

Beaver Creek Road Concept Plan

Envisioning a Complete and Sustainable Community

Citizen Involvement Council Presentation October 5, 2015



History

- *The Beavercreek Road Concept Plan was developed with strong community input between 2007 and 2008, and was adopted by the City Commission in September 2008.*
- *The plan was then appealed to LUBA, who remanded the plan back to the City and Metro to resolve employment (industrial) land mapping acreages.*
- *Metro adopted a revised title 4 Industrial Lands map in December 2010.*
- *Re-adoption was further delayed due to various legal objections to the larger Metro UGB Capacity Ordinance and urban reserves issues.*
- *These issues were finally settled by the State Legislature which resolved the UGB in 2014.*
- *In September 2014 the final appeal issues were dismissed and the City is free to proceed with re-adoption of the BRCP on remand.*

What is the basic approach?

- *The final concept plan will not be revised - i.e. the vision, goals and policies, land use areas, general transportation system, etc. - BUT*
- *The recently updated public facilities plans and cost estimates for this area will be addressed in the City's revised findings:*
 - *Transportation System Plan (2013)*
 - *Sewer Master Plan (2014)*
 - *Water Master Plan (2010)*
 - *Stormwater Design Standards (2015)*

BRCP Goals

- Complete and Sustainable Community
- Model of Sustainable Design
- Green Jobs
- Sustainable Industries
- Natural Beauty
- Multi-Modal Transportation
- Safety Along Beavercreek Road
- Connections to OCHS and CCC
- Unique Sense of Place
- Ecological Health

What must a concept plan address?

- *Natural Resources, Parks, and Open Space*
- *Employment Land (Title 4)*
- *Housing*
- *Schools*
- *Amenities*
- *Transportation (all modes)*
- *Zoning*
- *Infrastructure*
- *Financing*

Specific Re-adoption Items

- *Metro Title 4 (employment land)*
- *Title 11 (new urban areas)*
- *Transportation System (2013 TSP)*
- *Sewer, Water, and Stormwater Updates*
- *Police & Fire services*
- Comprehensive Plan Designations
- Zoning Map and Code

2007 Community Engagement

- 12 Citizen Advisory / Technical Advisory Committee meetings
- Technical Advisory Committee meetings
- Study Area Site Visit
- 2 Open Houses
- Meeting with Metro – Employment Discussion
- Community Design Workshop Meeting
- Market Focus Group
- Sustainability Focus Group
- Website
- Project posters, signs, mailers
- 4 Planning Commission hearings
- 10 City Commission hearings

