

Beaver Creek Road

Concept Plan Implementation – Map and Code Amendments

April 9, 2019

Agenda

- Project Overview – Presentation
- BRCP Code Concepts – Presentation
- BRCP Code Concepts – Small Group Break-out Discussions
- Reports – Full Group
- Next Steps

Let's Have A Good Meeting!

Community members are encouraged to participate in the BRCP Zoning and Code Amendment process. Please keep the following guidelines in mind to ensure an productive meeting:

- Be respectful.
- During break-out discussions:
 - Ask questions. Provide suggestions. Voice concerns.
 - One speaker at a time. Be succinct. Share time with others.
 - Keep comments constructive. Personal attacks are not tolerated.

What We Have Accomplished Since January 2019

- **Public feedback**

- Meeting #1 January 2019
- Online comment form
- Comment tracker- online



- **Reviewed contents of adopted plan & made initial recommendations**

- Identified major elements of each plan area
- Looked at existing zoning and development code to see how closely it already implements vision
- If not- recommended revisions in memo form
- Provided initial attempt at creating a proposed zoning map based on adopted plan for feedback- topography- lot lines constraints not part of tonight's discussion draft
- Currently scoping transportation, infrastructure and real estate/economic analysis memos based on public comments and plan content

What Happens After Tonight's Meeting ?

Public Engagement

- Continue public comment tracker, incorporate tonight's comments
- Hold Planning and City Commission worksessions on May 13th and June 11th
- Attend Open House- June 10, 2019 at City Hall

Products

- Draft Zoning and Comprehensive Plan Maps
- Draft redline code amendments
- Technical memos- transportation, infrastructure, real estate/economic

Public Hearings

Notice of July/August public hearing dates will be sent out in mid-June.

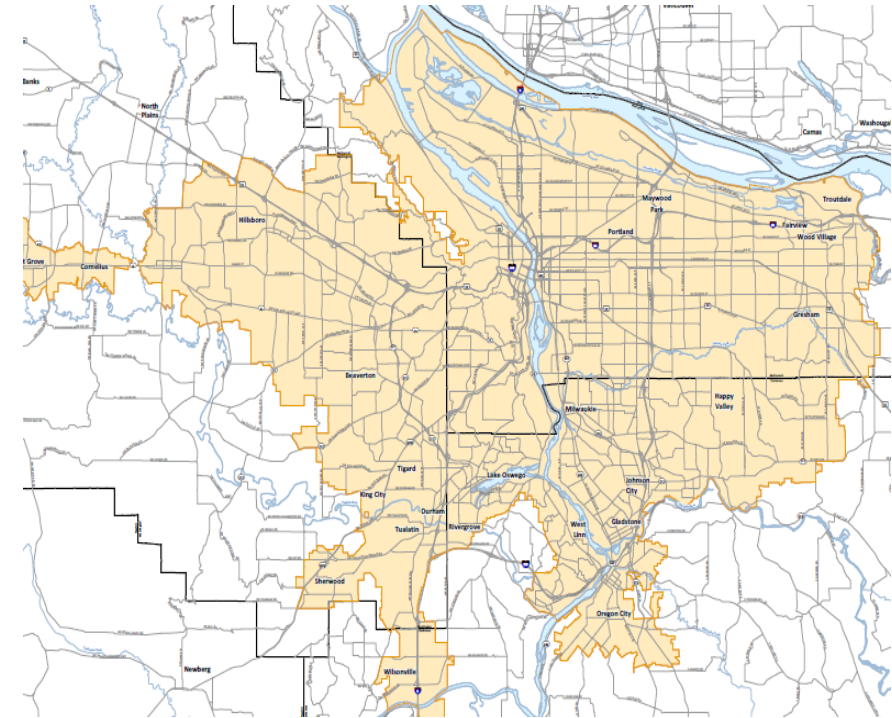


Beavercreek Road Concept Plan

Plan Overview

Urban Growth Boundary (UGB)

- Land inside the UGB supports urban services such as roads, water and sewer systems, parks, schools and fire and police protection.
- A tool to protect farms and forests from urban sprawl and promote the efficient use of land
- Every six years, Metro prepares a forecast of population and employment growth for the region for the next 20 years and, if necessary, adjusts the boundary to meet the needs of growth forecast for that 20-year period.
- Beaver Creek Road Concept Plan was brought into the UGB in 2002.



