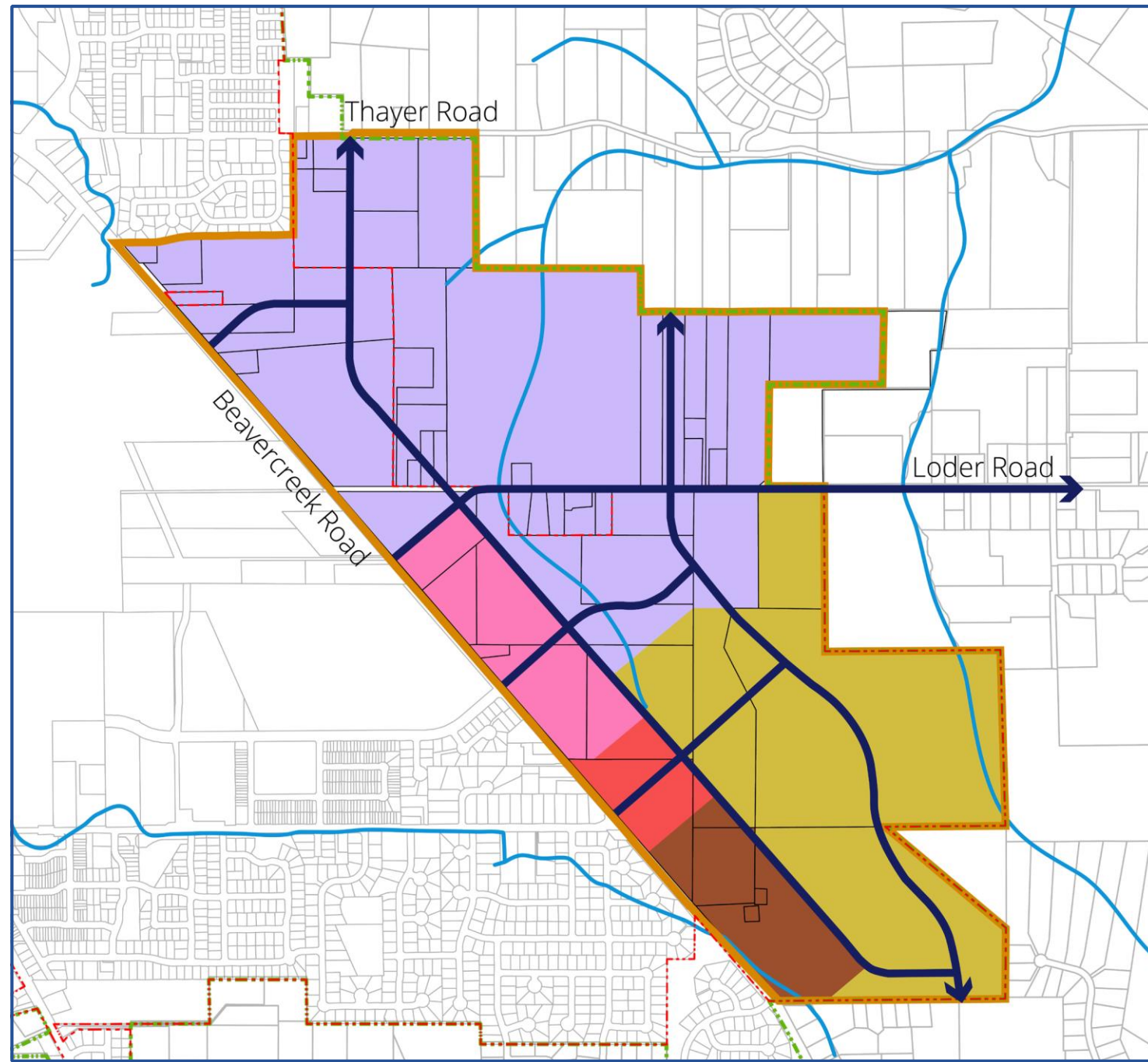
<i>Subdistrict</i>	<i>Zone</i>
North Employment Campus	Campus Institutional (CI)
Mixed Employment Village	Mixed-Use Corridor (MUC-2)
Main Street	Neighborhood Commercial (NC)
West Mixed-Use Neighborhood	High-Density Residential (R-2)
East Mixed-Use Neighborhood	Medium-Density Residential (R-5)

