

Beaver Creek Road Concept Plan

Envisioning a Complete and Sustainable Community

Planning Commission November 23, 2015



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

Overview

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.

Concept Plan 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

Embrace the Vision, Goals and Principles

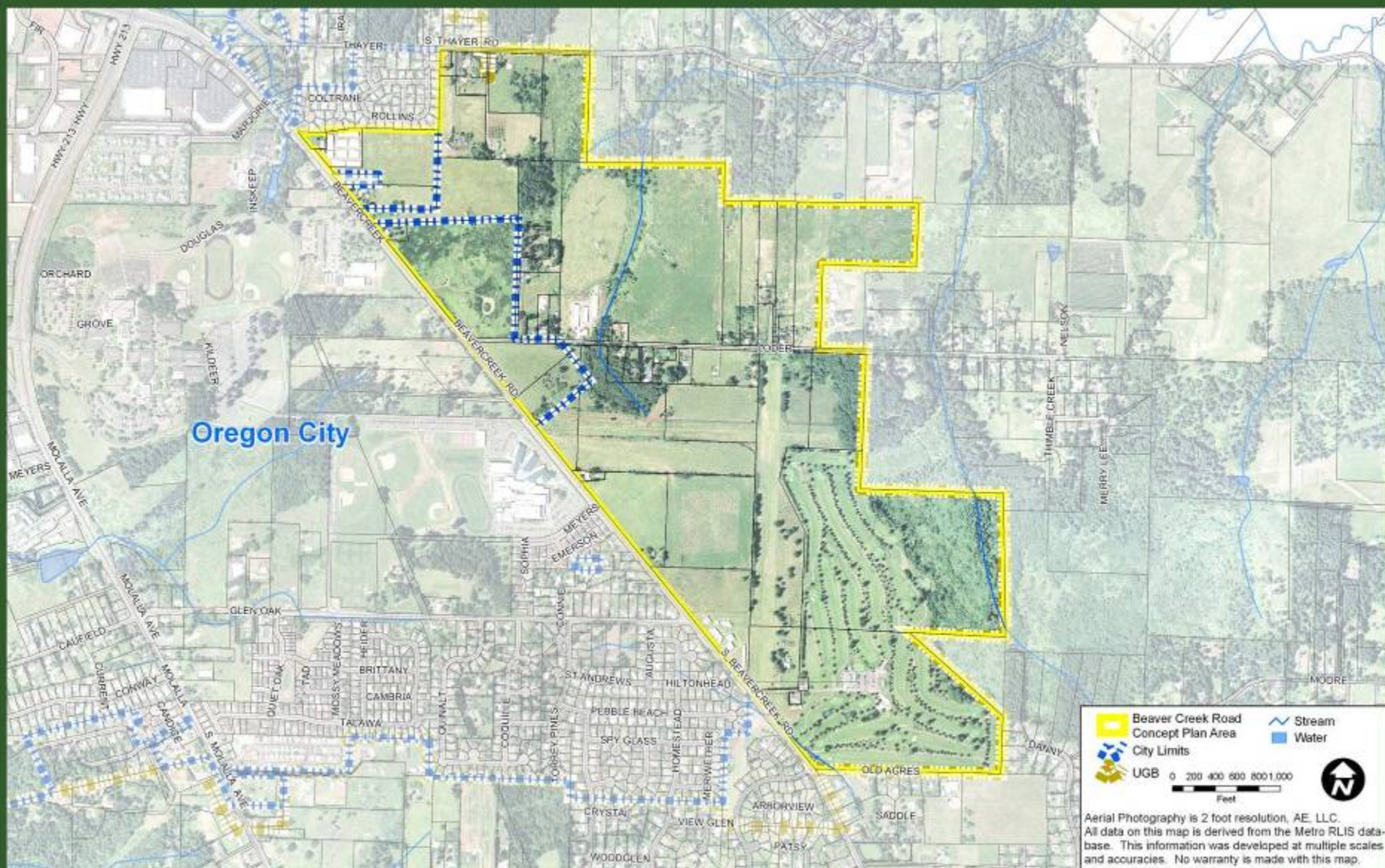
Overall Vision: “Create A Complete and Sustainable Community”

CAC Goals:

- “Be a model of sustainable design, development practices, planning and innovative thinking”
- “Incorporate the area’s natural beauty into an ecologically compatible built environment”
- “Integrate Systems – Integrate ecological and man-made systems to maximize function, efficiency and health”
- “Have a unique sense of place created by the mix of uses, human scale design, and commitment to sustainability”
- “Ecological Health – Manage water resources on site to eliminate pollution to watersheds and lesson impact on municipal infrastructure by integrating ecological and man-made systems to maximize function, efficiency and health”

Principles and Strategies:

- “A sustainable stormwater management plan that supports low impact development, open conveyance systems, regional detention, and adequate sizing to avoid downstream flooding”
- “Open Space – Protect and Maintain a functioning green space network for a variety of uses”
- “Integrate Systems – Integrate ecological and man-made systems to maximize function, efficiency and health”
- “Watershed Health – Manage water resources on site to eliminate pollution to watershed and lesson impact on municipal infrastructures”