Big Picture

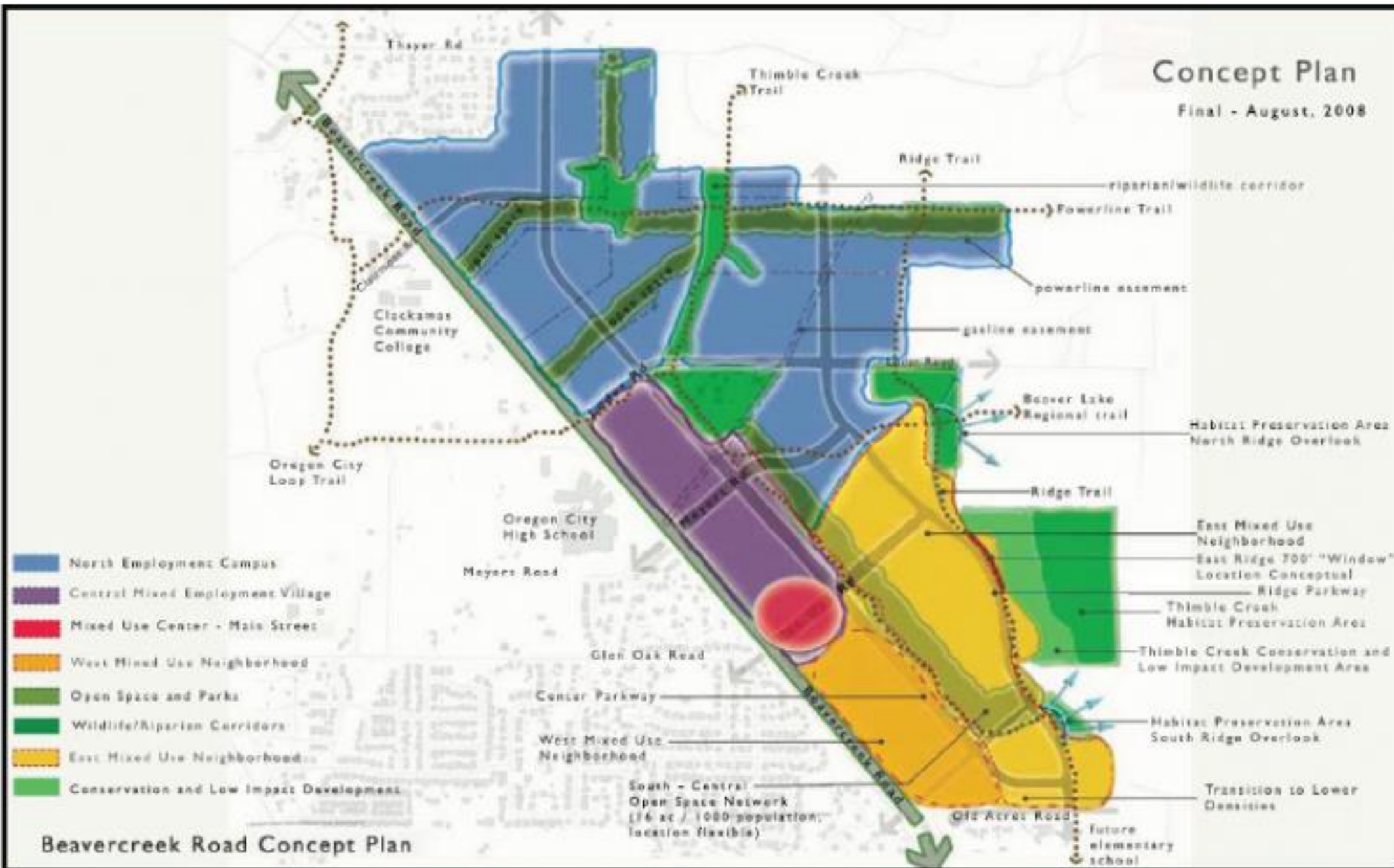
The 2008 Beavercreek Road Concept Plan envisions a complete community with a diverse mix of uses woven together by open space, trails, a network of green streets, and sustainable development practices, including:

