



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

April 16, 2008



TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Oregon City Plan Amendment
DLCD File Number 002-07

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: May 1, 2008

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Bob Cortright, DLCD Transportation Planning Coordinator
Amanda Puntun, DLCD Natural Resource Specialist
Christine Shirley, FEMA Specialist
Pete Walter, City of Oregon City

<paa> ya/email

PROF 2

DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
 PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: **City of Oregon City**

Local file number: **L 07-01**

Date of Adoption: **4/2/2008**

Date Mailed: **4/9/2008**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 5/23/2007

☒ Comprehensive Plan Text Amendment

☐ Comprehensive Plan Map Amendment

☐ Land Use Regulation Amendment

☐ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

In 2002, nearly 300 acres of rural land located just east of Oregon City was brought into the Portland Metropolitan Urban Growth Boundary (UGB) to accommodate future growth. The Park Place project area includes the newly expanded UGB section along with areas previously in the UGB but located outside of the city limits. Adoption of the Park Place Concept Plan implements Title 11 of METRO's Urban Growth Management Functional Plan for the Park Place project area.

Does the Adoption differ from proposal? Yes, Please explain below:

Commercial Zoning to be applied will be the City's Neighborhood Commercial (NC) zone rather than the Mixed Use Corridor (MUC) zone originally anticipated. Actual Zoning map and code amendments to implement the plan designations for the Concept Plan area will be adopted following a separate public hearing process.

Plan Map Changed from: **County/R-10**

to: **Varies: LDR, MDR, Commercial**

Zone Map Changed from: **FU-10/County**

to: **Varies: R3.5, R-5, R-10, NC**

Location: **NE Oregon City: see project plan map**

Acres Involved: **480**

Specify Density: Previous: **1 unit/10 acres**

New: **7.5 units/acre**

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
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Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

[DLCD # 002-07 \(16125\)](#)

45-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Oregon Department of Transportation, METRO, Clackamas County

Local Contact: **Pete Walter, Associate Planner**

Phone: **(503) 657-0891** Extension:

Address: **320 Warner Milne Road**

Fax Number: **503-722-3880**

City: **Oregon City**

Zip: **97215-**

E-mail Address: **pwalter@ci.orcity.org**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**

per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: webserver.lcd.state.or.us. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing mara.ulloa@state.or.us.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

ORDINANCE NO. 07-1007

**AN ORDINANCE ADOPTING THE PARK PLACE CONCEPT PLAN; ADOPTING
AMENDMENTS TO OREGON CITY COMPREHENSIVE PLAN AND ITS ANCILLARY
DOCUMENTS (L 07-01)**

WHEREAS, the City has worked with Oregon City residents and public advisory groups to develop the overall vision, policies and goals for the future growth and development of the Park Place Concept Plan area; and

WHEREAS, the Park Place Concept Plan is intended to guide the growth and management of the Park Place Concept Plan Area, to support natural, recreational, and economic benefits for the community of Oregon City, and to provide a framework for implementation of identified goals and policies; and

WHEREAS, the Park Place Concept Plan complies and is consistent with Statewide Planning Goals, Metro Ordinance No. 02-969B, and the Metro Regional Framework Plan, specifically Title 11; and

WHEREAS, the City will continue to work with Clackamas County to recommend long-term urban and rural reserves during the upcoming 2-year Metro reserves project for future expansion of the Urban Growth Boundary or designation of urban reserves pursuant to 660 Oregon Administrative Rules Division 21, and

WHEREAS, notice was mailed to all Oregon City property owners in conformance with Measure 56 requirements and notice was published in the local newspaper. Public meetings and workshops were held where the objectives and concepts of the Park Place Concept Plan were presented and discussed; and

WHEREAS, the Planning Commission and the City Commission both held publicly noticed work sessions on the proposed Concept Plan; and

WHEREAS, the Planning Commission held three public hearings on the proposed amendments; and

WHEREAS, the Planning Commission, based on the oral and written testimony they received at the public hearings, adopted minor revisions to the amendments and unanimously recommended it be adopted; and

WHEREAS, in a project of this size and scope, additional editing and refinement will inevitably be necessary after adoption; and

WHEREAS, further amendments to the Oregon City Comprehensive Plan and Map and Zoning Code and Map will be necessary in order to implement the Park Place Concept Plan, and these Amendments will be considered and reviewed in a duly noticed Public Hearing which will be mailed to all Oregon City residents and interested parties in compliance with Measure 56e; and

WHEREAS, adopting the Park Place Concept Plan, and Amendments to the Comprehensive Plan and its ancillary documents is in the best interest of Oregon City to ensure that the goals and policies of the City can be realized,

NOW, THEREFORE, OREGON CITY ORDAINS AS FOLLOWS:

Section 1. The Park Place Concept Plan and Appendix, included as Attachment B of Item 6a on November 7, 2007, is hereby adopted as an Ancillary Document to the Oregon City Comprehensive Plan based on the findings contained in the Staff Report and Record for Planning File L 07-01.