BEAVERCREEK ROAD CONCEPT PLAN

Aerial Photo

Figure 2



July 12, 2006

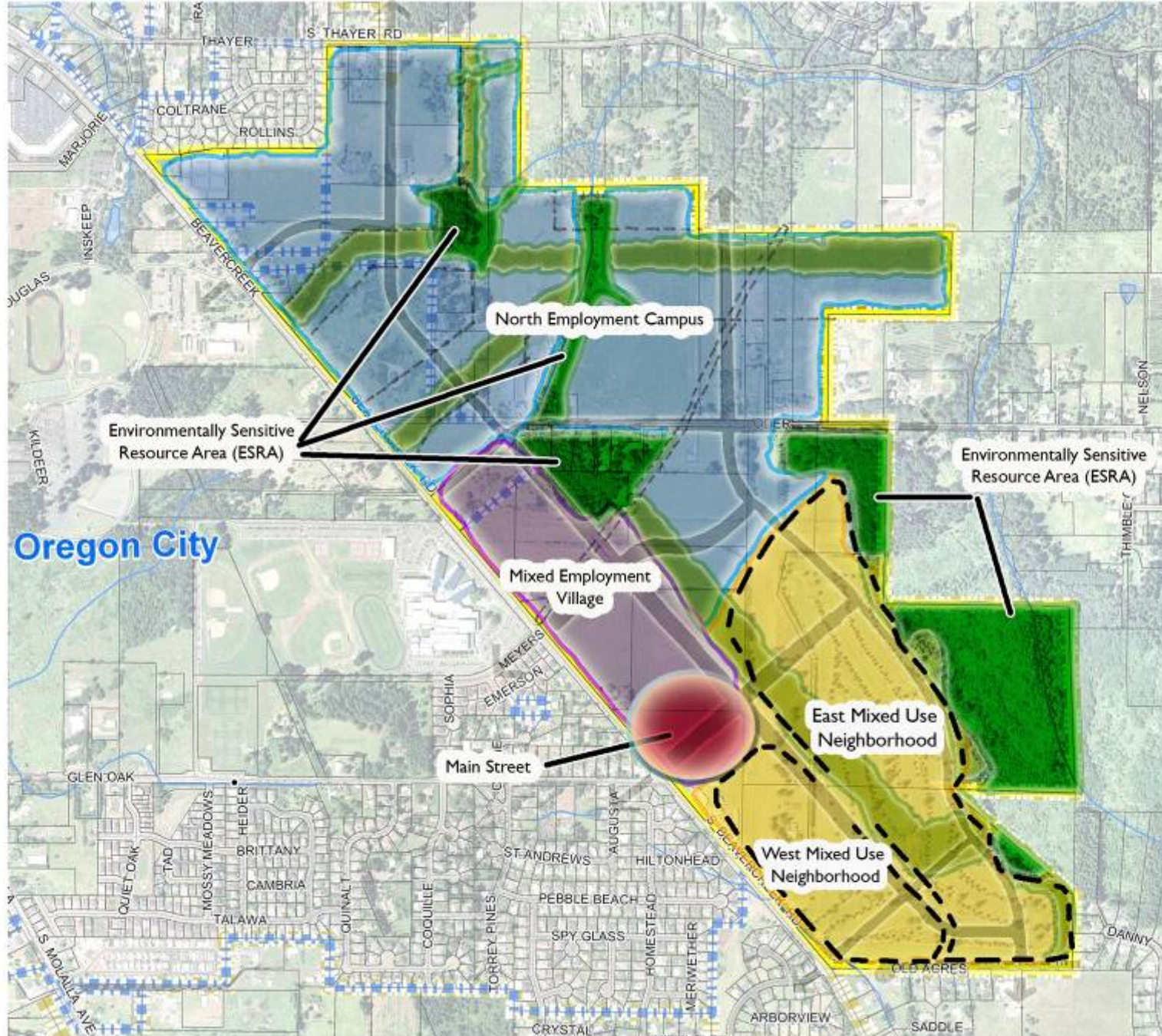


Figure 2: Beaver Creek Zone Subdistricts

Metro Code – Title II

Planning for New Urban Areas

2007

- Annexation;
- Housing density;
- Variety of housing types;
- Housing affordability;
- Commercial/Industrial development;
- Transportation;
- Mapping;
- Public Facilities and Services;
- Schools;
- Urban Growth Diagram; and
- Plan Amendments.

2014

- Plan Amendments
- Design Types
- Annexation
- Housing density
- Housing affordability
- Schools
- Parks
- Transportation (RTP)
- Public Facilities and Services and Financing
- Industrial Lands (Title 4)

Metro Code – Title 4

Industrial and Employment Land

3.07.410 Purpose and Intent

3.07.430 Protection of Industrial Areas

*Please see letter from Metro addressing Title 4
compliance and compliance with Metro's
Functional Plan*

Oregon City Comprehensive Plan

1. Plan implementation process.
2. Adequacy of the Plan to guide land use actions, including an examination of trends.
3. Whether the Plan still reflects community needs, desires, attitudes and conditions. This shall include changing demographic patterns and economics.
4. Addition of updated factual information including that made available to the City of regional, state and federal governmental agencies.

Comprehensive Plan Goal 2.6

Ensure an adequate supply of land for major industrial employers with family wage jobs.

- This Goal is implemented through Policies 2.6.1 through 2.6.8, which are addressed in the recommended findings.