- 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



How You Can Stay Involved

- Website: <https://www.orcity.org/Beavercreekroadconceptplan> - Contact Page
- Community Conversations
- Trail News - Spring
- Social Media

Public Meetings

Monday, May 13- 7:00PM – Planning Commission Work Session

Monday, June 10- 5-7:00PM – Open House

Tuesday, June 11- 5:00PM – City Commission Work Session

All events at City Hall Commission Chambers

| 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

Beavercreek Road Concept Plan

Implementation: Map & Code Concepts






Hybrid Implementation Concept

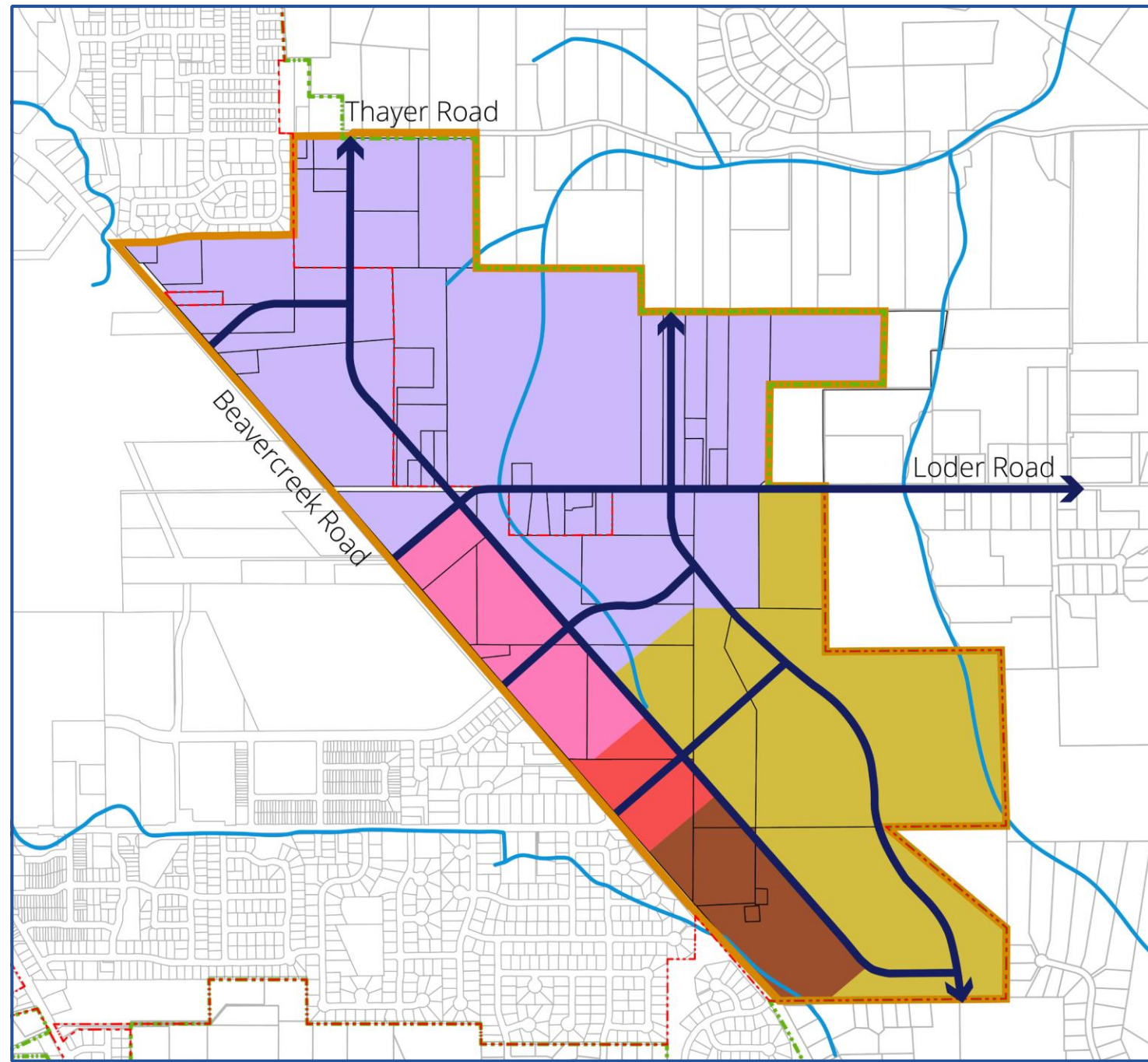


Implementing Designations and Zones

| <i>Subdistrict</i> | <i>Designation</i> | <i>Zone</i> |
|------------------------------------|----------------------------------|----------------------------------|
| North Employment Campus | Industrial (I) | Campus Institutional (CI) |
| Mixed Employment Village | Mixed-Use Corridor (MUC) | Mixed-Use Corridor (MUC-2) |
| Main Street | Mixed-Use Corridor (MUC) | Neighborhood Commercial (NC) |
| West Mixed-Use Neighborhood | High-Density Residential (HDR) | High-Density Residential (R-2) |
| East Mixed-Use Neighborhood | Medium-Density Residential (MDR) | Medium-Density Residential (R-5) |

Draft Implementation Map

-  Campus Institutional (CI)
-  Mixed-Use Employment (MUC-2)
-  Neighborhood Commercial (NC)
-  Medium Density Residential (R-5)
-  High Density Residential (R-2)



Mapping Metrics

- Capacity for 1,000 dwelling units and 5,000 jobs

| <i>Subdistrict</i> | <i>Size (gross acres)</i> |
