

Beavercreek Road Concept Plan

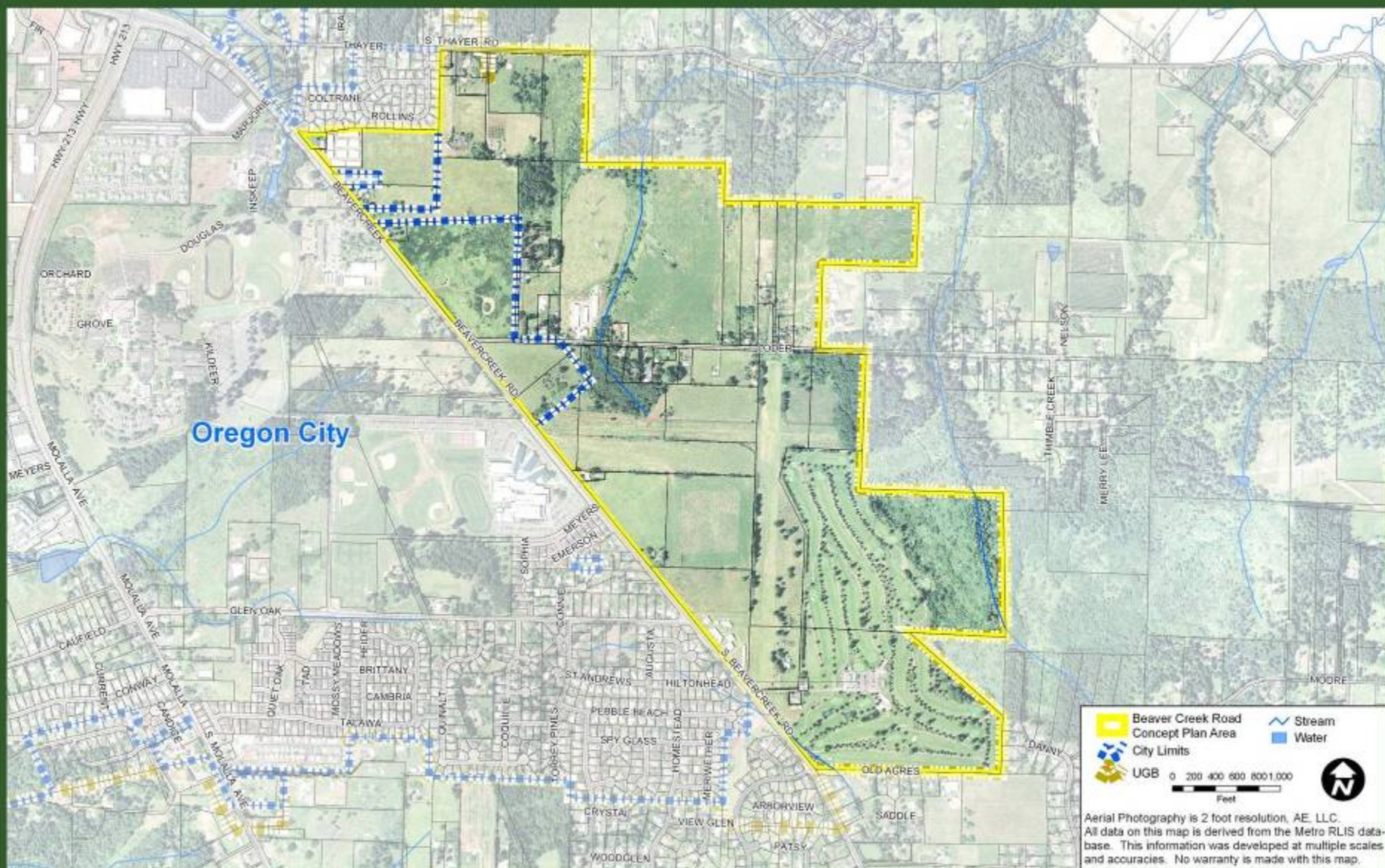
Envisioning a Complete and Sustainable Community