Statewide Planning Goals

Goal 1 - Citizen Involvement

Goal 2 - Land Use Planning

Goal 3 - Agricultural Lands and Goal 4 Forest Lands

Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources

Goal 6 - Air, Water and Land Resources Quality

Goal 7 - Areas Subject to Natural Disasters and Hazards

Goal 8 - Recreational Needs

Goal 9 - Economic Development

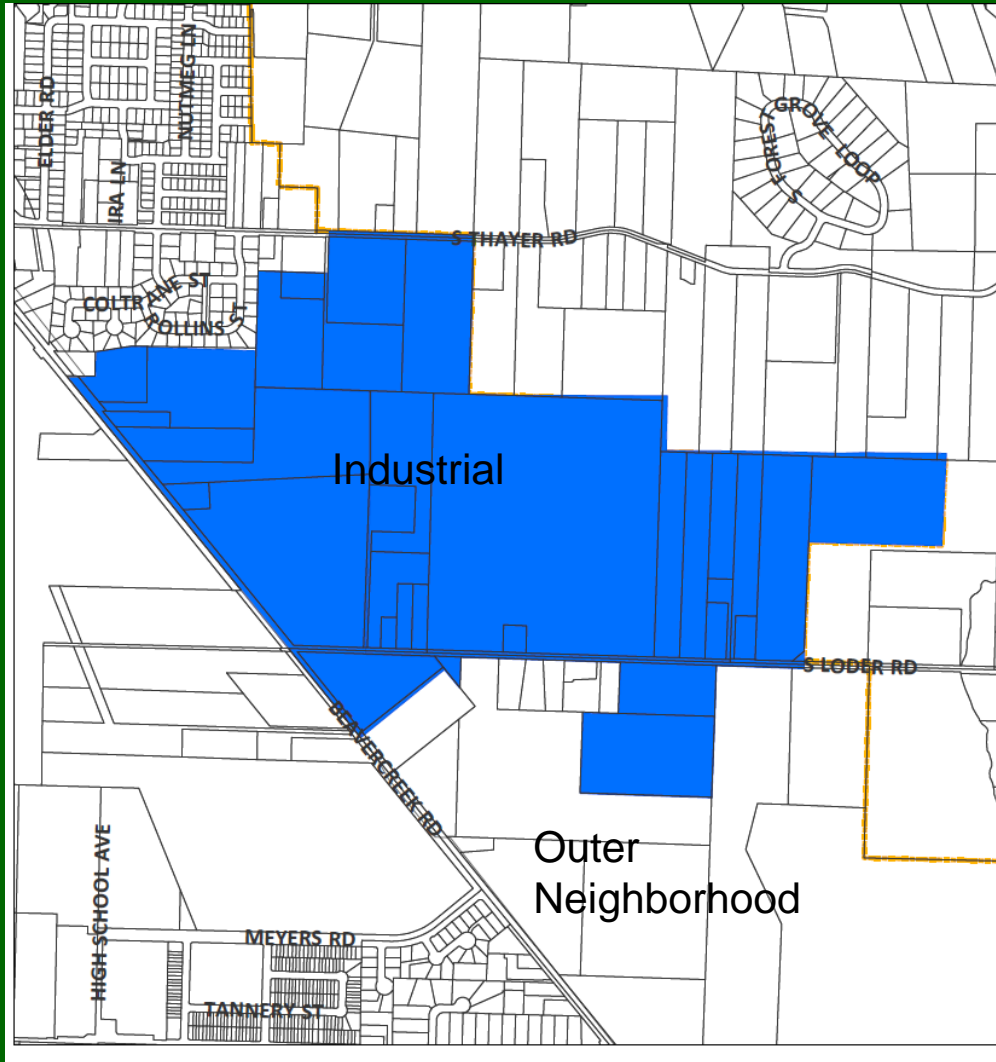
Goal 10 - Housing

Goal 11 - Public Facilities and Services

Goal - 12 Transportation

Goal 13 - Energy Conservation