|--|----------------------------------|
| North Employment Campus | 149 |
| Mixed Employment Village | 26 |
| Main Street | 10 |
| West Mixed-Use Neighborhood | 22 |
| East Mixed-Use Neighborhood | 77 |
| <i>Parks, Open Space, Roads</i> | 169 |

North Employment Campus

- Broad use categories:
 - Light industrial, office, research & development
 - Not specific to “green industries”
- Nuisance limitations
- Site & building design:
 - 25% maximum outdoor storage
 - No minimum or maximum site size
 - 15% open space
 - 25-ft buffer to residential uses



North Employment Campus: Discussion

- *Are there additional uses to permit—or prohibit—in the subdistrict to support the employment goals?*
- *To keep outdoor storage an accessory use rather than a primary use, is 25% the right maximum?*
- *What buffering tools would help support the transition from industrial to residential, beyond the 25-foot setback?*

Mixed Employment Village: Uses

- Hybrid employment and mixed-use office, commercial and residential
 - Allow light manufacturing: making/assembling parts within a building
 - Upper-story residential, excluding existing development
 - Size limitations for commercial



Mixed Employment Village: Form

- Minimum height: 25 feet
- Maximum height: 60 feet
 - Add incentive for upper story residential
- Increase FAR to 0.35 minimum
- Existing site and building design standards



Mixed Use: Discussion

- *What refinements should be added to proposed uses, including light manufacturing, limited residential, and retail commercial with size limitations?*