Concept Plan: Land Use Areas

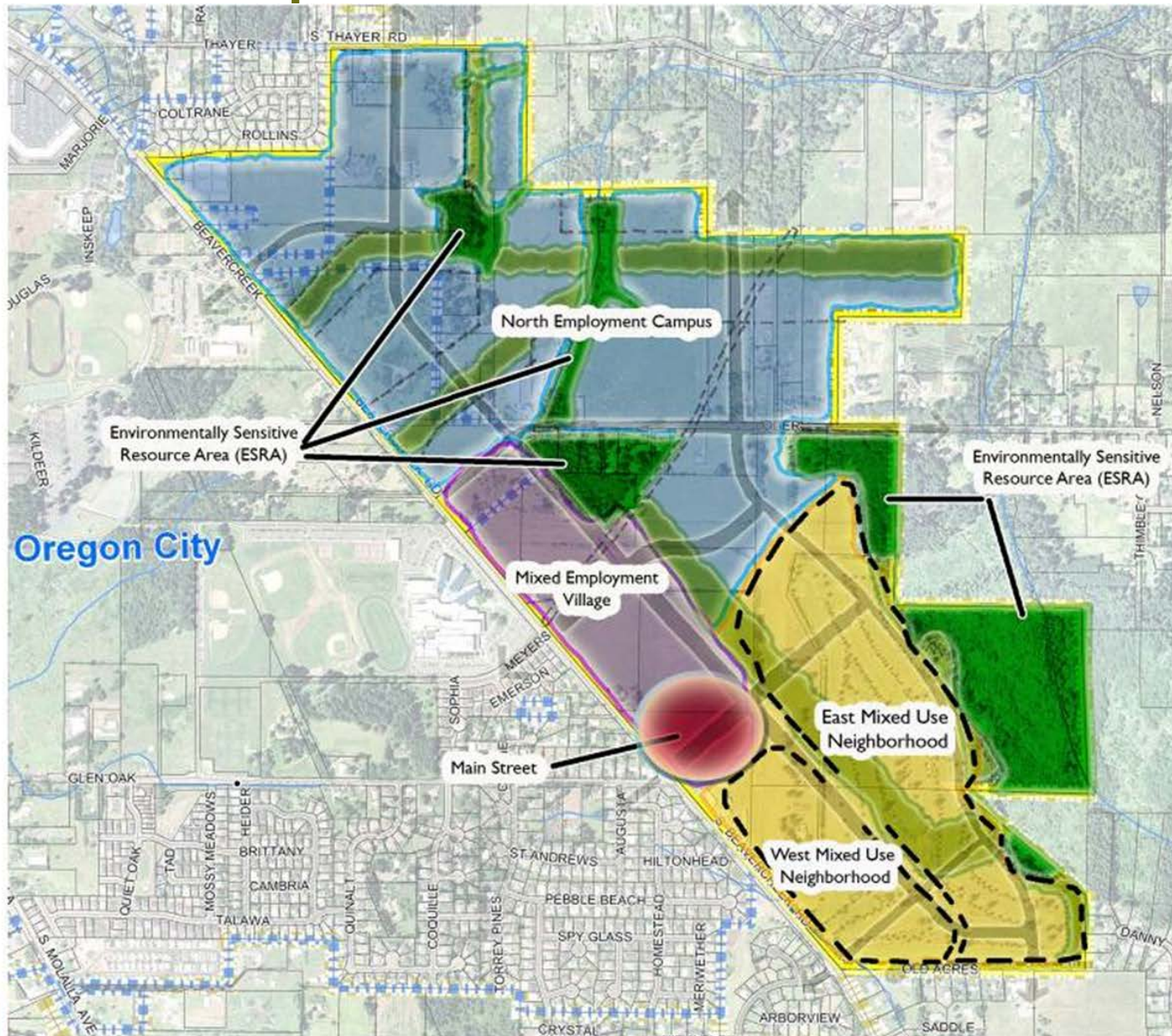


Figure 2: Beaver Creek Zone Subdistricts

Concept Plan: Land Use Areas

	<u>Acres*</u>	<u>Gross</u>	<u>Net</u>
North Employment Campus		149	127
Mixed Employment Village		26	21
Main Street		10	8
West Mixed Use Neighborhood		22	18
East Mixed Use Neighborhood		<u>77</u>	<u>62</u>
		284	235
Parks/ Open Space/ Natural		<u>113</u>	
Major ROW		56	
Total		~453	

*Acres are preliminary and rounded

Jobs and Housing Estimates

	<u>Jobs</u>	<u>Housing</u>
North Employment Campus	3,678	
Mixed Employment Village	1,139	
Main Street	219	100
West Mixed Neighborhood	15	387
East Mixed Neighborhood	<u>21</u>	<u>536</u>
	5,073	1,023

Based on Hybrid Plan – See draft plan for all stated assumptions.

How is the plan implemented?

Policies and Ordinances

- Comprehensive Plan Map
- Code amendments (Zoning Map, Zoning Code & Development Standards)
- Financing

What happens after re-adoption?

- More refined public facilities planning (Public Works studies and plans)
- Code Amendments
- Transportation Mobility Standards
- Update System Development Charges (SDCs)
- Applications for annexation
- Applications for zoning, development review, construction, etc. etc.

Meetings

- Planning Commission Work Session 09/28
- Citizen Involvement Committee 10/05
- Natural Resources Committee 10/14
- Transportation Advisory Committee 10/20
- Parks & Recreation Advisory Committee 10/22
- Caufield Neighborhood Association 10/27
- Hamlet of Beavercreek 10/28
- City Commission Work Session 11/10
- Planning Commission Hearing #1 11/23/2015
- City Commission Hearing #1 12/02/2015

How to do I stay involved?

Website:

<http://www.orcity.org/planning/landusecase/le-15-0003-re-adoption-beavercreek-road-concept-plan>

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Thank You