Goal 14 - Urbanization



Metro 2040 Concept
Plan Design Types

Metro Ord. 10-1244B
Dec. 16, 2010

151 ac. (121 net) of
Industrial

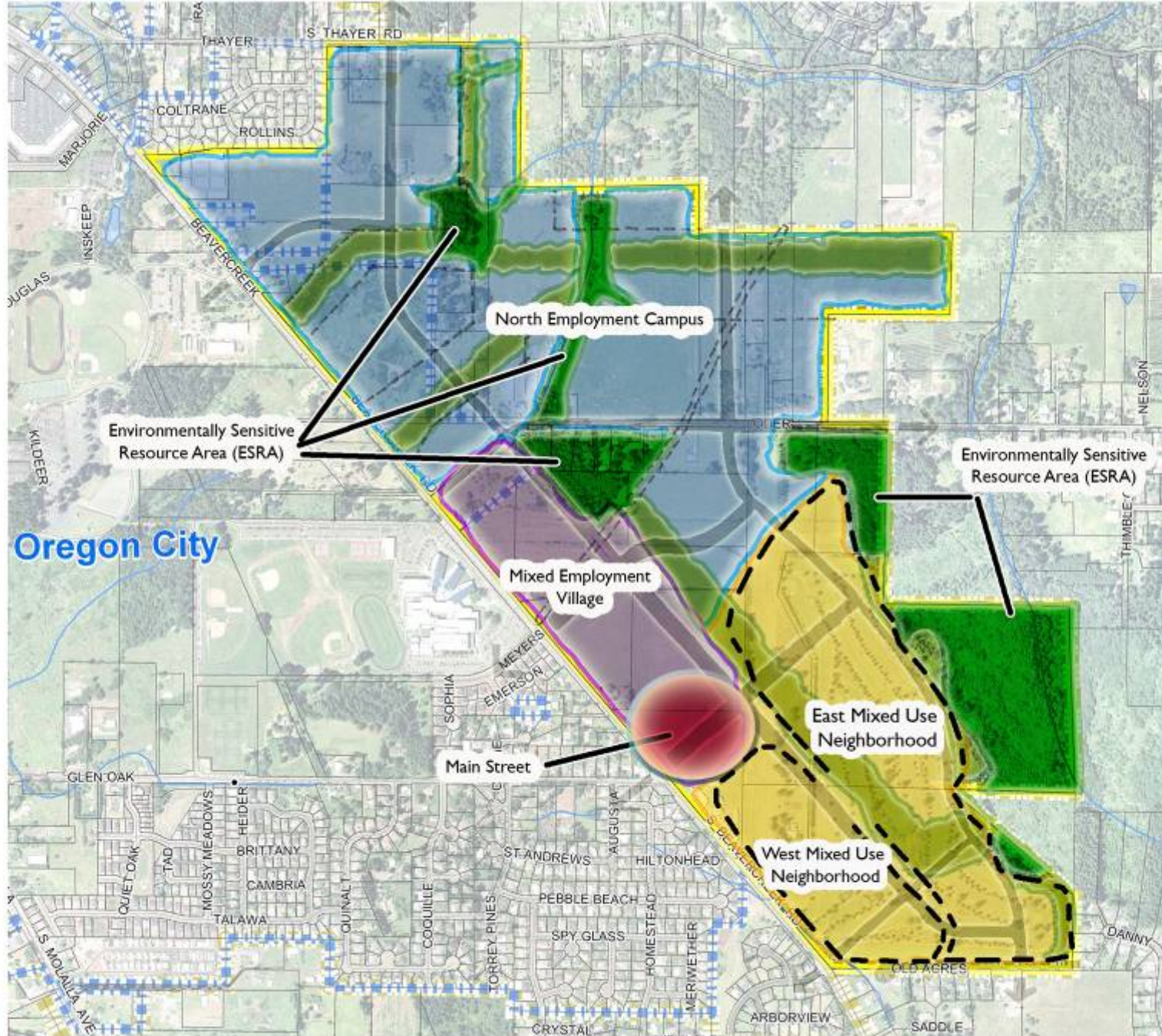


Figure 2: Beaver Creek Zone Subdistricts

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

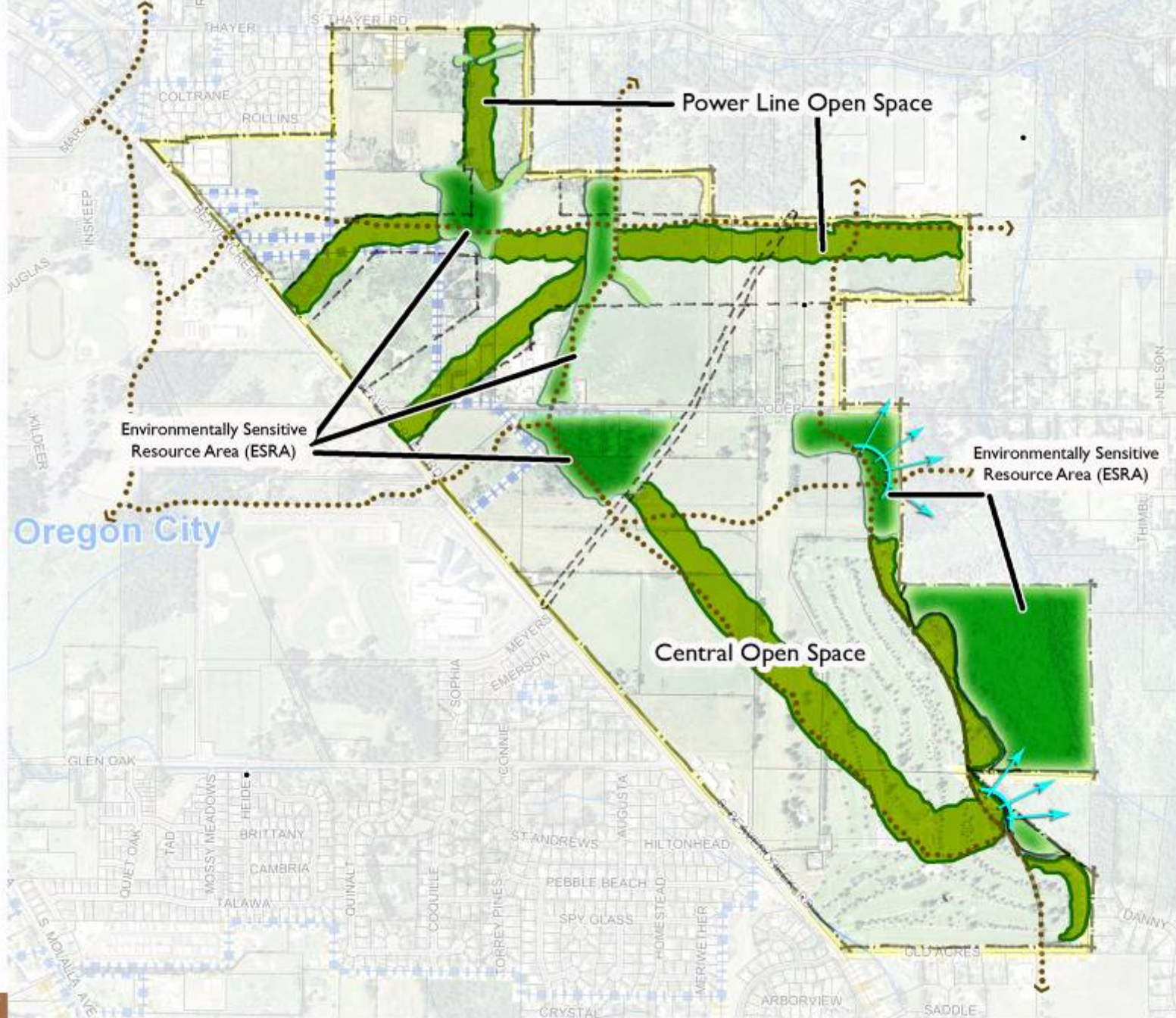


Figure 3: Beaver Creek Zone Open Spaces and Natural Areas



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

Central Tree Grove & Open Space

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