Main Street

- Key location: Four blocks
- Retail and services allowed, up to 10,000 SF
- Residential allowed for upper stories or rear lots



Main Street: Form

- Height: 25-ft minimum, 45-ft max
 - Incentive for upper story residential
- Minimum 0.5 FAR
- Streetscapes & pedestrian amenities
- Reduce impacts of parking:
 - 50% reduction to spaces required
 - Prohibit along Glen Oak frontage
 - Consider alleys



Main Street: Discussion

- *Are the proposed upper story and rear lot limitations appropriate to support residential uses while minimizing their presence along the key block frontages?*
- *Are the 10,000 SF size restrictions for commercial uses appropriate given opportunities for larger stores elsewhere in the district?*
- *Are there any additional design pieces that you feel are important to create the Main Street vision?*

West Mixed Use Neighborhood

- Variety of residential types
- Limited commercial uses
- One unit per 2,000 SF
 - Consider density bonuses
- Design standards for all residential types
- Affordability approaches
- Cottage Industry as Home Occupation



West Mixed-Use Neighborhood: Discussion

- *Should density bonuses or increases be added, and if so, for what types of development?*

East Mixed-Use Neighborhood

- Mix of residential types
- Opportunities for variety of sizes
 - Lot sizes 5,000 SF to 2,500 SF per unit
- Design standards for each type
 - Subdistrict design standards not recommended at this time
- Alley network under consideration
- Cottage Industry as Home Occupation



East Mixed Use Neighborhood: Transition

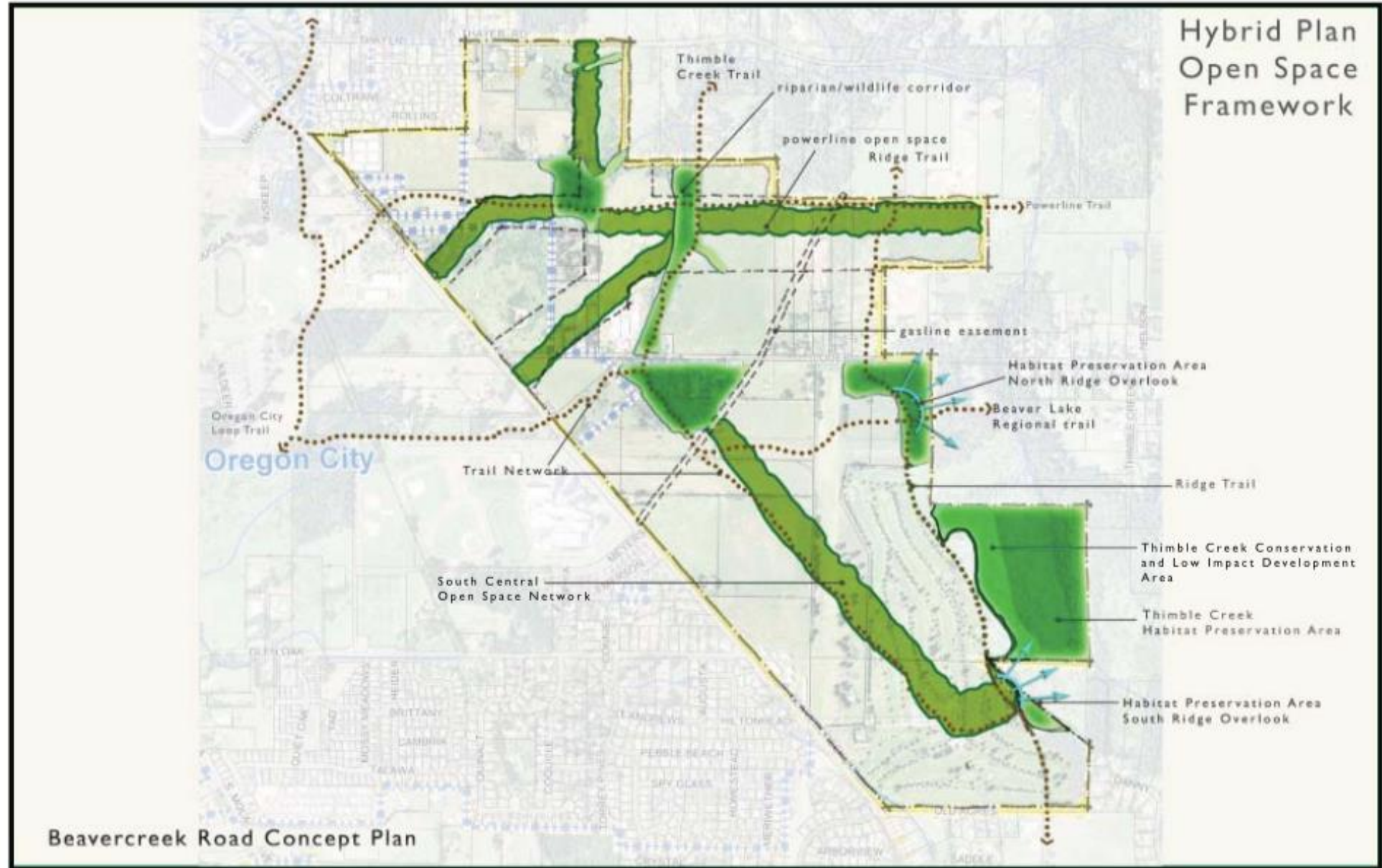
- Proposed: 25-ft rear lot setbacks with 5-ft landscaping, single-family detached uses only