Subdistrict Mapping








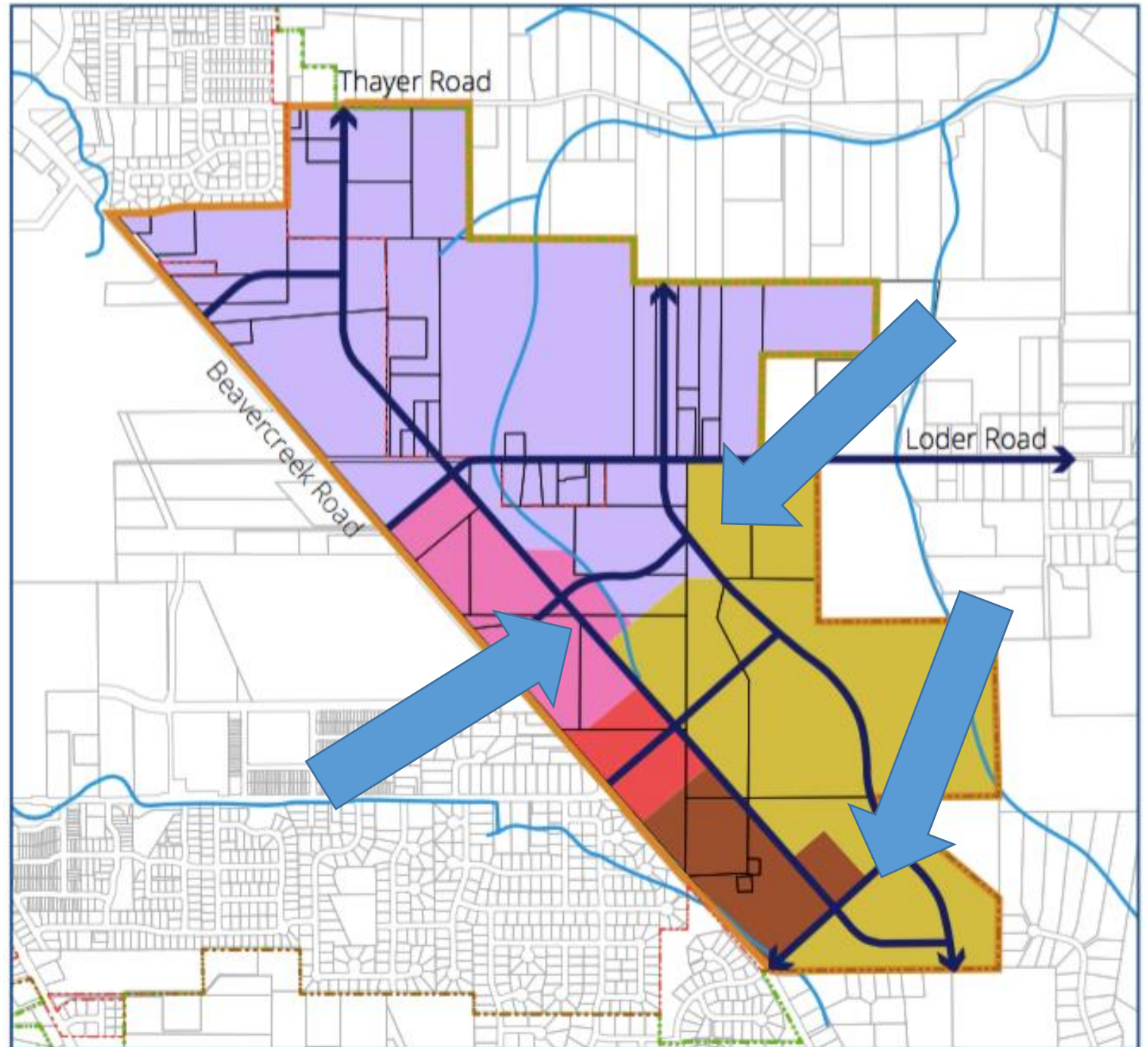
Initial Draft Implementation Map (April 2019)