Beavercreek Road Concept Plan

**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

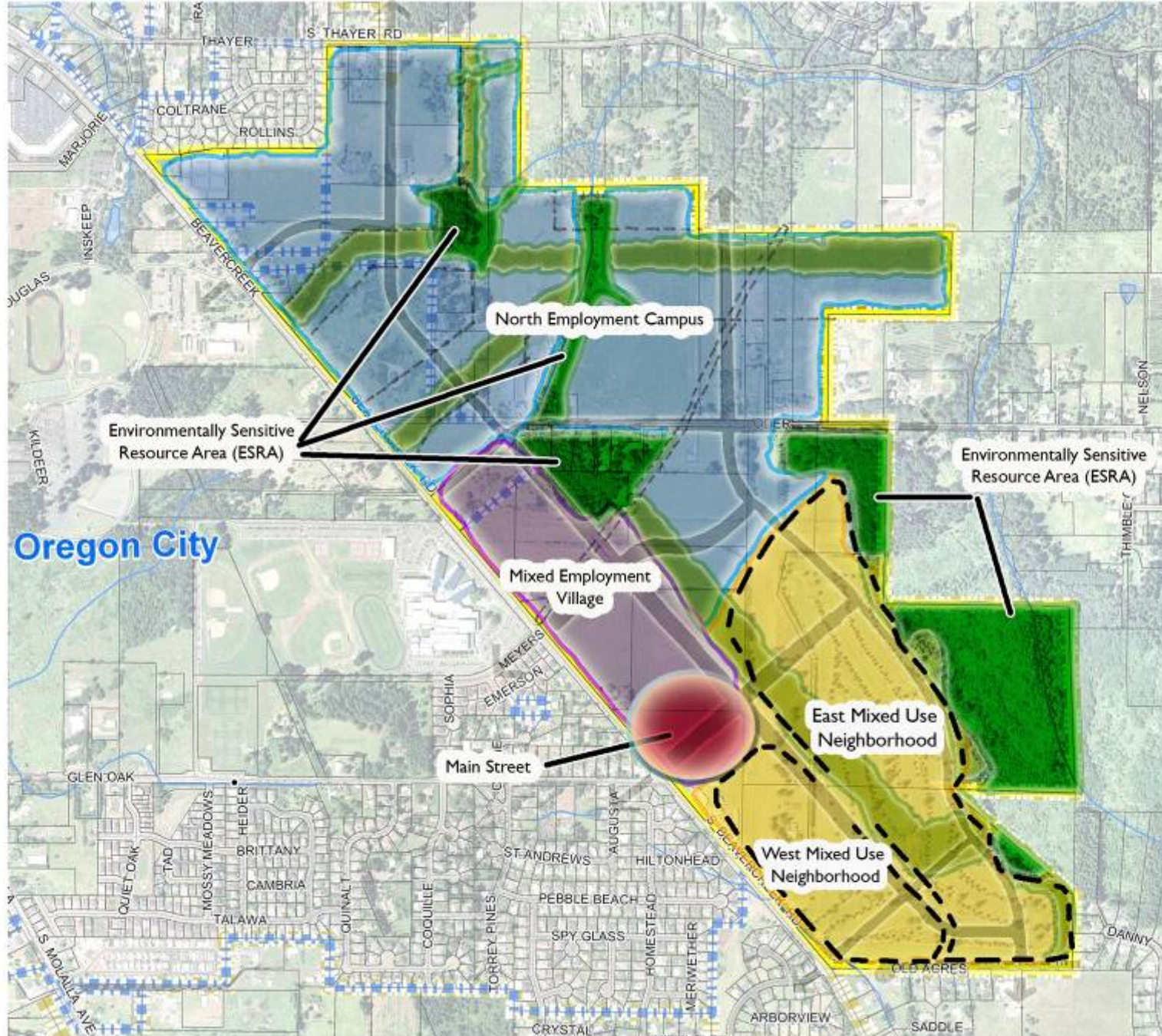


Figure 2: Beaver Creek Zone Subdistricts

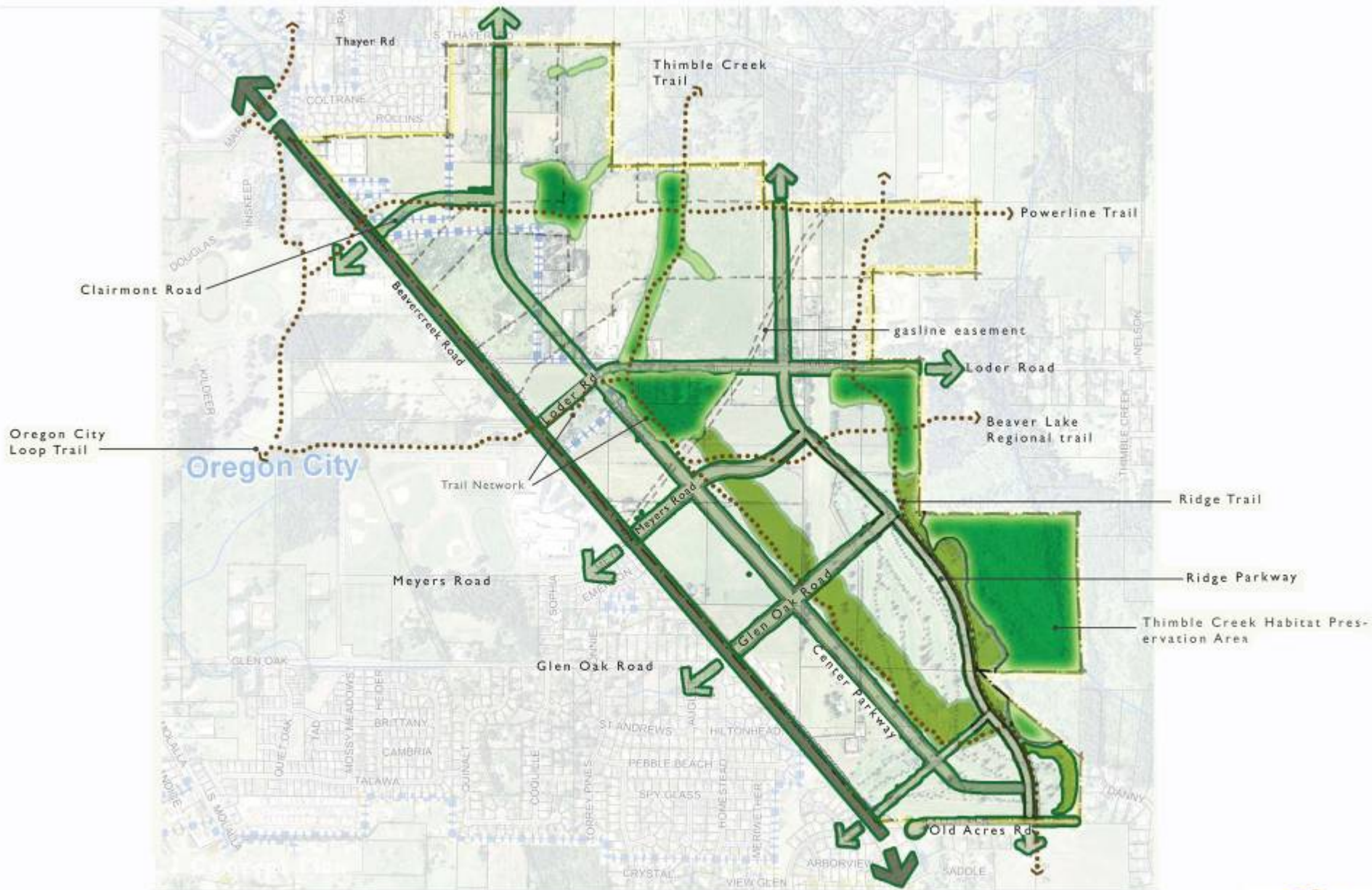


Figure 4: Beaver Creek Zone Site Circulation

Consistent grid



Parallel to Beaver Creek Road on West
Off-set grid solar orientation on east



Curved network responds
to site topography

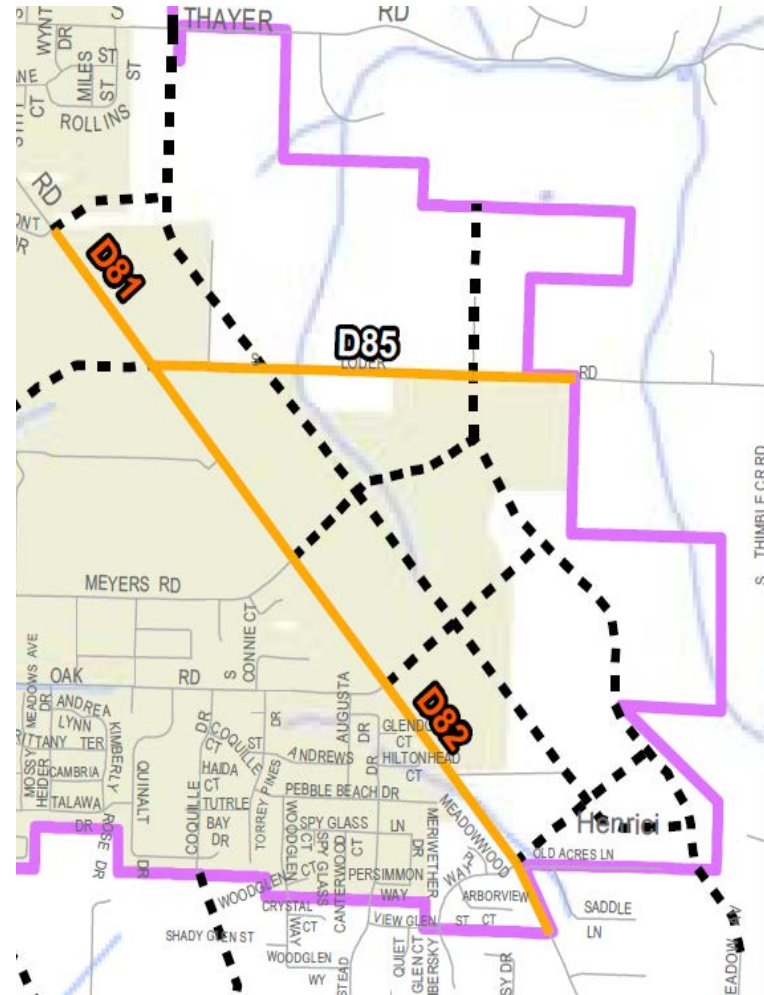
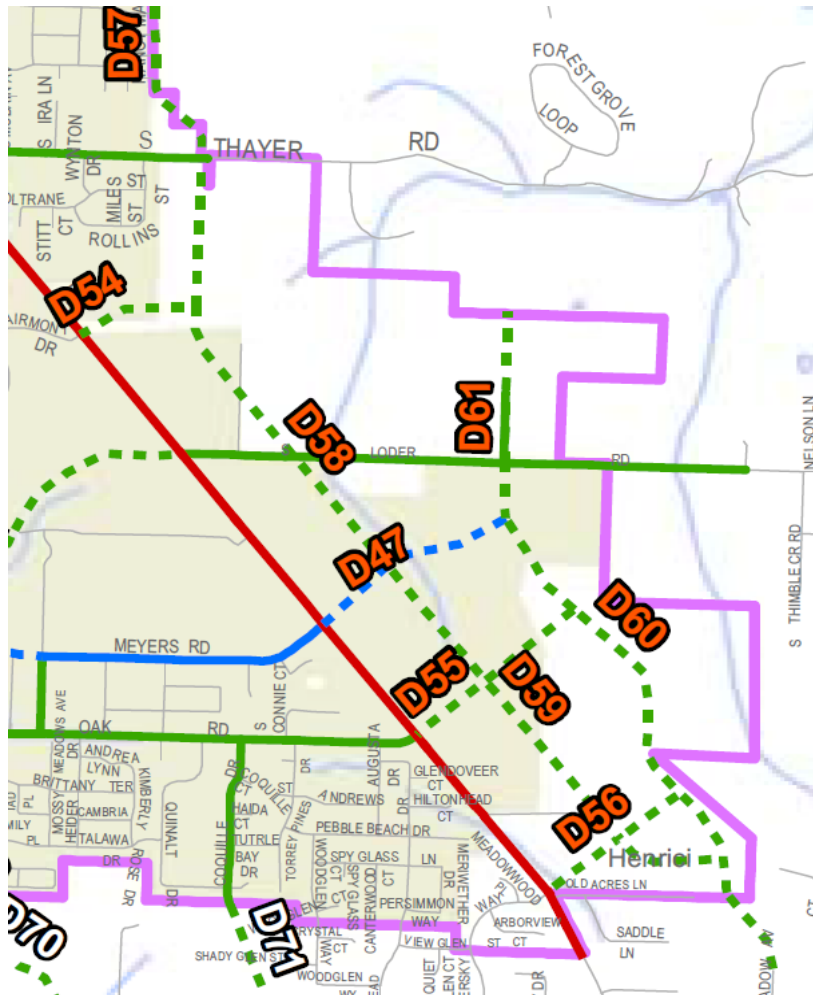