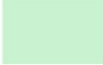



East Mixed-Use Neighborhood: Discussion

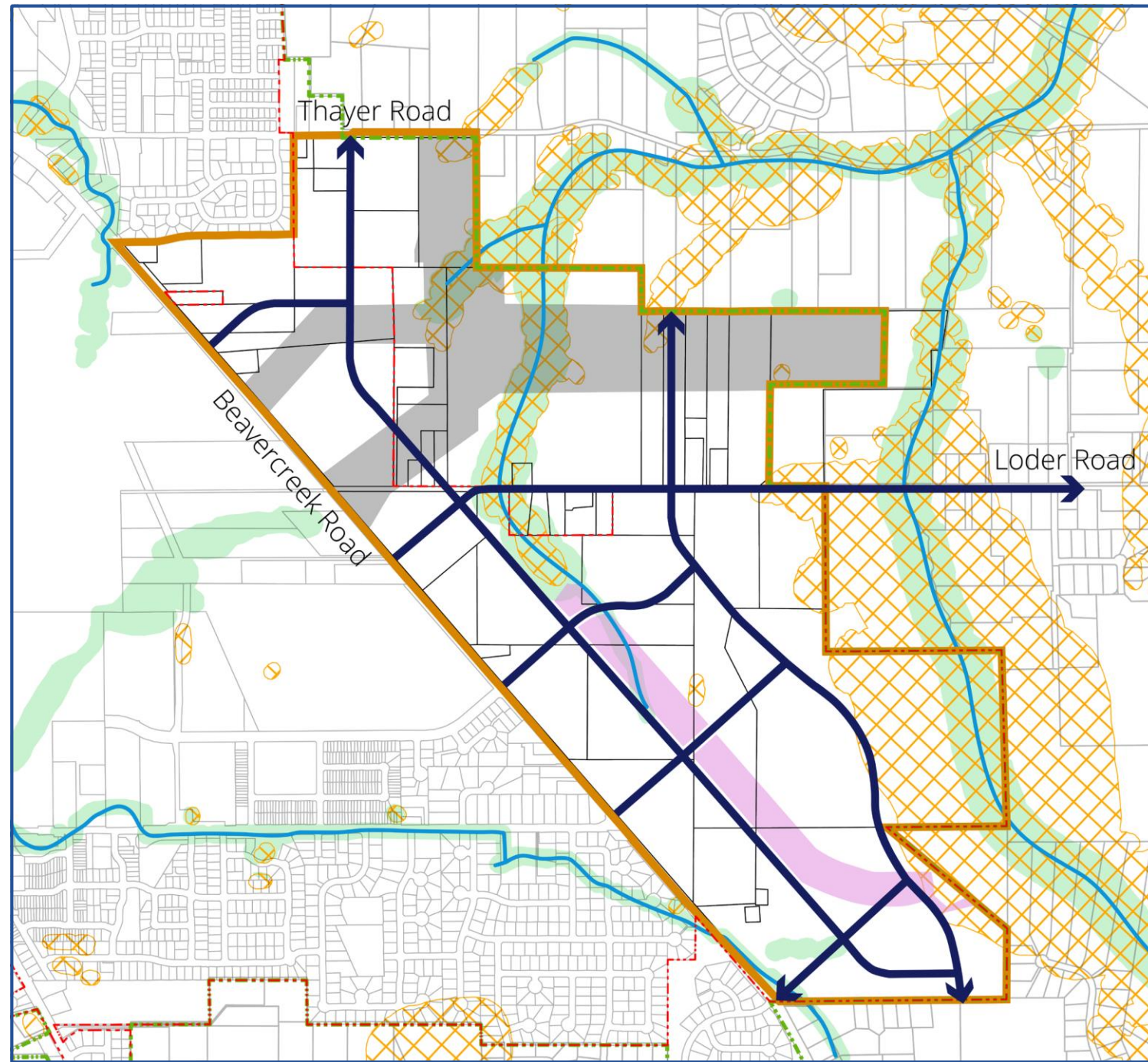
- *Is an alley network desired for this neighborhood, or should it be optional?*
- *Does the proposed transition balance development goals of the subdistrict with protection of adjoining properties?
Would additional tools like higher minimum lot sizes, walls or protecting of existing vegetation help?*

