

Beavercreek Road

Concept Plan -Zoning and Code Amendments

Big Picture

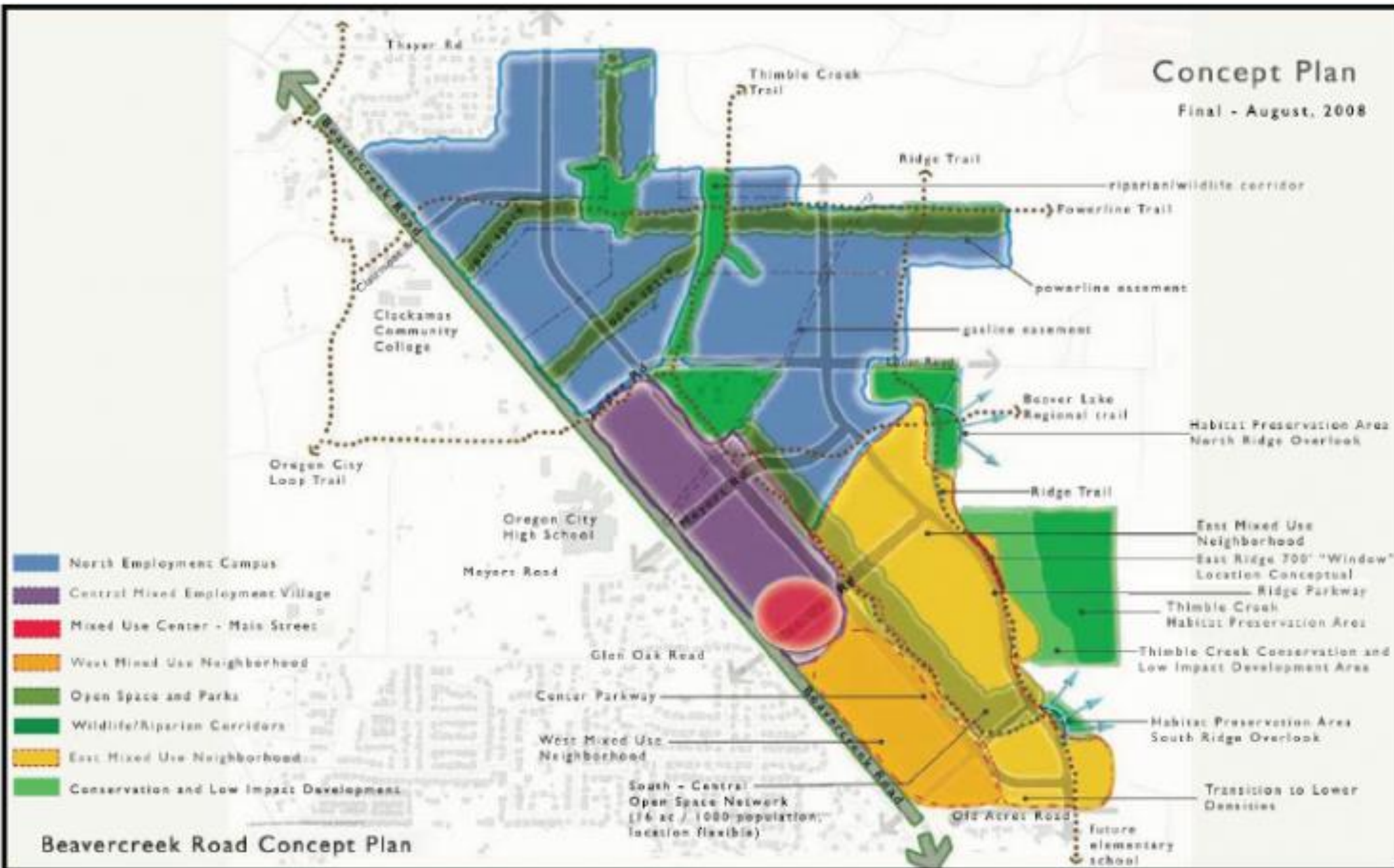
The 2008 Concept Plan envisions a complete community with a diverse mix of uses woven together by open space, trails, a network of green streets, and sustainable development practices, including:

- An employment campus north of Loder Road
- Mixed-use districts along Beavercreek Road
- Two mixed-use residential neighborhoods
- 1,000-1,600 new housing units and up to 5,000 jobs at complete build-out.

To honor the process to date, the vision and content of the Beavercreek Road Concept Plan is not anticipated to be reopened as part of this process.