Figure 5: Beaver Creek Zone Connectivity Options

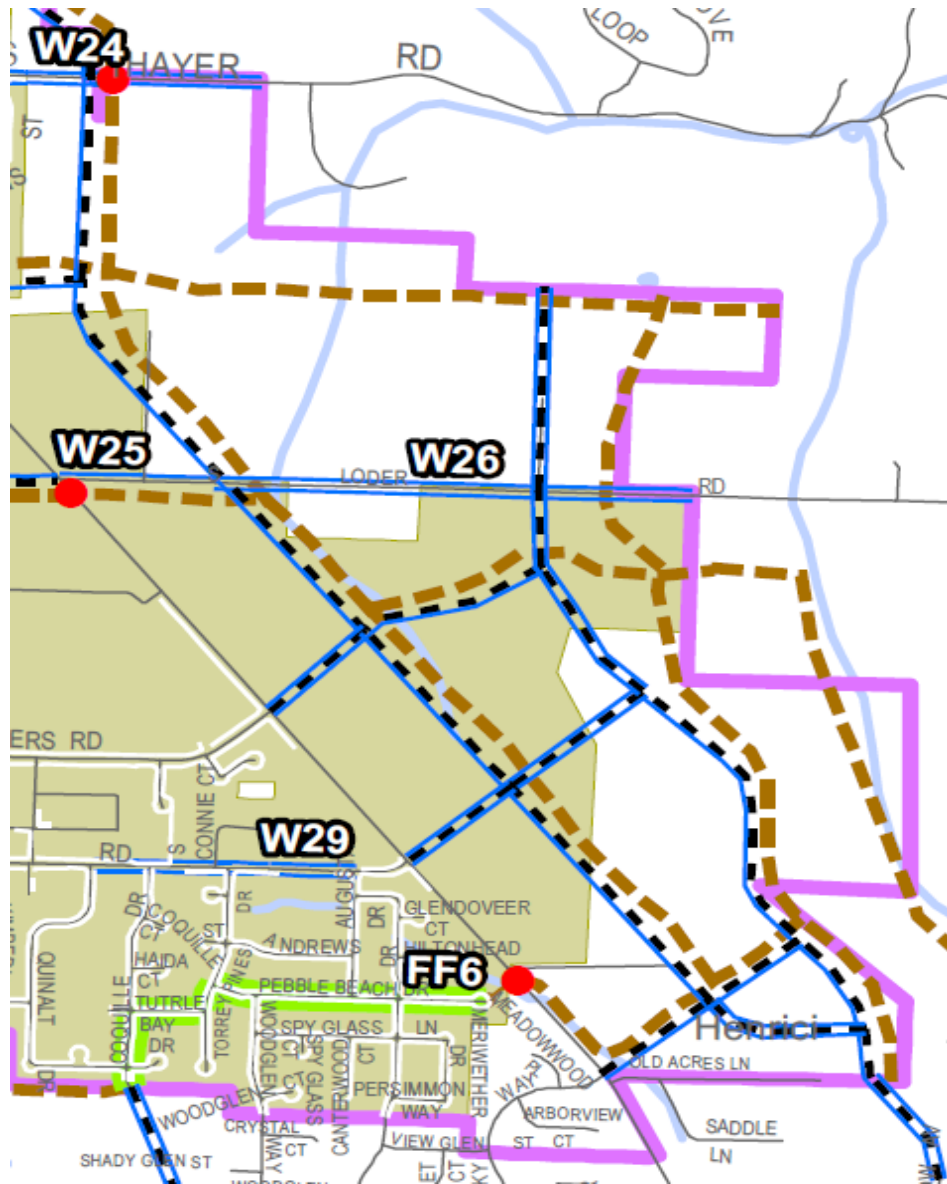
Likely to be Funded TSP Projects

Project #	Project Description	Project Extent	Project Elements	Priority
D47	Meyers Road East extension	Beavercreek Road to the Meadow Lane Extension	Extend Meyers Road from Beavercreek Road to the Meadow Lane Extension as an Industrial Minor Arterial. Between the Holly Lane and Meadow Lane extensions, add a sidewalk and bike lane to the south side of the street, with a shared-use path to be added on north side per project S19. Modify the existing traffic signal at Beavercreek Road	Medium-term
D54	Clairmont Drive extension	Beavercreek Road to Holly Lane South Extension	Extend Clairmont Drive from Beavercreek Road to the Holly Lane South extension as an Industrial Collector. Add a sidewalk and bike lane to the south side of the street, with a shared-use path to be added on north side per project S17.	Long-term
D55	Glen Oak Road extension	Beavercreek Road to the Meadow Lane Extension	Extend Glen Oak Road from Beavercreek Road to the Meadow Lane Extension as a Residential Collector. Install a roundabout at Beavercreek Road (per project D39)	Long-term
D56	Timbersky Way extension	Beavercreek Road to the Meadow Lane Extension	Extend Timbersky Way from Beavercreek Road to the Meadow Lane Extension as a Residential Collector. Add a sidewalk and bike lane to the south side of the street, with a shared-use path to be added on north side per project S20.	Long-term
D57	Holly Lane South extension	Maple Lane Road to Thayer Road	Extend Holly Lane from Maple Lane Road to Thayer Road as a Residential Collector. Add a sidewalk and bike lane to the west side of the street, with a shared-use path to be added on east side per project S14. Install a roundabout at Maple Lane Road (per project D37).	Medium-term
D58	Holly Lane South extension	Thayer Road to Meyers Road	Extend Holly Lane from Thayer Road to the Meyers Road extension as an Industrial Collector. Add a sidewalk and bike lane to the west side of the street, with a shared-use path to be added on east side per project S15.	Medium-term
D59	Holly Lane South extension	Meyers Road to the Meadow Lane Extension	Extend Holly Lane from the Meyers Road extension to the Meadow Lane Extension as a Mixed-Use Collector. Add a sidewalk and bike lane to the west side of the street, with a shared-use path to be added on east side per project S16.	Long-term
D60	Meadow Lane extension	Meadow Lane to Meyers Road	Extend Meadow Lane to the Meyers Road Extension as a Mixed-Use Collector. Between Old Acres Lane and the Glen Oak Road extension, add a sidewalk and bike lane to the west side of the street, with a shared-use path to be added on east side per project S21.	Long-term
D61	Meadow Lane extension	Meyers Road to UGB (north of Loder Road)	Extend Meadow Lane from the Meyers Road Extension to the UGB (north of Loder Road) as an Industrial Collector	Medium-term
D81	Beavercreek Road Upgrade	Clairmont Drive (CCC Entrance) to Meyers Road	Improve to Industrial Major Arterial cross-section	Medium-term
D82	Beavercreek Road Upgrade	Meyers Road to UGB	Improve to Residential Major Arterial cross-section	Long-term