Planning Commission Presentation July 23rd, 2007



Goals

1. Complete and Sustainable Community
2. Model of Sustainable Design
3. Green Jobs
4. Sustainable Industries
5. Natural Beauty
6. Multi-Modal Transportation
7. Safety Along Beavercreek Road
8. OCHS and CCC
9. Unique Sense of Place
10. Ecological Health



BEAVERCREEK ROAD CONCEPT PLAN

Aerial Photo

Figure 2



July 12, 2006

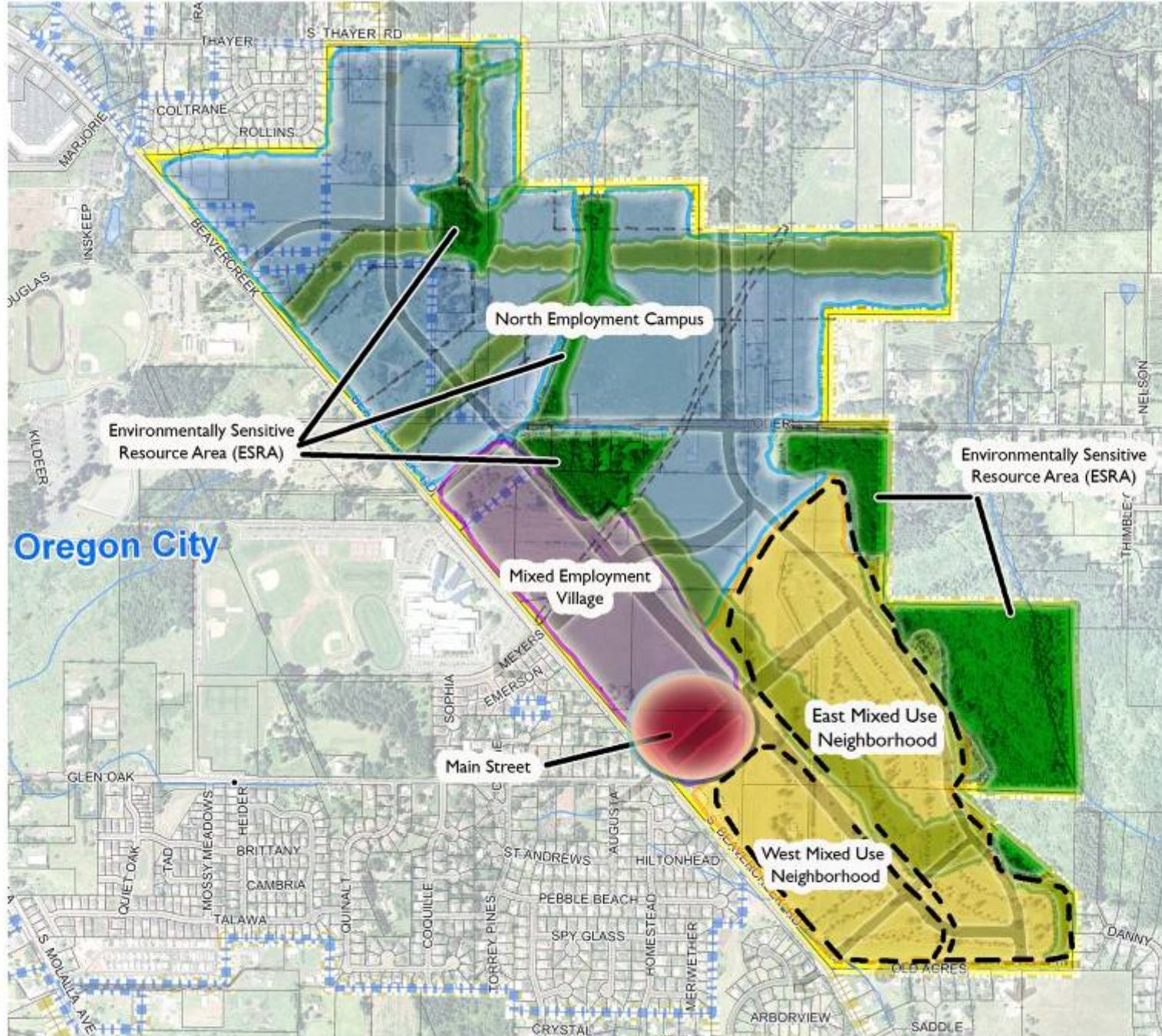


