

To: Christina Robertson Gardiner, AICP  
Planner  
City of Oregon City  
698 Warner Parrott Rd  
Oregon City, Oregon 97045

Date: June 7, 2019

**RE: BRCP Land Use Map Changes**

An initial Land Use Map approximating the lines on the 2008 Concept Plan Map was prepared on April 9, 2019 (Attachment B). This map was used as a starting point for making employment and dwelling unit projections for the BRCP area. Several modifications have been made to the June 7, 2019 Land Use Map to reflect taxlot and development realities while maintaining substantial compliance with the Concept Plan Map and the public comments heard to date. The following is a summary and justification of the changes made to the June 7, 2019 Land Use Map (Attachment C).



BRCP Subdistrict		Comp Plan Designation	Zoning Designation		
	West Mixed Use Neighborhood	High Density Residential	High Density Residential R-2		BRCP Boundary
	East Mixed Use Neighborhood	Medium Density Residential	Medium Density Residential R-5		Urban Growth Boundary
	Main Street	Mixed Use Corridor	Neighborhood Commercial NC		City Limits
	Mixed Employment Village	Mixed Use Corridor	Mixed Use Corridor MUC-2		Future Road Connections
	North Employment Campus	Industrial	Campus Industrial CI		Streams

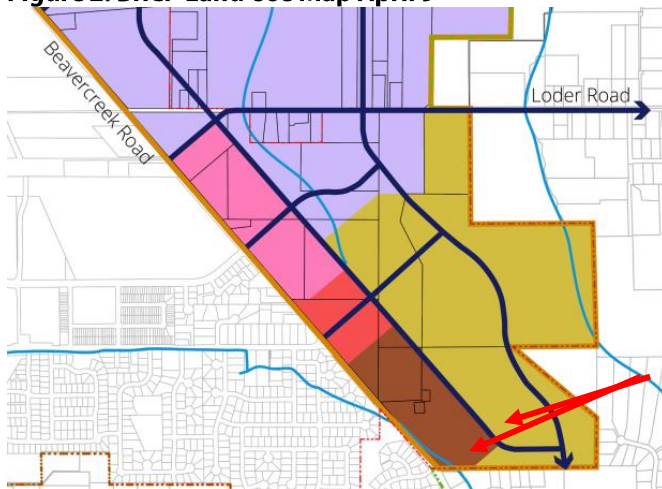


1. North of Old Acres Road – In response to concern from property owners about high-density residential development adjacent to Old Acres Road, the map is adjusted such that R-5 single family development is adjacent to that road. Additionally, some lands on the east edge of the R-2 district is extended across the street to allow for a "Neighborhood Focal Point" as identified in the plan.

**Figure 1. BRCP Land Use Map Changes between April 9 and June 7, 2019**



**Figure 2. BRCP Land Use Map April 9**



2. South of the Natural Resource Overlay District (NROD) in the South Central Open Space – the area north of the road parallel to Beaver Creek Road was originally zoned North Employment Campus (CI), but with the NROD and South Central Open Space overlays, there were two remnants that would be too small for industrial uses. The plan identifies this area as part of the Mixed-Employment district (MUC-2), so the boundaries are adjusted to make these remnants part of the MUC-2 district to better conform with the plan and avoid creating unusable lot remnants. Adjusted lines also conform with Title 4 identified lands to avoid conflict.

**Figure 3. BRCP Land Use Map Changes between April 9 and June 7, 2019**

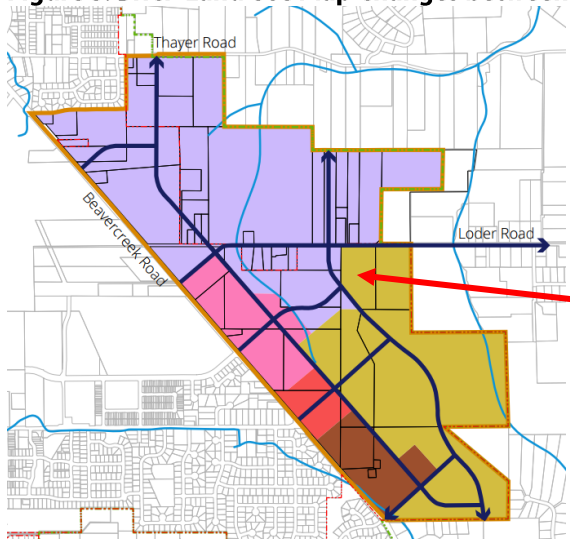


**Figure 4. BRCP Land Use Map April 9**

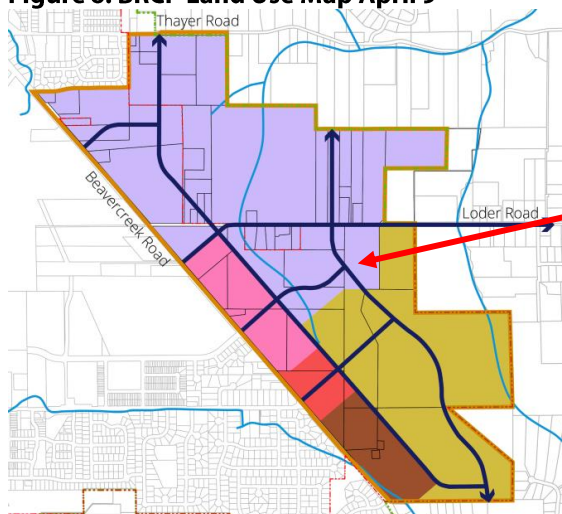


3. South of Loder towards the eastern edge of the BRCP area – In response to concern from the public about the prevalence and location of industrial lands near residential areas, lands zoned CI south of Loder Road and northeast of the easternmost north-south connector are adjusted to R-5. There is a small area that is Title 4 identified lands and is not adjusted.

**Figure 5. BRCP Land Use Map Changes between April 9 and June 7, 2019**



**Figure 6. BRCP Land Use Map April 9**



At the request of land owners with property north of Loder Road, 3J examined the possibility of changing zoning designations from employment to residential. Lands in the BRCP area north of Loder Road are designated as Metro Title 4 Industrial Lands (<https://www.oregonmetro.gov/industrial-and-employment-land>) which prohibit residential uses and thus this request could not be considered.

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