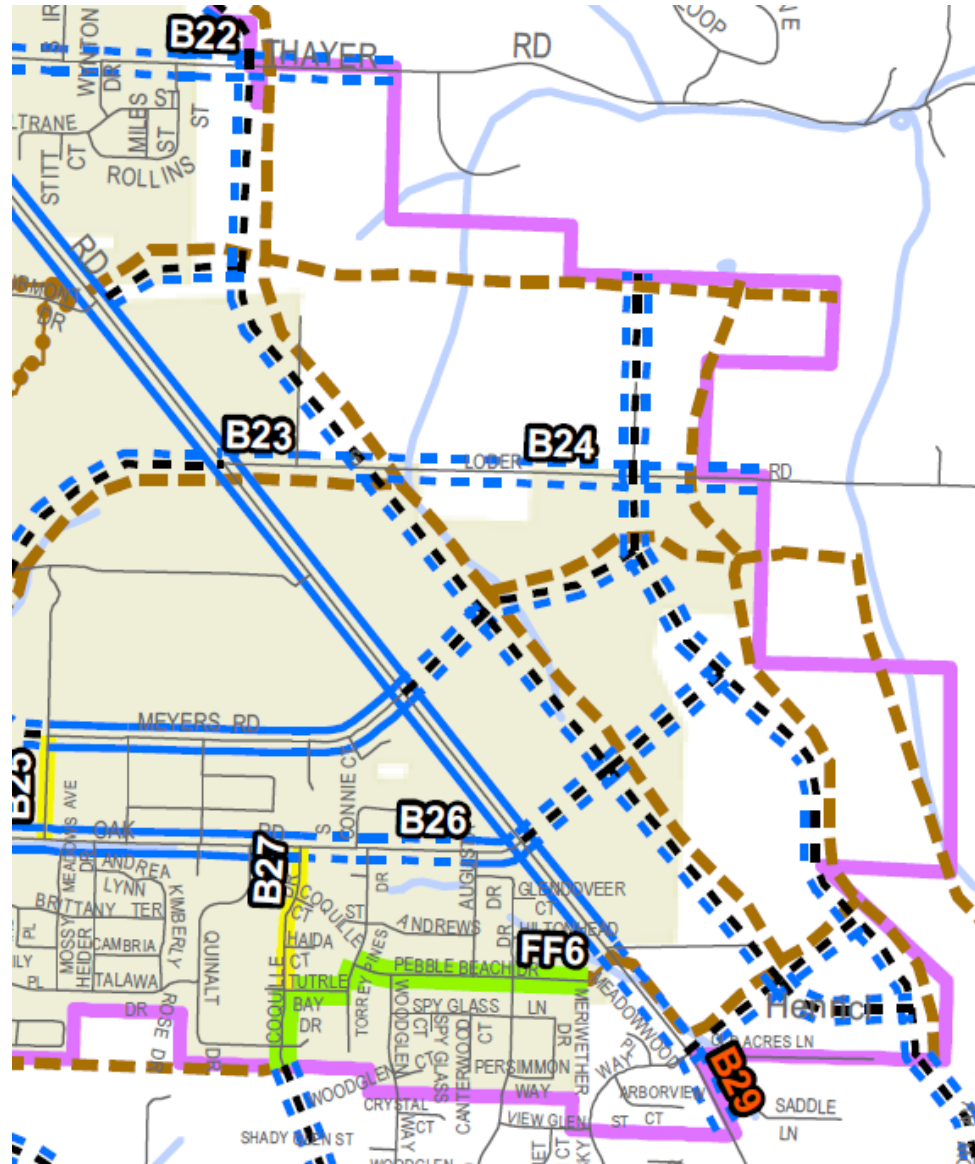
TSP Street & Intersection Expansions



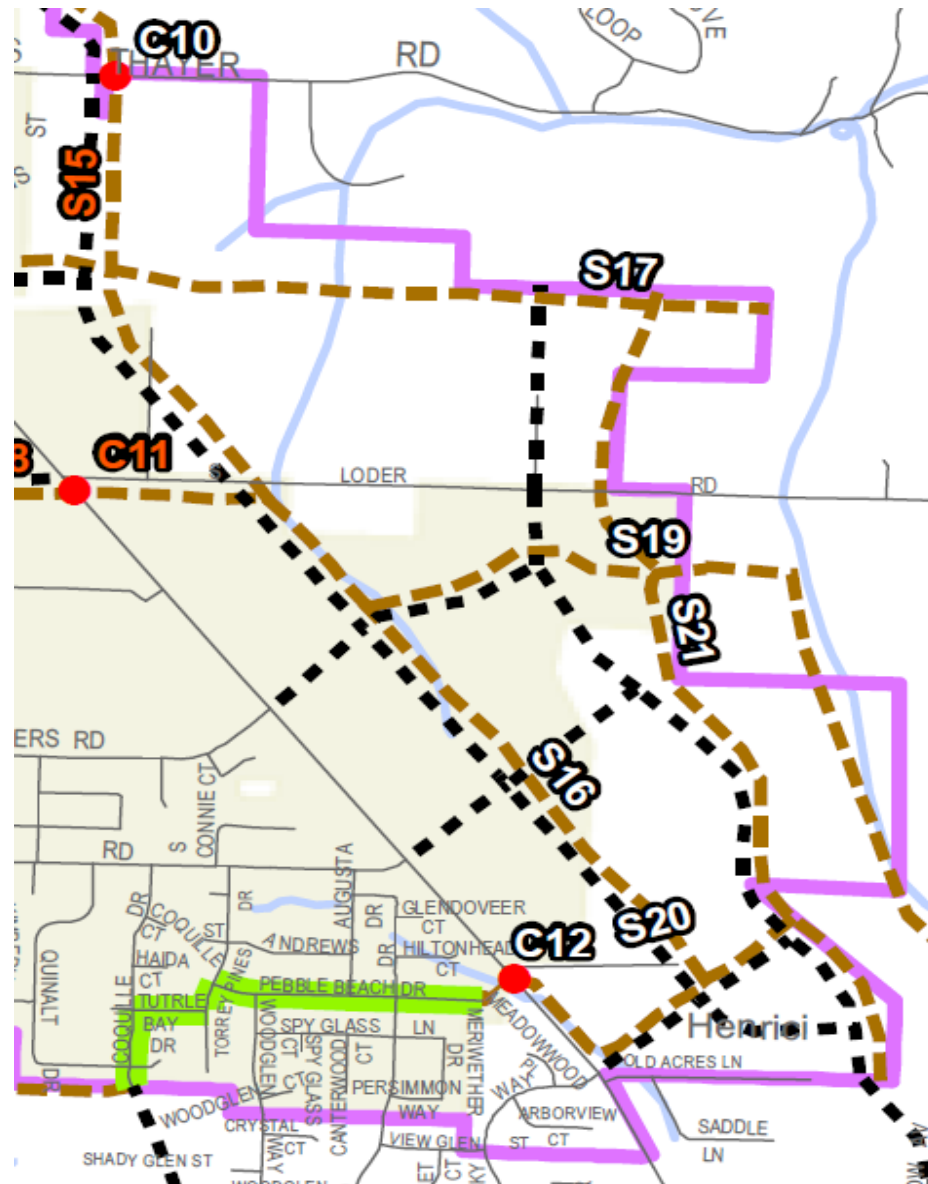
TSP Conceptual Walking Solutions



TSP Conceptual Biking Solutions



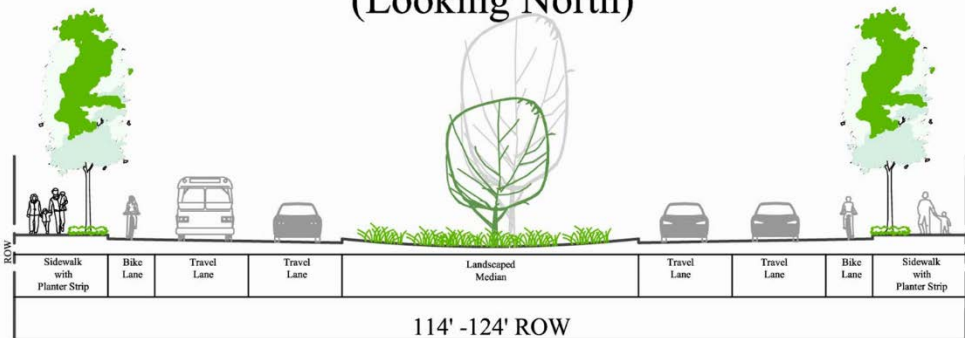
TSP Shared Biking and Walking Solutions



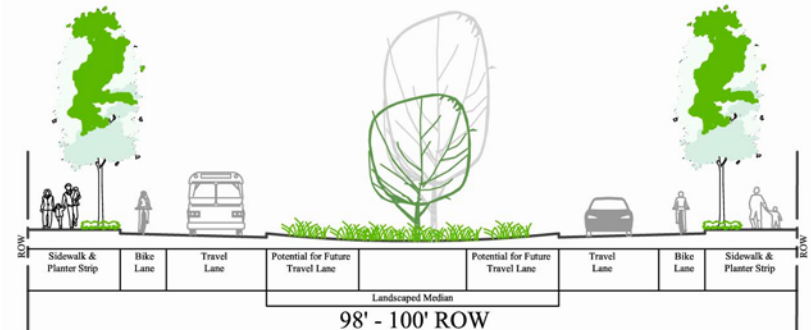
Beavercreek Road

- The concept plan specifies that Beavercreek Road will be improved as a green boulevard that will be a 5-lane arterial section to Clairmont, then a 3-lane arterial, with room for 5 lanes if needed, from Clairmont to the UGB. These projects on Beavercreek Road are included in TSP Table 2: Likely to Be Funded Transportation System as project D81 and D82.