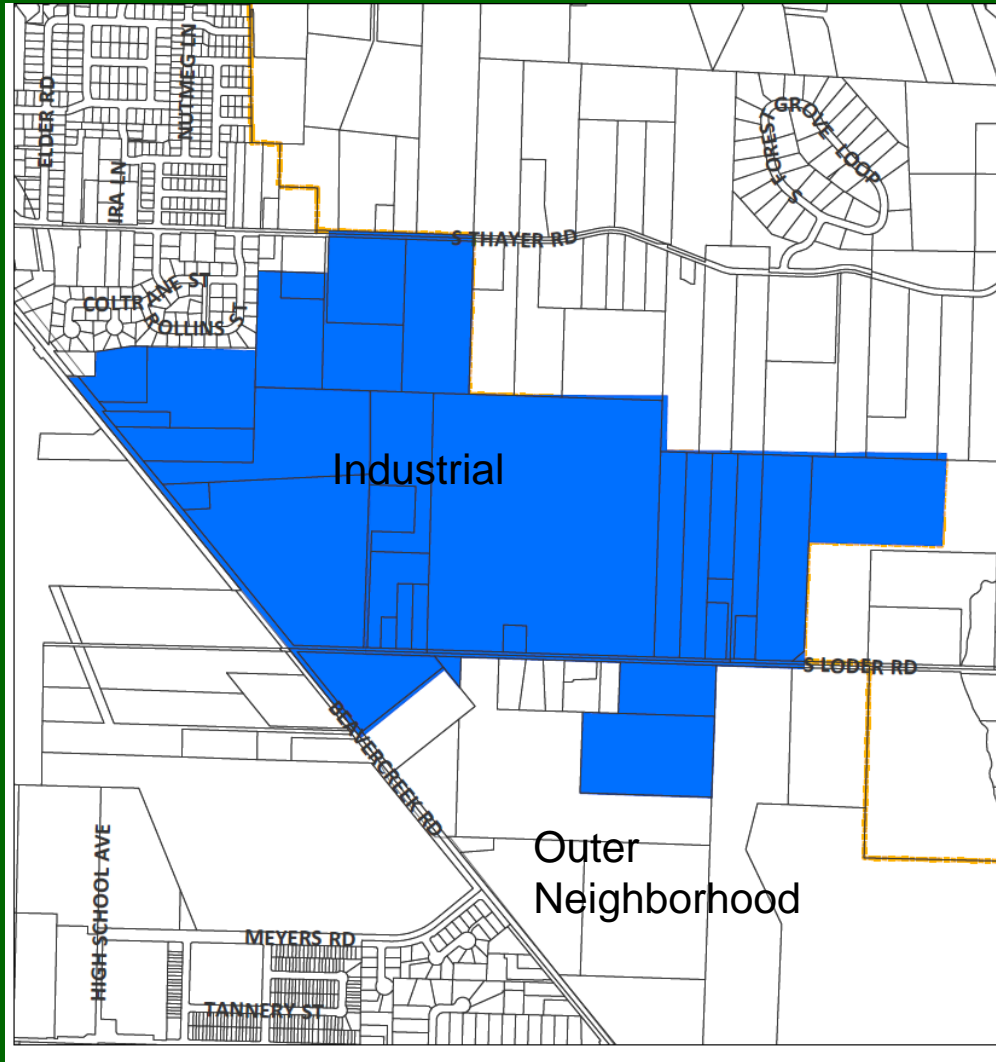
Figure 2: Beaver Creek Zone Subdistricts

Current Status

- Overview of LUBA appeal, LCDC appeal and remand
- City Commission remanded to Planning Commission
- Re-open the record for the limited purpose of addressing the protection of the Title 4 lands, inserting the recently implemented transportation system plan and public utility plans, identifying transportation improvements and addressing police and fire services.

