Beavercreek Road Concept Plan Concurrence

Please Note: The following findings regarding concurrence with the Beavercreek Road Concept Plan are informational only and are not approval criteria that must be satisfied in order to approve this Zone Change and Comprehensive Plan request.

**Goal 1 Complete and Sustainable Community**
Create a complete and sustainable community, in conjunction with the adjacent land uses, that integrates a diverse mix of uses, including housing, services, and public spaces that are necessary to support a thriving employment center.

**Objective 1.1**
Allow a variety of employment uses that may integrate and utilize the surrounding city and rural economies.

**Finding:** The applicant indicates that the proposed MUC-1 zone allows for a variety of uses that will utilize the surrounding City and rural economies. The permitted uses include offices for medical, dental, veterinary, and professional uses; retail; and health and fitness facilities. These types of businesses offer a wide variety of employment opportunities that will integrate and utilize the surrounding city and rural economy.

**Objective 1.2**
Develop plans that consider the existing rural lands and uses around the Urban Growth Boundary.

**Finding:** The applicant indicates that the undeveloped land that surrounds the subject property was brought into the UGB in 2002/2004 and annexed into the City of Oregon City in 2008. The subject property is buffered by land within the current UGB. This area is part of the Beavercreek Concept Plan whose master vision is a sustainable community of mixed use and high density residential. The MUC-1 zone potential uses fit into this vision.

**Objective 1.4**
Encourage neighborhood-oriented and scaled mixed-use centers that provide goods, services, and housing for local workers and residents of all ages and incomes.

**Finding:** The applicant indicates that the MUC-1 zone permitted uses encourage neighborhood oriented and scaled mixed-use centers by providing employment and housing for local residents of all ages and incomes. Retail, professional and office uses, plus residential uses provide jobs and housing in a neighborhood-oriented environment.

**Objective 1.6**
Allow the integration of housing and employment uses where practicable.

**Finding:** The applicant indicates that the MUC-1 zone allows for a variety of uses that could potentially include a mixed use center and/or multi-family housing.

**Objective 1.7**
Work with Metro to ensure that there is enough land available within the Beavercreek Road Study Area to meet the need for employment/industrial development and reduce the jobs to housing imbalance in the sub-region.

**Finding:** The applicant indicates that Metro has been contacted regarding this proposed zone change, and has indicated support for the proposal, thus showing compliance with this objective.
**Goal 2 Model of Sustainable Design**

*Be a model of sustainable design, development practices, planning, and innovative thinking.*

**Finding:** The applicant indicates that the proposed zone change to MUC-1 does foster sustainability by the mixed and transit supportive land uses. Innovative sustainable stormwater management and building supporting LEED certifications can be used when development occurs.

**Objective 2.1**

*Allow a variety of employment uses that may integrate and utilize the surrounding city and rural economies.*

**Finding:** The applicant indicates that the MUC-1 zone allows for a variety to uses that could potentially utilize the surrounding City and rural economies.

**Objective 2.2**

*Develop plans that consider the existing rural lands and uses around the Urban Growth Boundary.*

**Finding:** The applicant indicates that the undeveloped land that surrounds the subject property was brought into the UGB in 2002/2004 and annexed into the City of Oregon City in 2008. This area is part of the Beavercreek Concept Plan whose master vision in a sustainable community of mixed use and high density residential. The MUC-1 zone potential uses fit into this vision. The city policies with respect to annexation and growth have given due consideration to the existing rural lands and uses. The applicant’s property is surrounded and buffered by land within the UGB to the adjacent rural lands.

**Objective 2.3**

*Encourage neighborhood-oriented and scaled mixed-use centers that provide goods, services and housing for local workers and residents of all ages and incomes.*

**Finding:** The applicant indicates that the MUC-1 zone allows for a variety of uses that could potentially include a mixed use center and/or multi-family housing.

**Objective 2.4**

*Encourage environmentally responsible developments that are economically feasible, enhance livability of neighborhoods and enhance the natural environment.*

**Finding:** The applicant indicates that the proposed zone change to MUC-1 mixed uses will encourage environmentally responsible developments that enhance livability of neighborhoods and protect and enhance the natural environment.

**Goal 3 Green Jobs**

*Attract "green" jobs that pay a living wage.*

**Finding:** The applicant indicates that the MUC-1 zone allows for a variety of uses that could potentially include businesses with "green jobs" that pay a living wage.

