



# 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

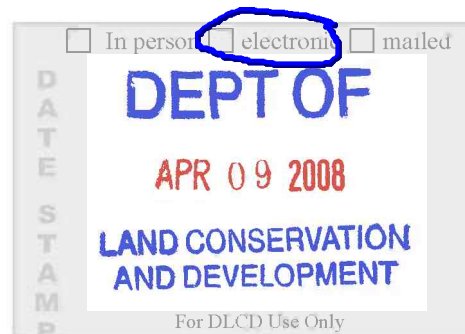
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PROF 2

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:

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>
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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

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**DLCD file No.** \_\_\_\_\_

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

Oregon Department of Transportation, METRO, Clackamas County

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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**

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## **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](http://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](mailto: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**

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**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:**

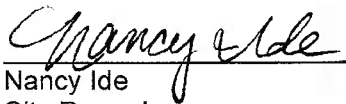
**Section 1.** The Park Place Concept Plan and Appendix, included as Attachment B of Item 6a on November 7, 2007, is hereby adopted as an Ancillary Document to the Oregon City Comprehensive Plan based on the findings contained in the Staff Report and Record for Planning File L 07-01.

**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 19<sup>th</sup> 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**

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Pete Walter  
Dan Drentlaw  
Nancy Kraushaar

## **Metro**

Raymond Valone

## **SERA**

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## **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



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## 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