Beavercreek Road Greenstreet - Option 3
5-lane Right-of-way
(Looking North)



Beavercreek Road Greenstreet - Option 2
3-lane Section in 5-lane Right-of-way
(Looking North)



Transportation System Plan / Traffic

- Transportation Projects within the concept plan area will be development-driven and funded
- The TSP expands upon the Concept Plan by including preliminary construction cost estimates & financing options
- Multi-modal transportation links will be connected within the site as well as to the surrounding areas
- Land use reviews will support bus service by ensuring a mix of land uses, densities and design options that support public transportation and other alternative transportation methods
- Ensure that local connectivity and off-street pedestrian routes link together in a highly connected pedestrian system that is safe, direct, convenient and attractive and improves pedestrian and bicycle safety along Beavercreek Road.
- Transportation Planning Rule. To meet the requirements of OAR 660-012-0060, needed improvements & funding mechanisms have been identified to mitigate impacts of development in the area and shows that the mobility standards prescribed by the TSP, except where exempted, will be met.

Transportation System Plan (TSP)

- The 2013 TSP also recognizes the limitations brought about by the limited availability of funding.
- Despite the investments to the transportation system, intersection operating conditions at a few intersections (including the OR 99E/I-205 Northbound, OR 99E/I-205 Southbound, OR 213/Beavercreek Road, and I-205/OR 213 intersections) will be continue to be congested by 2035.
- For purposes of evaluating the impact of proposed development that is permitted, either conditionally, outright, or through detailed development master plan approval, the OR 99E/I-205 SB Ramps, OR 99E/I-205 NB Ramps, OR 213/ Beavercreek Road, and I-205/OR 213 intersections shall be exempt from meeting the state mobility targets until solutions (beyond those included in the TSP) or alternative mobility targets are explored for the intersections.
- City and ODOT are to work together with Clackamas County to prepare and adopt alternative mobility standards.

	<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

Source: Table 2. BRCP Job & Housing Density Assumptions 7/10/2007

Meetings

- Planning Commission Work Session 9/28/2015
- Citizen Involvement Committee 10/05/2015
- Natural Resources Committee 10/14/2015
- Transportation Advisory Committee 10/20/2015
- Parks & Recreation Advisory Committee 10/22/2015
- Caufield Neighborhood Association 10/27/2015
- Hamlet of Beavercreek 10/28/2015
- City Commission Work Session 11/10/2015
- Planning Commission Hearing #1 11/23/2015
- City Commission Hearing #1 12/02/2015

Concept Plan: Land Use Areas

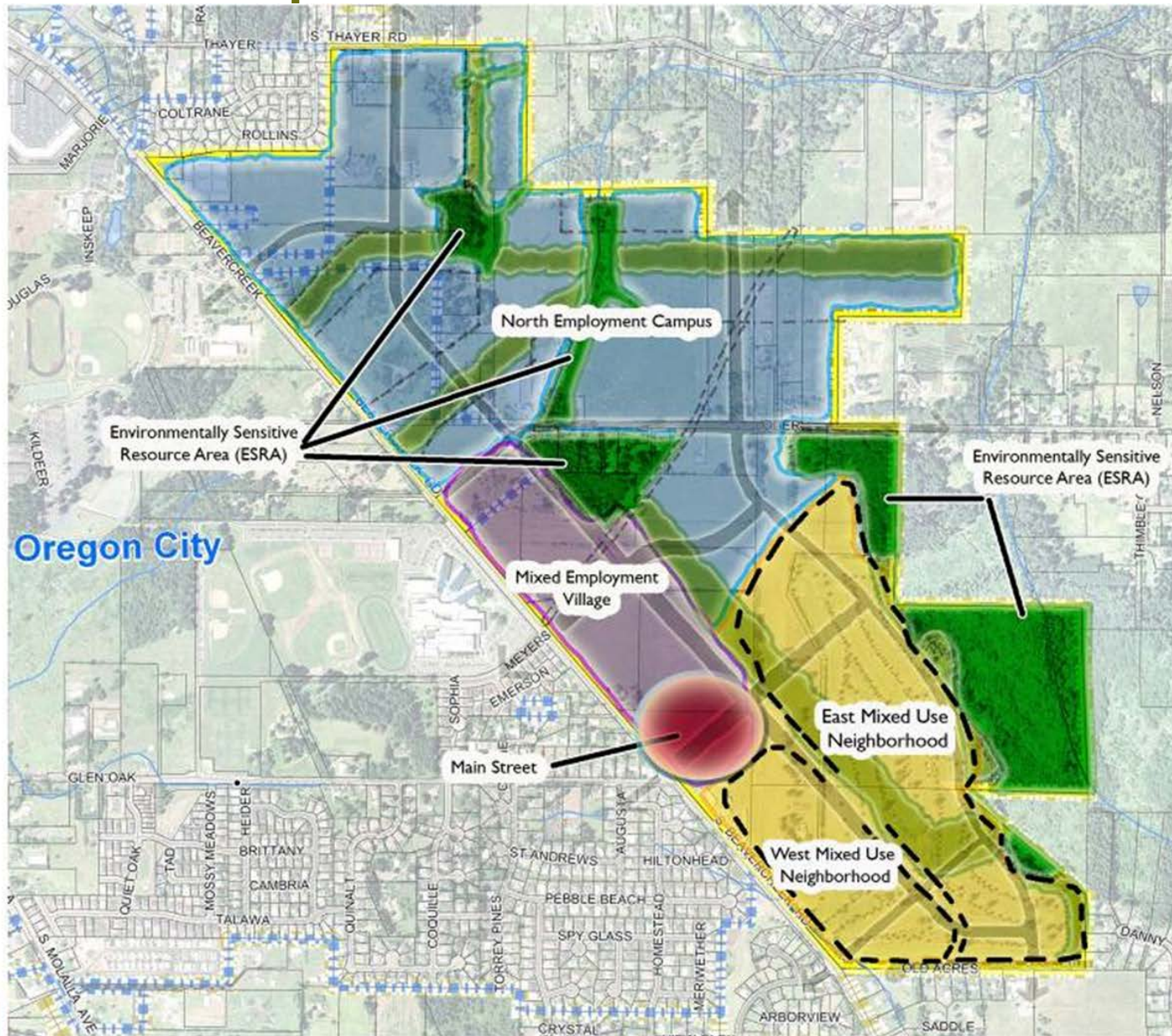


Figure 2: Beaver Creek Zone Subdistricts

Recommendation

- Staff recommends that the Planning Commission provide approval of the Beavercreek Road Concept Plan, file LE-15-0003.
- Should the Planning Commission determine that additional information is required from staff, the Planning Commission should leave the public hearing open and continue the hearing to the December 14, 2015 Planning Commission date.

Thank You

- Website:
- <http://www.orcity.org/planning/landuse/case/1e-15-0003-re-adoption-beavercreek-road-concept-plan>
- Pete Walter, Associate Planner
- (503) 496-1568
- pwalter@orcity.org