**Objective 3.1**

*Allow a variety of employment uses that may integrate and utilize the surrounding city and rural economies.*

**Finding:** The applicant indicates that the MUC-1 zone has a long list of uses that will utilize the surrounding City and rural economies. The permitted uses include offices for medical, dental, veterinary, and professional uses; retail; and health and fitness facilities. These types of businesses offer a wide
variety of employment opportunities that will integrate and utilize the surrounding city and rural economy.

**Objective 3.2**
*Develop plans that consider the existing rural lands and uses around the Urban Growth Boundary.*

**Finding:** The applicant indicates that The MUC-1 zone allows for a variety to uses that will utilize the surrounding City and rural economies. The permitted uses include offices for medical, dental, veterinary, and professional uses; retail; and health and fitness facilities. These types of businesses offer a wide variety of employment opportunities that will integrate and utilize the surrounding city and rural economy.

The undeveloped land that surrounds the subject property was brought into the UGB in 2002/2004 and annexed into the City of Oregon City in 2008 and buffers the subject property from the rural areas. This area is part of the Beavercreek Concept Plan whose master vision is a sustainable community of mixed use and high density residential. The MUC-1 zone potential uses fit into this vision.

**Objective 3.3**
*Encourage neighborhood-oriented and scaled mixed-use centers that provide goods, services and housing for local workers and residents of all ages and incomes.*

**Finding:** The applicant indicates that the MUC-1 zone allows for a variety of uses that could potentially provide goods, services and housing for local workers and residents of all ages and incomes.

**Objective 3.4**
*Allow the integration of housing and employment uses where practicable.*

**Finding:** The applicant indicates that the MUC-1 zone has a long list of uses that include offices for medical, dental, veterinary, and professional uses; retail; and health and fitness facilities. These types of businesses offer a wide variety of employment opportunities that will integrate and utilize the surrounding city and rural economy.

**Objective 3.5**
*Work with Metro to ensure that there is enough land available within the Beavercreek Road Study Area to meet the need for employment/industrial development and reduce the jobs to housing imbalance in the sub-region.*

**Finding:** The applicant indicates that Metro has been contacted regarding this proposed zone change, and has indicated support for the proposal, thus showing compliance with this objective.

**Goal 5 - Natural Beauty**
*Incorporate the area's natural beauty into an ecologically compatible built environment.*

**Finding:** The applicant indicates that future development will incorporate sustainable stormwater plans using best management practices will enhance the natural beauty and provide ecologically compatibility. The MUC-1 zone allows for a variety of uses that can be built in an ecologically compatible manner and incorporate the area's natural beauty. Currently the Beavercreek Concept Plan indicates a portion of a trail to cross the subject property which could be incorporated nicely into a development project.
Objective 5.1
Design the adjacent land-uses to Beavercreek Road in such a manner to ensure that the pedestrian experience is not diminished through the development of fences, parking lots, backs of buildings, or other impediments to pedestrian access and circulation.

Finding: The applicant indicates that the future development plan for this property will ensure that the pedestrian experience is not diminished through the development of fences, parking lots, backs of buildings, or other impediments to pedestrian access and circulation. Pedestrian design considerations would be examined in detail at time of submittal of any development application.

Objective 5.2
Allow a variety of employment uses that may integrate and utilize the surrounding city and rural economies.

Finding: The applicant indicates that the permitted uses include offices for medical, dental, veterinary, and professional uses; retail; and health and fitness facilities. These types of businesses offer a wide variety of employment opportunities that will integrate and utilize the surrounding city and rural economy.

Objective 5.3
Develop plans that consider the existing rural lands and uses around the Urban Growth Boundary.

Finding: The applicant indicates that the undeveloped land that surrounds the subject property was brought into the UGB in 2002/2004 and annexed into the City of Oregon City in 2008. This area is part of the Beavercreek Concept Plan whose master vision in a sustainable community of mixed use and high density residential. The MUC-1 zone potential uses fit into this vision. The city policies with respect to annexation and growth have given due consideration to the existing rural lands and uses. The applicant's property is surrounded and buffered by land within the UGB to the adjacent rural lands.

Objective 5.4
Work with Metro to ensure that there is enough land available within the Beavercreek Road Study Area to meet the need for employment/industrial development and reduce the jobs to housing imbalance in the sub-region.