Concept Plan

Final - August, 2008

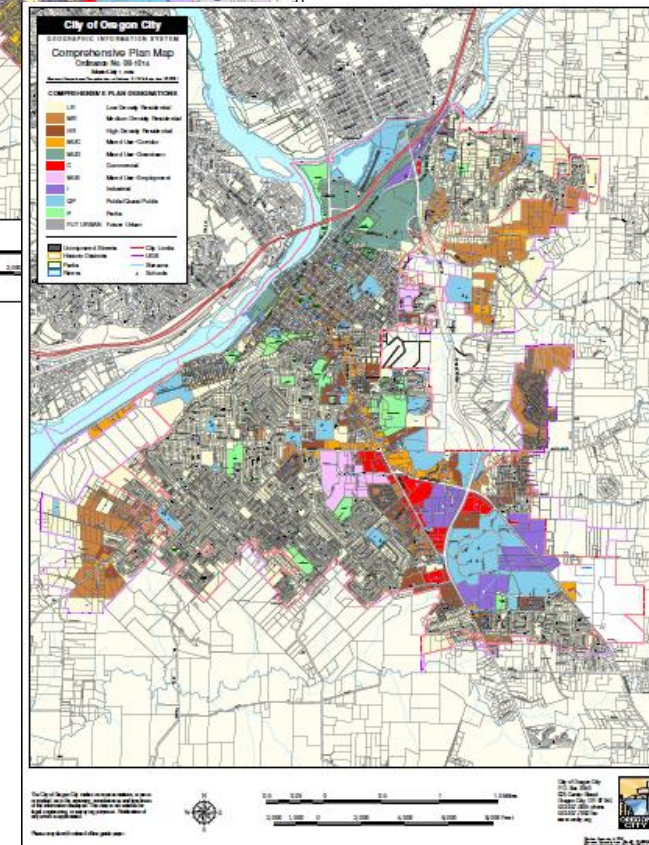
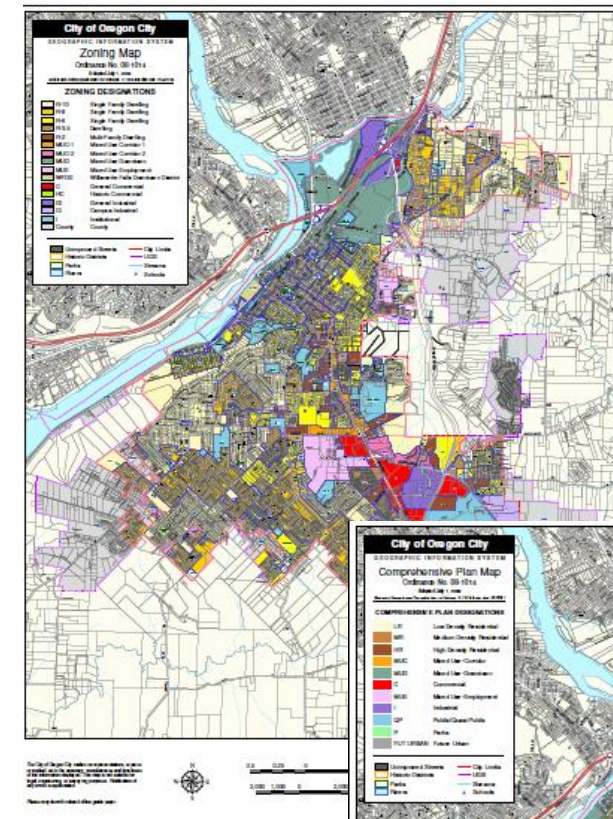


What does that mean?