-  Campus Institutional (CI)
-  Mixed-Use Employment (MUC-2)
-  Neighborhood Commercial (NC)
-  Medium Density Residential (R-5)
-  High Density Residential (R-2)



Revised Draft Implementation Map (June 2019)

-  Campus Institutional (CI)
-  Mixed-Use Employment (MUC-2)
-  Neighborhood Commercial (NC)
-  Medium Density Residential (R-5)
-  High Density Residential (R-2)



North Employment Campus

- Campus Institutional (CI) zone
- Code Refinements:
 - Sustainability site design features
 - Pre-existing residential uses protected
 - 25% maximum outdoor storage
 - Additional buffering requirements near residential uses
 - 30-ft open space corridor in powerline easement areas



Mixed Employment Village

- Mixed-Use Corridor 2 (MUC-2) zone
- Code Refinements:
 - Additional light industrial uses permitted
 - Retail and service uses limited
 - Limited upper-story residential option
 - 0.35 FAR minimum for efficient land use



Main Street

- Neighborhood Commercial (NC) zone
- Code Refinements:
 - Limit individual uses to 10,000 SF
 - New artisan manufacturing use
 - 50% max residential use, upper stories and rear of sites only
 - 0.5 FAR minimum and up to 5 stories permitted
 - Parking located behind buildings



West Mixed Use Neighborhood

- High Density Residential (R-2) zone
- Code Refinements:
 - Live/work dwellings and limited commercial uses permitted
 - 20% density bonus available for projects with sustainability features
 - Additional parkland or fee-in-lieu requirement