Limited Record

- Title 4 Industrial lands
- Transportation
 - TSP adopted August 2013
- Utilities
 - Sewer Master Plan adopted Nov 2014
 - Water Master Plan adopted Feb 2012
 - Stormwater standards adopted May 2015
- Police/ Fire Services



Metro 2040 Concept
Plan Design Types

Metro Ord. 10-1244B
Dec. 12

151 ac. (121 net) of
Industrial



2006 – 2007 Process Summary

- 12 CAC/ TAC 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
- 10 City Commission hearings
- 4 Planning Commission hearings

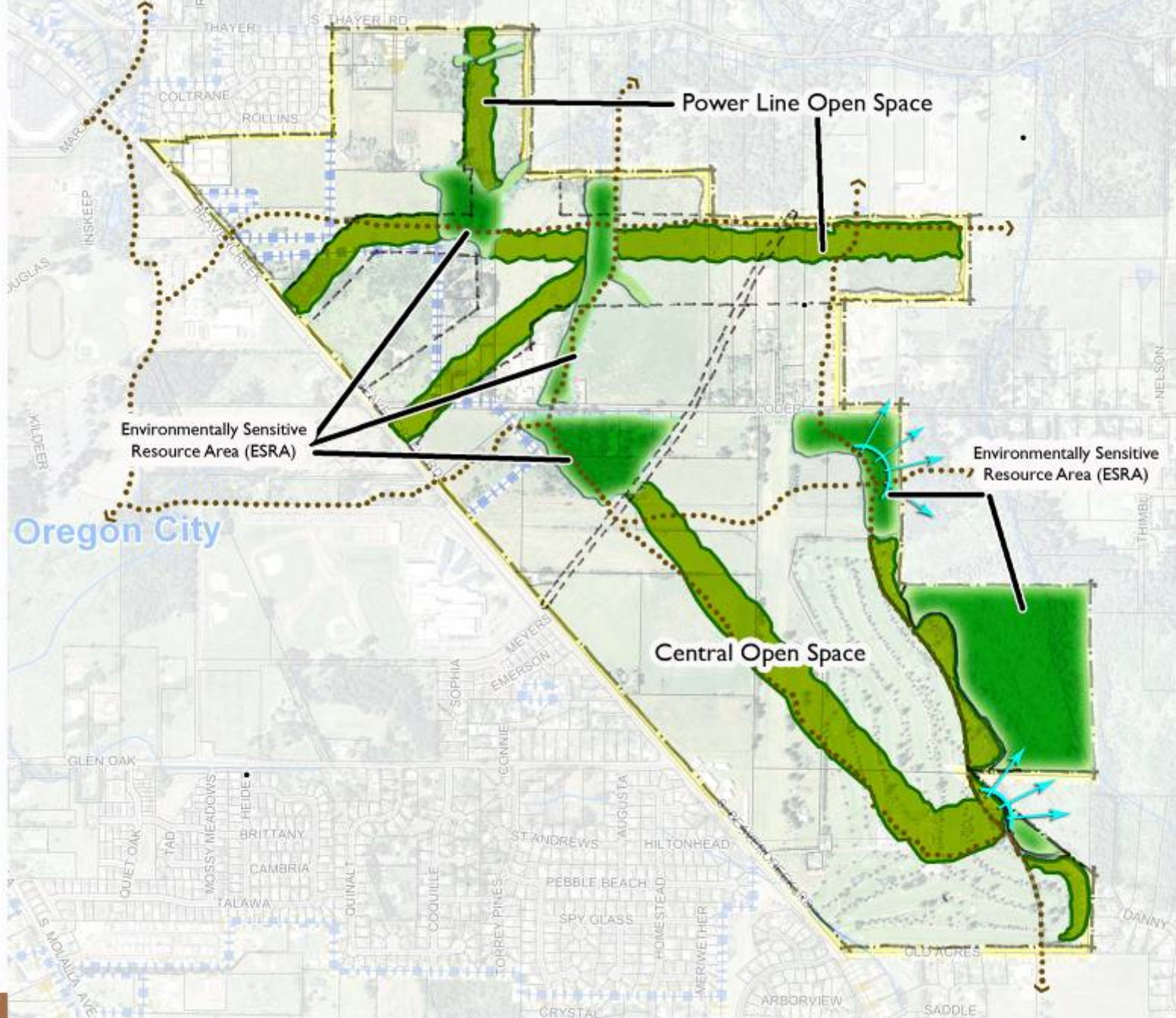


Figure 3: Beaver Creek Zone Open Spaces and Natural Areas

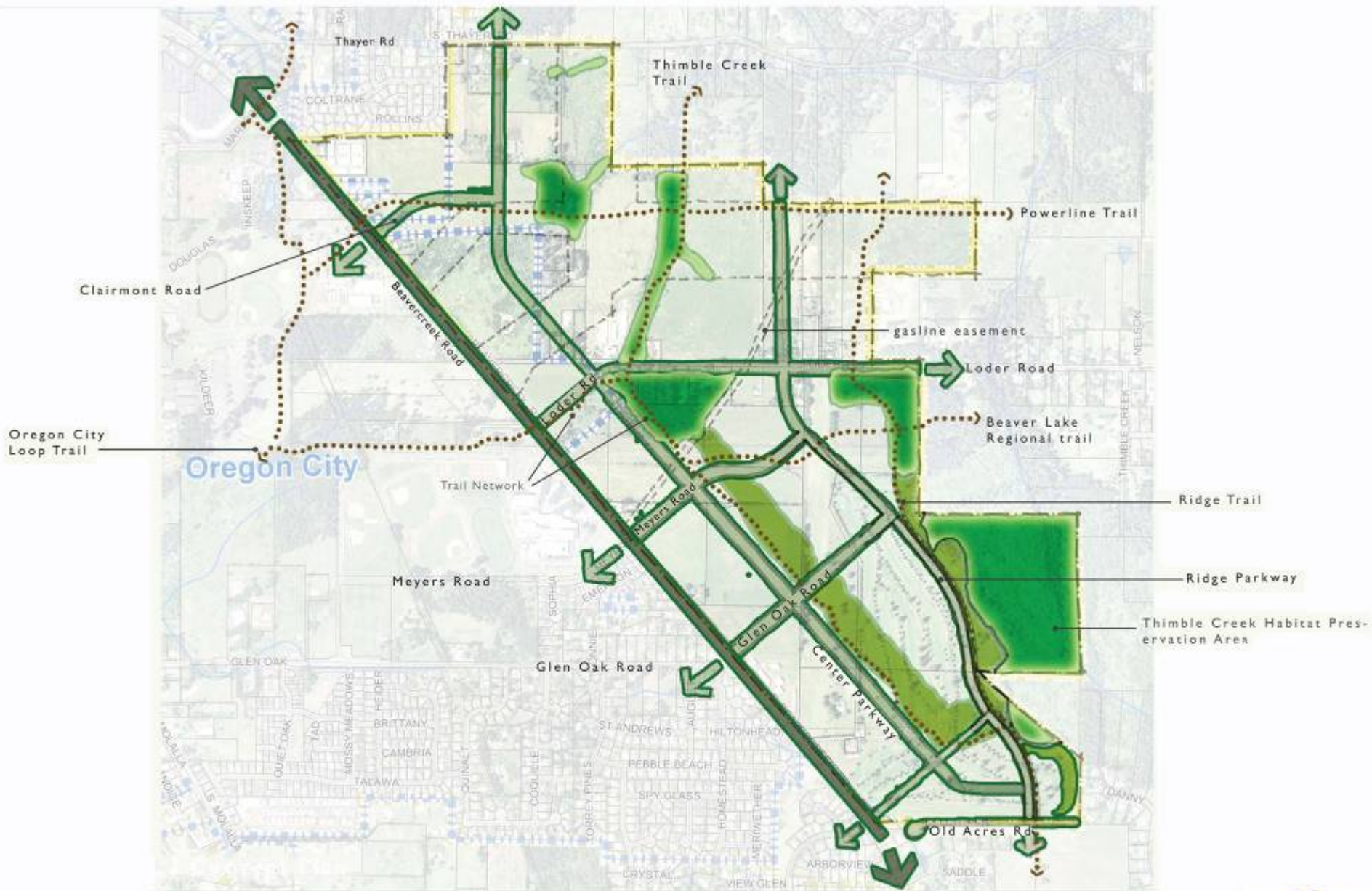


Figure 4: Beaver Creek Zone Site Circulation

[illegible]

Figure 5: Beaver Creek Zone Connectivity Options



North Employment Campus Framework

PGE Ownership & Powerline Corridor

Resource Protection Areas

- Tree groves
- Thimble Creek Tributary restoration
- Recreation opportunities

Powerline Multiple Use Area

- Parking, storage, etc to support adjacent employment uses
- Community Gardens
- Stormwater treatment and detention