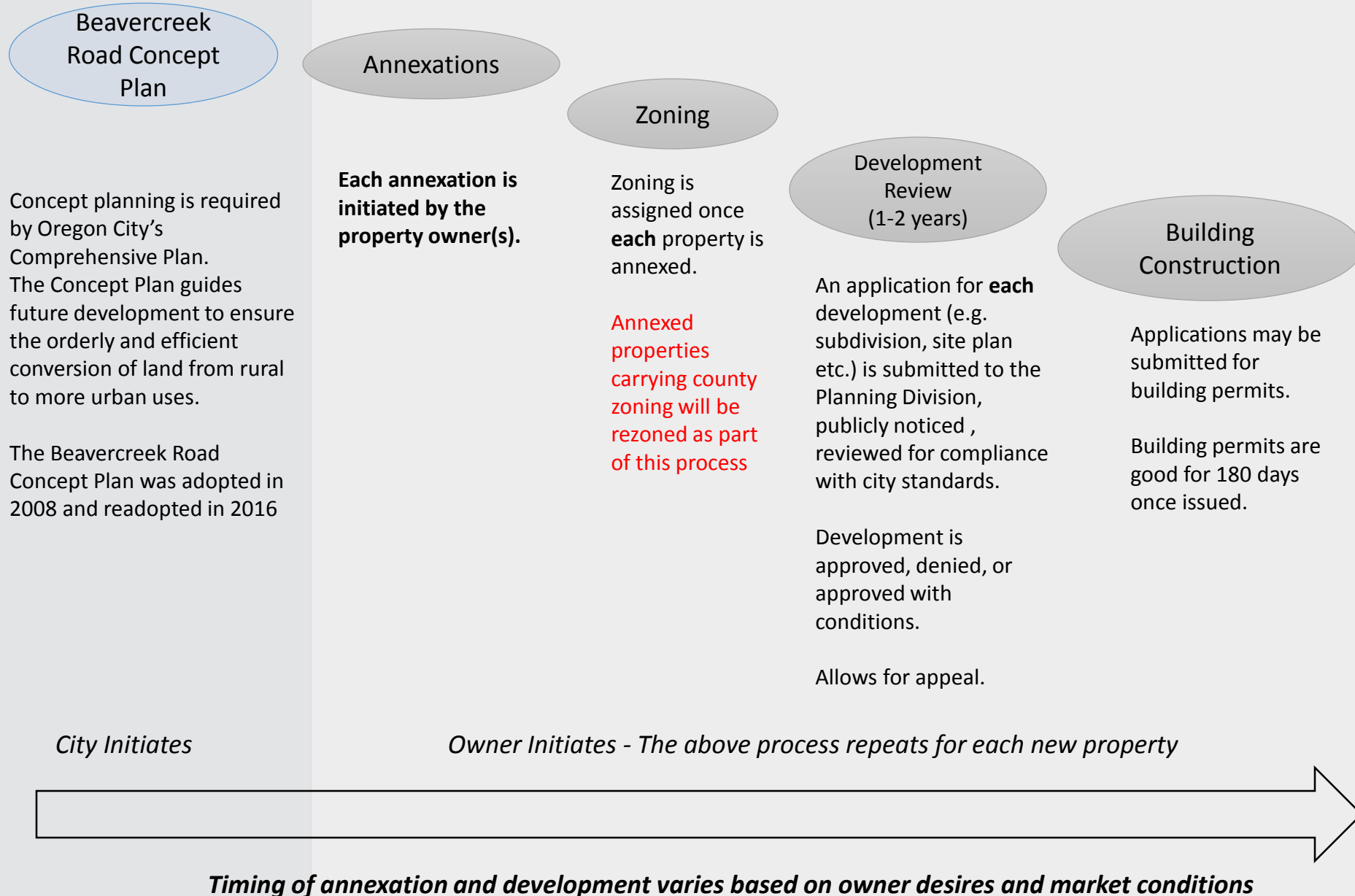
- New land available for living wage jobs in Oregon City. *Very few parcels are currently available for development in the city.*
- Collaboration with Oregon City High school and Clackamas Community College and new businesses investing in Beaver Creek Road area
- Opportunities for amenities in an area historically underserved (*“we have to drive to get to anything”*)
- Create a cohesive neighborhood that people can walk or bike to OCHS, CCC and even jobs.
- Investing in mixed use development and job centers= more likely to improve transit access to SE Oregon City.
- New housing in a variety of types available for our community.
- Honoring the prior public process and vision that created the plan

What is Being Adopted?

- Amendments to Comprehensive Plan Map and Zoning Map
 - Findings comparable city zoning
- Amendments to Development Code to implemented required elements of the plan.
 - What needs to be adopted to implements the requirements of the plan?
 - *e.g allowing more industrial uses as a home occupation*



Beavercreek Road Concept Plan Area Development Process



How to Get Involved

Website- <https://www.orcity.org/Beavercreekconceptplan> -Contact Page

Community Conversations

Trail News- Spring

Social Media

Signs on Beavercreek Road

Public Meetings

Tuesday, January 29, 2018- Time and place TBD

Tuesday, April 9, 2018- Time and place TBD

2018		2019							
Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
		★			★	■	■	■	■
Code Audit		Draft Code and Map Updates			Work Sessions		Hearings		

★ Public Outreach Opportunity

■ Planning Commission and City Commission

What is Not Being Adopted?

The Beaverceek Road Concept Plan has some aspirational elements identified in the plan that will not be part of this code package.

Examples include:

What Else is Needed to Implement the Vision?

- **Infrastructure phasing**

- Transportation phasing- how much can be built at any one time before offsite mitigation is required.
- Subject to alternate mobility transportation criteria/review
- Water and Sewer- Can the work be sequential to each development or does something need to be built offsite such as a pump station?
- Could this area pursue a Local Improvement District to ease implementation?
- Specific location of street connections to match the adopted diagram

- **Parks acquisition**

- **Funding options for infrastructure requirements that may not be proportional to development proposal –what financing options are available for the private sector?**



This work can be performed with the first development application or be done in advance, but is not part of the current zoning amendments project