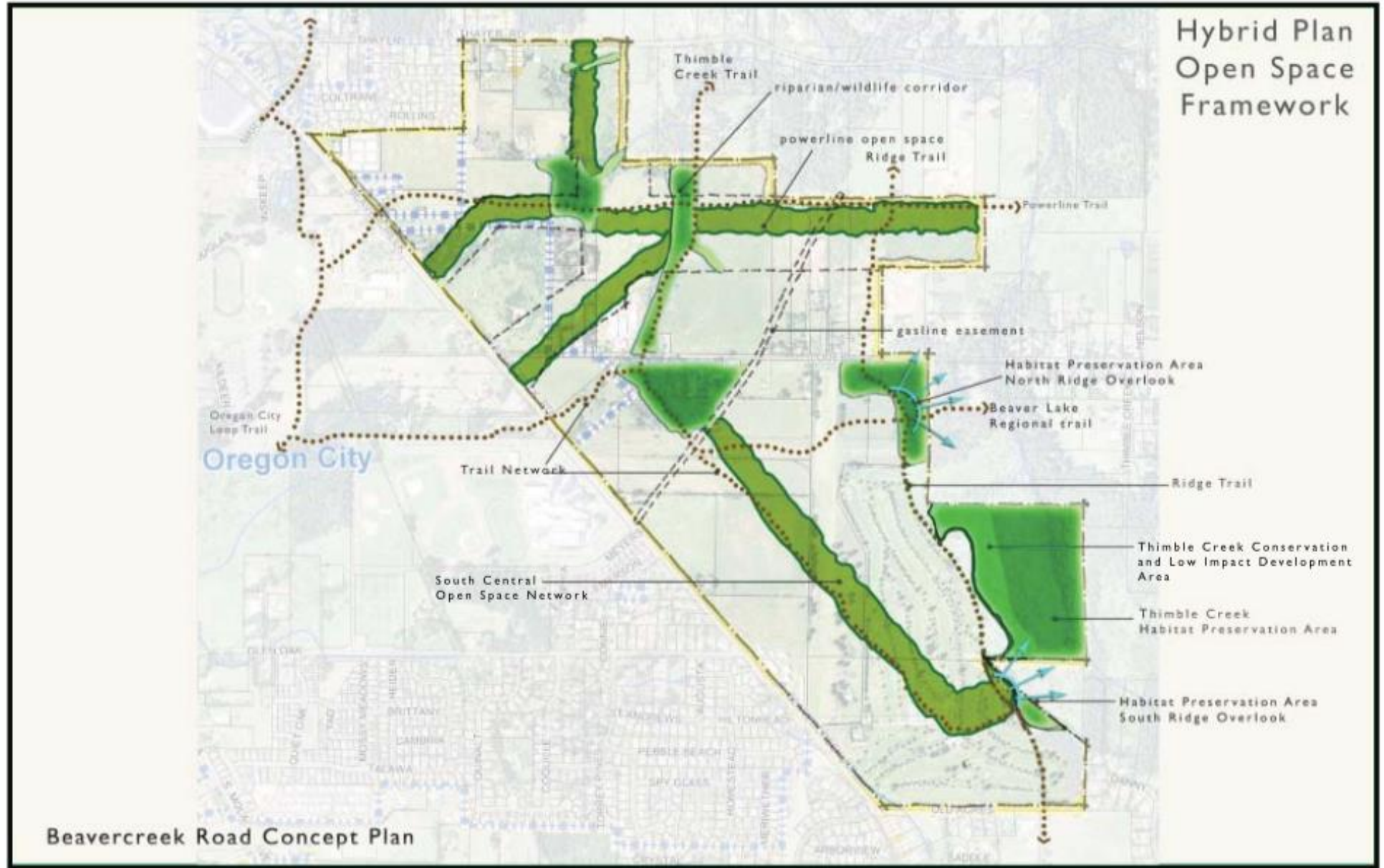


East Mixed-Use Neighborhood

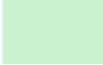



- Medium Density Residential (R-5) zone
- Code Refinements:
 - Uses and dimensional standards as proposed in Equitable Housing code
 - Low-Impact Conservation Area limited to 2 units/acre with view corridor requirements
 - 40-ft buffer required along southern perimeter with landscaping
 - Additional parkland or fee-in-lieu requirement