- Community Agriculture
- Solar Farm

Tech-Flex Campus

- 1-2 story employment uses
- Connections with Clackamas Community College

Trail Network

Powerline Open Space

- East/West corridor to remain undeveloped

Tech-Flex Employment Sites

Powerline Open Space

- Corridors to remain undeveloped

Re-aligned Loder Road

Beavercreek Road Concept Plan

Central Tree Grove & Open Space

- Resource protection area
- Trees as amenity to adjacent land uses

BEAVERCREEK ROAD CONCEPT PLAN

Central Mixed Employment Village Framework



Mixed Employment Center (West)

- 3-5 Story Buildings
- Active Street Level
- Program Connections to High School and College

Gasline Easement/Entry Feature

- Open space and entry feature that identifies Beaver Creek Road Concept Plan Area

Central Tree Grove

- Resource protection area
- Trees as amenity to adjacent land uses

Mixed Employment Center (East)

- Transition area between North Employment Campus and South Neighborhood

Central Open Space

Mixed Use Center - Main Street



Beaver Creek Road Concept Plan

Beavercreek Road Concept Plan

**Figure 4:
Hybrid Alternative
Stormwater System**

Legend

- Streams
- Tier 1 - Site Specific**
(Not Illustrated)
- Tier 2 - Greenstreets**
 - Conveyance & Treatment
- Tier 3 - Regional Facilities**
 - Detention
 - Detention Outfall

Map Creation Date: 03/01/07
(Based on CAD Data from 03/01/07)

0 250 500 1,000
Feet



Aerial Photography is 2 foot resolution, AE, LLC.
All data on this map is derived from the Metro RUS data-
base. This information was developed at multiple scales
and accuracies. No warranty is made with this map.



**BEAVERCREEK ROAD
CONCEPT PLAN**

Stormwater System



	<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

	<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

Next Steps

- Meetings:
 - 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
- Planning Commission - 11/23/2015
- City Commission - 12/02/2015

Thank You

- Website:
- <http://www.orcity.org/planning/landuse/case/1e-15-0003-re-adoption-beavercreek-road-concept-plan>
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