Finding: The applicant indicates that Metro has been contacted regarding this proposed zone change, and has indicated support for the proposal.

Goal 6 - Multi-modal Transportation
Provide multi-modal transportation links (such as bus routes, trails, bikeways, etc.) that are connected within the site as well as to the surrounding areas.

Finding: The applicant indicates that Beavercreek Road has been identified as a transportation corridor. MUC-1 uses would encourage mixed use development that would be benefited by multi-modal forms of transportation. This would be examined in detail at time of development application submittal.

Objective 6.1
Provide public connectivity routes for bicycles and pedestrians that encourage non-vehicular trips to employment, retail and recreational areas within the study area and to the communities beyond.

Finding: The applicant indicates that MUC-1 uses would encourage mixed use development that would be benefited by multi-modal forms of transportation. This would be examined in detail at time of development application submittal. This property will provide public connectivity routes for bicycles and
pedestrians that encourage non-vehicular trips to employment, retail and recreational areas within the area and to the communities beyond.

**Objective 6.2**
Provide an integrated street system that is designed as practicable to minimize the impacts to the environment through the use of green streets, swales and other natural storm water systems that provide water quality and quantity control and contribute to the natural beauty of the area.

**Finding:** The applicant indicates that future development plans will include a sustainable stormwater management plan that will provide for water quality and quantity in the conveyance systems either open or closed to existing downstream areas. Best management practices will enhance, clean and control the storm flows along Beavercreek Road or to the natural drainage way to the north of this property.

**Goal 7 - Safety Along Beavercreek Road**
Implement design solutions along Beavercreek Road that promote pedestrian safety, control traffic speeds and access, and accommodate projected vehicular demand.

**Finding:** The applicant indicates that Beavercreek Road has been identified as a transportation corridor. The existing intersection of Meyers and Beavercreek is a signalized crossing that will control speeds and access. The desired cross section of Beavercreek Road has already been installed on the High School side of the street and incorporates pedestrian and bicycle modes. MUC-1 uses would encourage mixed use development that would be benefited by multi-modal forms of transportation and pedestrian considerations. This would be examined in detail at time of development application submittal.

**Objective 7.1**
Develop and maintain a multi-modal transportation system that is safe for all users and will minimize conflict points between different modes of travel, especially across Beavercreek Road to the existing neighborhoods, Clackamas Community College, Oregon City High School and the Berry Hill Shopping Center.

**Finding:** the applicant has submitted a TIA that evaluates transportation impacts and mitigation approaches for the proposed zone change, assuming a reasonable development scenario under MUC-1 zoning. The applicant indicates that development plans will extend a multi-modal transportation system that is safe for all users and will minimize conflict points between different modes of travel. The intersection of Beavercreek and Meyers is signalized and will be the only access to the subject property, thus connection the existing modes of travel already established on the High School side with this development.

**Objective 7.2**
Design the adjacent land-uses to Beavercreek Road in such a manner to ensure that the pedestrian experience is not diminished through the development offences, parking lots, backs of buildings, or other impediments to pedestrian access and circulation.

**Finding:** The applicant indicates that uses proposed for the property will be designed in a manner to ensure that the pedestrian experience is not diminished through the development of fences, parking lots, backs of buildings, or other impediments to pedestrian access and circulation. This will be reviewed at the time a specific development application is proposed for the property.
**Goal 8 - Oregon City High School and Clackamas Community College**
Promote connections and relationships with Oregon City High School and Clackamas Community College.

**Finding:** The applicant indicates that the intersection of Beavercreek and Meyers is signalized and will be the only access to the subject property, thus connection the existing modes of travel already established on the High School side with this development. A key component of the long-term transportation improvements needed to support the future development of the site and adjacent area is the connection of Meyers Road through the site to the east. To the west, continued development of the CCC campus and adjacent lands will trigger completion of the Meyers Road connection from High School Avenue to Highway 213 across the CCC campus. The MUC-1 zone and allowed uses and future development of the property will promote connections with Oregon City High School and Clackamas Community College. The Traffic Impact Analysis submitted for the proposed rezoning takes into account the transportation impacts associated with expansion of the Clackamas Community College and identifies the needed transportation facility improvements needed for mitigation for those impacts.