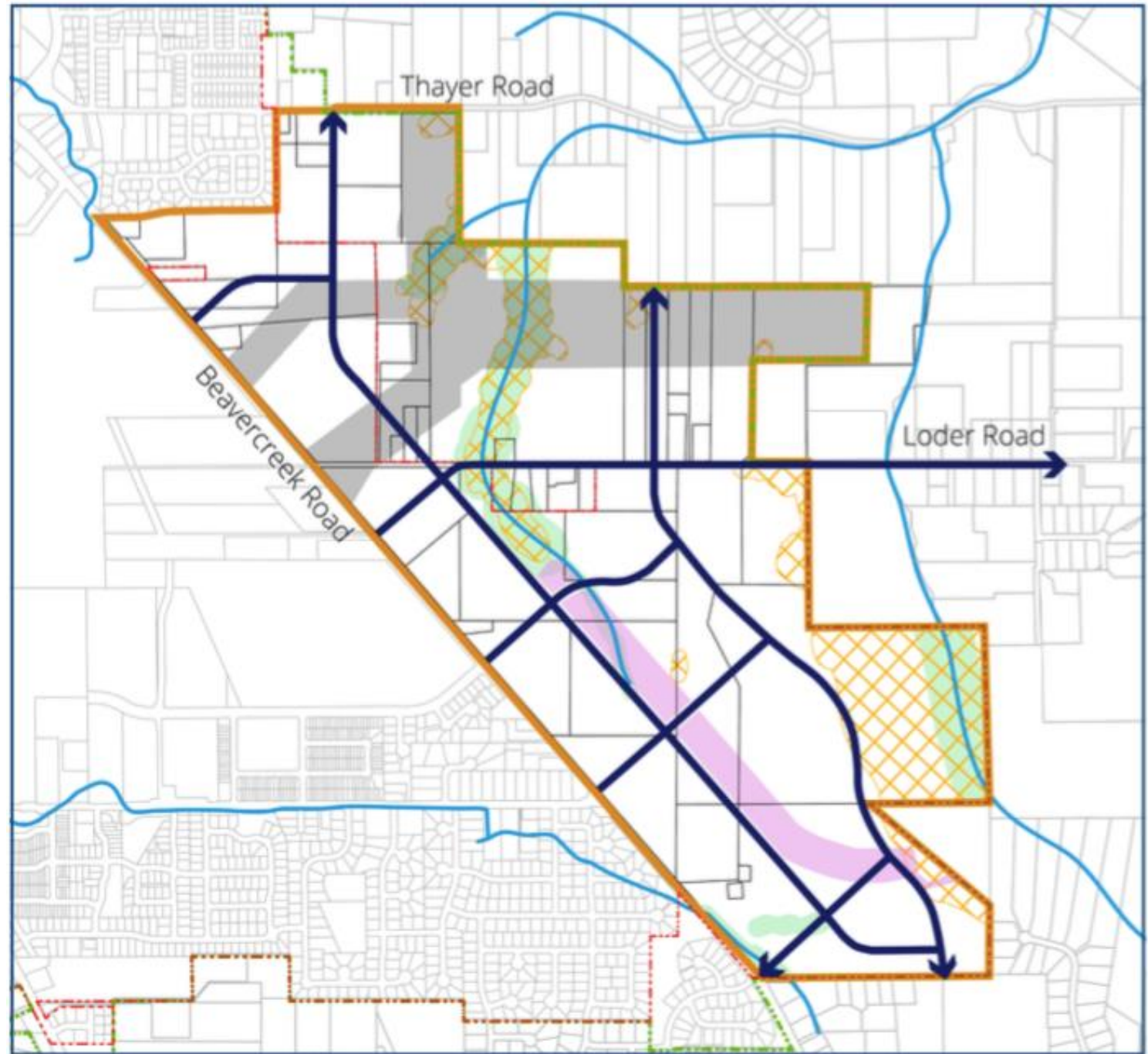
Parks, Trails and Open Space



Parks & Open Space Mapping

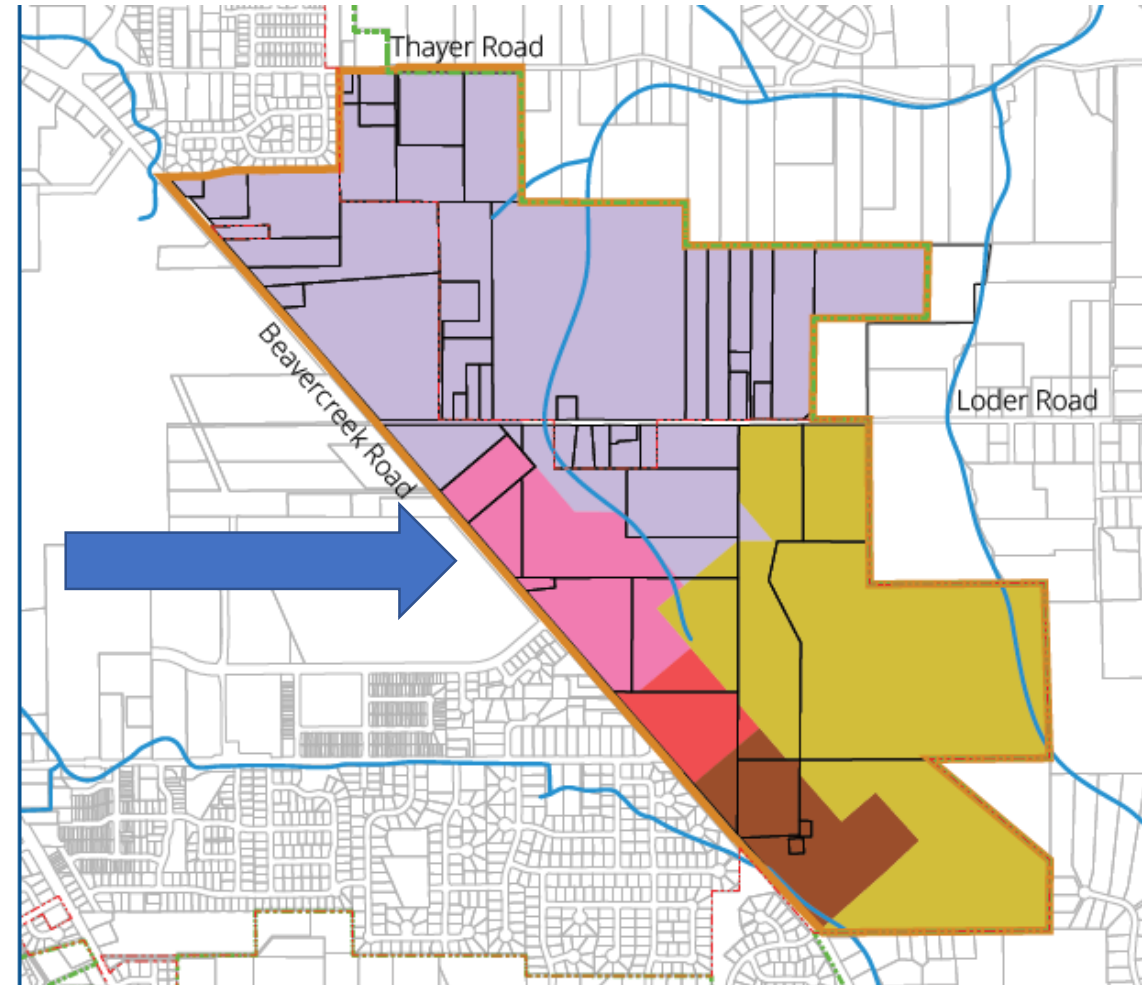
-  Natural Resources Overlay District (NROD)
-  Geologic Hazard Overlay District (GHOD)
-  South-Central Open Space Network
-  Powerline Corridor

August 29, 2019 Parks and Recreation Advisory Meeting



Beavercreek Road Section (8.13.19 CCWS)

- Provide responses to the following three questions identified by the public during the public engagement phase.
- **Intersection Control Analysis.** What is the optimal design for intersection control along the Beavercreek Road Concept Plan boundary- traffic signals or roundabouts?
- **Holly Lane Connection.** How important is the Holly Lane connection to the transportation model? What if it does not connect for a very long time, or is removed?
- **Road Network Evaluation.** What is the optimal cross section for Beavercreek Road?



Outstanding Items - August 26, 2019



- **Parks Master Plan**
 - Identification and brief description of public parks in the Beaver Creek Concept Plan Boundary
- **Trails Master Plan**
 - Identification and brief description of trail width and design within the Beaver Creek Road Concept Plan Area
- **Transportation System Plan**
 - Potential revisions to the intersection control, Holly Lane connection and lane configuration of Beaver Creek Road where it abuts the Concept Plan boundary.
- **Beaver Creek Road Concept Plan**
 - Revision to remove requirement for master planning to address clear and objective standards for housing and reduce barrier for commercial/industrial development.
 - The following may be included based on the direction from the Planning and City Commissions- Upland habitat, Beaver Creek Road lane configuration, home occupation, name change