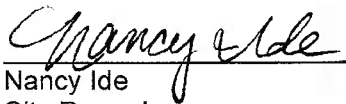
Section 2. The Ancillary Documents to Oregon City Comprehensive Plan, as amended, included as Attachment C of Item 6a on November 7, 2007, are hereby adopted based on the findings contained in the Staff Report and Record for Planning File L 07-01.

Read for the first time at a regular meeting of the City Commission held on the 19th day of March 2008, and the foregoing ordinance was finally enacted by the Commission on this 2nd day of April 2008.



ALICE NORRIS, Mayor

ATTESTED to this 2nd day of April 2008



Nancy Ide
City Recorder



Park Place Concept Plan

March 12, 2008
Version 1.4

Park Place Concept Plan Project Advisory Committee (PAC)

Jerry Herrmann – Oregon City Natural Resource Committee
Joe Marek – Clackamas County Transportation
Nancy Walters – Oregon City Historic Review Board
Tim Powell – Oregon City Planning Commission
Mike Riseling – Oregon City School District
Melanie Paulo - Oregon City Transportation Advisory Committee
Gary DiCenzo – Housing Authority of Clackamas County
Ted Schumaker – Oregon City Park and Recreation Advisory Committee
Linda Royer – Livesay Road
Karen Kelly – South of Holcomb Boulevard
Carter Stein – North of Holcomb Boulevard
Michael Kehoe – Holly Lane
Rod Moxley – Holly Lane
Ralph Kiefer – Park Place Neighborhood Association
Charlie Bottita – South of Holcomb Boulevard
Jackie Hammond-Williams – Livesay Road
Doug Neeley – Oregon City Transportation Advisory Committee
Ron Stewart - Oregon City School District
Don Sligar - Oregon City Natural Resource Committee
Steve VanHaverbeke – Park Place Neighborhood Association
Roger Rada - Oregon City School District
Kent Ziegler – Development Interest
Nancy Yuill - Clackamas Community Land Trust
Gene Stringham - Holcomb Outlook CPO
Kami Kehoe – Holcomb Outlook CPO
Steve Morrow – Small Business Owner
Ray Valone - Metro
Ben Baldwin – Tri-Met
Lorraine Gonzales – Clackamas County Planning
Gail Curtis - ODOT
Andrew Johnson - ODOT
Stacy Humphrey – Department of Land Conservation and Development
Ron Weinman – Clackamas County Transportation
Karen Buehrig – Clackamas County Planning

Park Place Concept Plan

March 12, 2008

City of Oregon City

Christina Robertson-Gardiner
Pete Walter
Dan Drentlaw
Nancy Kraushaar

Metro

Raymond Valone

SERA

Tim Smith
Matt Arnold
David Berniker
Allison Wildman
Eric Ridenour
Michelle Marx
Robin Moodie

Johnson Gardner

Jerry Johnson

David Evans & Associates

Tom Puttman
Jennifer Hoglund
Kelly Rodgers
Josh Cerra

Angelo Planning Group

Frank Angelo
Shayna Rehberg

Kittelson & Associates

Phill Worth
Andrew Cibor
Nick Foster

Cogan Owens Cogan

Matt Hastie
Ellie Fiore

EFA

Ray Bartlett

GRI

Tova Peltz

Acronyms

ADA	Americans with Disabilities Act
ADU	Accessory Dwelling Unit
CEG	Certified Engineering Geologist
CIP	Capital Improvement Plan
CRW	Clackamas River Water
EDU	Equivalent Dwelling Unit
EIS	Environmental Impact Statement
GIS	Geographic Information System
HCA	Habitat Conservation Area
HUD	U.S. Dept. of Housing and Urban Development
LF	Linear Foot
LID	Local Improvement District
LIDAR	Light Detection and Ranging
MDD	Maximum Daily Demand
MHI	Median Household Income
MSTIP	Major Streets Improvement Program
DOGAMI	Oregon Department of Geology and Mineral Industries
OCSD	Oregon City School District
ODOT	Oregon Department of transportation
ORS	Oregon Revised Statutes
PAC	Project Advisory Committee
PE	Public Engineer
SAFTEA-LU	Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users
SDC	System Development Charge
SFWB	South Fork Water Board
TSP	Transportation System Plan
TCSD	Tri-City Sewer District
UGB	Urban Growth Boundary
WWTP	Wastewater Treatment Plant



Table of Contents

1. Executive Summary	1
2. Background	7
1. Introduction	7
2. Core Values	7
3. Existing Conditions	9
4. Opportunities and Constraints	19
3. Park Place Concept Plan	21
1. Introduction	21
2. Concept Plan	21
3. Plan Elements	24
a. Land Use	
b. Schools	
c. Parks	
d. Transportation	
e. Water, Stormwater, Wastewater	
f. Natural Resources	
4. Implementation	59
1. Compliance with Title 11	59
2. Next Steps	76
5. Funding and Finance	77
1. Infrastructure Requirements	77
2. Development and Timing	84
3. Land Owner and Developer Financing Tools	85
4. Public Financing Tools	86