**Objective 8.1**
Allow a variety of employment uses that may integrate and utilize the surrounding city and rural economies.

**Finding:** The applicant indicates that the permitted uses of the MUC-1 zone include offices for medical, dental, veterinary, and professional uses; retail; and health and fitness facilities. These types of businesses offer a wide variety of employment opportunities that will integrate and utilize the surrounding city and rural economy.

**Objective 8.2**
Develop plans that consider the existing rural lands and uses around the Urban Growth Boundary.

**Finding:** The applicant indicates that the undeveloped land that surrounds the subject property was brought into the UGB in 2002/2004 and annexed into the City of Oregon City in 2008. This area is part of the Beavercreek Concept Plan whose master vision in a sustainable community of mixed use and high density residential. The MUC-1 zone potential uses fit into this vision. The city policies with respect to annexation and growth have given due consideration to the existing rural lands and uses. The applicant’s property is surrounded and buffered by land within the UGB to the adjacent rural lands.

**Goal 9 - Unique Sense of Place**
Have a unique sense of place created by the mix of uses, human scale design, and commitment to sustainability.

**Finding:** The applicant indicates that the MUC-1 zone with the many permitted uses will create a sense of place of mixed uses, scale of design and commitment to sustainability and allow compliance with the Goal unlike other zones.

**Objective 9.1**
Provide public connectivity routes for bicycles and pedestrians that encourage non-vehicular trips to employment, retail and recreational areas within the study area and to the communities beyond.

**Finding:** The applicant indicates that Beavercreek Road has been identified as a transportation corridor. MUC-1 uses would encourage mixed use development that would be benefited by multi-modal forms of transportation and pedestrian considerations. The applicant will provide public connectivity routes for bicycles and pedestrians that encourage non-vehicular trips to employment, retail and recreational
Objective 9.2

Provide an integrated street system that is designed as practicable to minimize the impacts to the environment through the use of green streets, swales and other natural stormwater systems that provide water quality and quantity control and contribute to the natural beauty of the area.

Finding: The applicant indicates that development of the property will provide an integrated street system that is designed as practicable to minimize the impacts to the environment sustainable design that provide storm water quality and quantity control using best management practices. Best management practices will enhance, clean and control the storm flows along Beavercreek Road or to the natural drainage way to the north of this property.

Objective 9.3

Allow a variety of employment uses that may integrate and utilize the surrounding city and rural economies.

Finding: The applicant indicates that the MUC-1 zone allows for a variety to uses that will utilize the surrounding City and rural economies. The permitted uses include offices for medical, dental, veterinary, and professional uses; retail; and health and fitness facilities. These types of businesses offer a wide variety of employment opportunities that will integrate and utilize the surrounding city and rural economy.

Objective 9.4

Develop plans that consider the existing rural lands and uses around the Urban Growth Boundary.

Finding: The applicant indicates that the undeveloped land that surrounds the subject property was brought into the UGB in 2002/2004 and annexed into the City of Oregon City in 2008. This area is part of the Beavercreek Concept Plan whose master vision in a sustainable community of mixed use and high density residential. The MUC-1 zone potential uses fit into this vision. The city policies with respect to annexation and growth have given due consideration to the existing rural lands and uses. The applicant’s property is surrounded and buffered by land within the UGB to the adjacent rural lands.

Objective 9.5

Encourage neighborhood-oriented and scaled mixed-use centers that provide goods, services and housing for local workers and residents of all ages and incomes.

Finding: The applicant indicates that the MUC-1 permitted uses include offices for medical, dental, veterinary, and professional uses; retail; and health and fitness facilities. These types of businesses offer a wide variety of employment opportunities that will integrate and utilize the surrounding city and rural economy.

Objective 9.6

Allow the integration of housing and employment uses where practicable.

Finding: The applicant indicates that the MUC-1 zone allows for a variety to uses that could potentially provide goods, services and/or housing. This zone provides for an integration of housing and employment uses which will likely to occur on the subject property.

Objective 9.7
Work with Metro to ensure that there is enough land available within the Beaver Creek Road Study Area to meet the need for employment/industrial development and reduce the jobs to housing imbalance in the sub-region.

**Finding:** The applicant indicates that Metro has been contacted regarding this proposed zone change, and has indicated support for the proposal, thus showing compliance with this objective.