Parks, Trails and Open Space



Parks & Open Space Mapping

-  Natural Resources Overlay District (NROD)
-  Geologic Hazard Overlay District (GHOD)
-  South-Central Open Space Network
-  Powerline Corridor



Expert Analysis to Inform Refinements

- Transportation Capacity Analysis
 - Ensure traffic model uses background county and region-wide traffic assumptions
 - Opportunities and constraints of moving to a 5 lane Beavercreek Road Design
 - Intersection design along Beavercreek Road (signals vs roundabouts)
 - Analysis of Holly Lane connection in the regional model- how would the model change if Holly Lane connection was not built- or severely delayed?
- Utility Capacity Analysis- Compliance with Adopted Master Plans
 - Water Master Plan– How does it relate to Clackamas River Water (CRW) Master Plan and Capital improvement Projects (CIP) or OC's CIP list- is anything missing?
 - Sanitary Sewer- Master Plan
 - Stormwater Master Plan (existing and newly proposed)
- Economic Development Analysis
 - Do the proposed code amendments create a framework to provide the required 5,000 jobs and 1,000-1,600 dwelling units?
 - Do they respond to current market or future market trends?



Welcome

TO

BEAVERCREEK ROAD
EAST CAUFIELD
THIMBLE CREEK
???

Discussion Format

- Break-out Discussion Groups
 - Four topics
 - Two 15-minute sessions
- Summary Reports

Project Next Steps

- Continue to inform and discuss:
 - Project website: <https://www.orcity.org/Beavercreekconceptplan>
 - Contact Christina Robertson-Gardiner at crobertson@orcitey.org
- Engagement opportunities:
 - Next open house date: Monday, June 10 at 7PM – City Hall
 - Work sessions: May 13 at 7PM – Planning Commission, June 11 at 5PM – City Commission
 - Meeting questions posted on project website for additional comment