Figures	Page	Tables	Page
Figure 1-1. Park Place Concept Plan Urban Growth Diagram	2	Table 2-1. Buildable Land Summary	11
Figure 2-1. Park Place Study Area	10	Table 3-1. Type and Amount of Housing Needed	28
Figure 2-2. Habitat Conservation Areas	14	Table 3-2. Type and Amount of Housing By Land Use Designation	29
Figure 2-3. Steep Slopes and Geomorphology	16	Table 3-3. Functional Classification of Park Place Roadways	38
Figure 2-4. Landslide Geomorphology	17	Table 3-4. Right-of-Way Required for Each Functional Class	38
Figure 2-5. Opportunities and Constraints	19	Table 4-1. Affordable Housing in Oregon City	63
Figure 3-1. Park Place Concept Plan Urban Growth Diagram	20	Table 4-2. Affordability by Income, Portland Metro Area, 2007	63
Figure 3-2. North Village Neighborhood	24	Table 4-3. Proposed Area of Commercial Uses in Park Place	65
Figure 3-3. South Village Neighborhood	26	Table 4-4. Best Management Practices for Non-Habitat Conservation Areas	69
Figure 3-4. Concept Plan Street System Map	35	Table 5-1. Summary of Transportation Improvements	78
Figure 3-5. Concept Plan Functional Classification Map	37	Table 5-2. Distribution of Ownership and Funding	79
Figure 3-6. Concept Plan Street Sizing Map with Proposed Cross Section Designations	40	Table 5-3. Summary of Water System Improvements	81
Figure 3-A. Redland Road 5-Lane Cross Section	39	Table 5-4. Summary of Wastewater System Improvements	82
Figure 3-B. Minor Arterial 5-Lane Cross Section*	39	Table 5-5. Summary of Storm Water System Improvements	83
Figures 3-C and 3-D. Narrow Minor Arterial 2-Lane Cross Section and Collector 2-Lane Cross Section	41	Table 5-6. Summary of Park Improvements	84
Figure 3-E. Collector 3-Lane Cross Section	41	Table 5-7. Improvements Summary	84
Figure 3-F. Neighborhood Collector as Main Street	42		
Figure 3-G. Neighborhood Collector with Bike Lanes	42		
Figure 3-H. Local Street with On-Street Parking	43		
Figure 3-I. Hillside Local Street With Stormwater Swale	43		
Figure 3-J. Local Street with No On-Street Parking	43		
Figure 3-7. Proposed Transit Routes	45		
Figure 3-8. Proposed Trail System	46		
Figure 3-9. Proposed Bicycle and Pedestrian System	47		
Figure 3-10. Proposed Water System Improvements	49		
Figure 3-11. Proposed Wastewater System Improvements	52		
Figure 3-12. Proposed Stormwater Management	55		
Figure 3-13. Habitat Conservation Areas	57		

1. Executive Summary

In 2002, nearly 500 acres of rural land located just east of Oregon City was brought into the Portland Metropolitan Urban Growth Boundary (UGB) to accommodate future growth. The Park Place Concept Plan was developed to help the City of Oregon City prepare for this growth by working with local citizens, area stakeholders, and local and regional jurisdictions to develop a common vision for the area. This vision provides a framework for growth that respects and augments the area's context, history, and natural systems. The Park Place Concept Plan emphasizes good urban design, multi-modal connectivity, opportunities for place-making and cultivating community, diversity, and, above all, a way to provide for future growth in a sustainable manner. Ultimately, the Park Place Concept Plan will ensure that the land brought in is planned in an efficient and sustainable manner that will maximize the use of the available lands while protecting the natural resources in the study area.

Key components of the Park Place Concept Plan include:

- Two primary north-south connections between Holcomb Boulevard and Redland Road (Swan Avenue and Holly Lane)
- Two distinct mixed-use neighborhoods (North Village and South Village) that accommodate 1,459 new dwelling units
- Neighborhood-oriented commercial nodes that integrate commercial land uses, residential land uses, and public open space
- An area for a new civic institution, like a library or community center
- An 8-10 acre community park and a 3-5 acre neighborhood park
- A mix of housing types and ranges of affordability
- An extensive system of off-street and on-street trails and pedestrian/bicycle connections
- Innovative, green on-site stormwater treatment methods
- Protected sensitive areas, including drainages and steep slopes
- Streets and buildings oriented for solar access
- The use of green edges to define neighborhoods and buffer developments
- Integration of parks and open spaces into existing and future neighborhoods

The following list describes these components and how elements of the Park Place Concept Plan comply with the established evaluation criteria (see page 71 in Appendix). These planning principles are based on the core values developed during the planning process and applicable local and regional community development standards and practices.

Community Design

Identifiable centers and green edges: The preferred alternative includes two discrete mixed-use/commercial centers, one on Livesay Road and another in the southern portion of the study area near Donovan Road supported by the enhanced transportation system. Each center provides for a mix of civic and commercial uses and spaces to serve the planning area. Edges around and between residential areas and existing