

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Policy Session Worksheet

**Presentation date:** Oct. 31, 2017 **Approx. start time:** 1:30 pm **Approx. length:** 1 hr

**Presentation title:** Update on McLoughlin Boulevard Planning Activities

**Department:** Transportation and Development (DTD)

**Presenters:** Mike McCallister, Planning Director; Lorraine Gonzales, Senior Planner; Karen Buehrig, Transportation Planning Manager

**Other invitees:** Barb Cartmill, Director of DTD; Dan Johnson, Assistant Director of DTD; Ellen Rogalin, Community Relations Specialist, DTD

### **WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?**

No action is requested. The intent of this session is to update the Board about planning topics related to the McLoughlin Boulevard area in unincorporated Clackamas County:

- ISOCARP Young Planning Professionals Project
- Voluntary mechanism to prevent up-zoning and/or dividing land in low-density residential neighborhoods
- Park Avenue Development and Design Standards project grant application

### **EXECUTIVE SUMMARY:**

1. **ISOCARP Young Planning Professionals Project** – The McLoughlin Corridor was the focus of a project for young planning professionals in late October, as part of the joint conference of the International Society of City and Regional Planners (ISOCARP) and the Oregon Chapter of the American Planning Association that was held in Portland in late October.

As discussed with the Board at a policy session in September, as part of the annual ISOCARP conference, the host jurisdiction sponsors and provides a project for ISOCARP's Young Professional Planners (YPPs) program. This year the sponsor was the regional host, Metro, and included the McLoughlin Corridor in unincorporated Clackamas County. The project focused on economic development and high capacity transit in alignment with Metro's Economic Values Atlas project.

While one of our planners, Lorraine Gonzales, is involved with ISOCARP, the project is entirely separate from the county, and is being carried out by ISOCARP with the community. A verbal report on the project was presented at the ISOCARP conference on Oct. 26, and a written report will follow in about one month.

2. **Voluntary mechanism to prevent up-zoning and/or dividing land in low-density residential neighborhoods** – The 2017-18 Long-Range Planning Work Plan includes a project to develop a voluntary mechanism to prevent up-zoning and/or dividing land in low-density residential neighborhoods (including, but not necessarily limited to, the Park Ave Station area). This mechanism is envisioned as a toolkit developed by the County that could be used by residents to work with their neighbors to voluntarily agree not to up-zone or divide land in low-density residential neighborhoods. Planning staff is researching options to make this happen and will return later this fiscal year with a proposal.
3. **Grant application for Park Avenue Development and Design Standards project** – Another project in the 2017-18 Long-Range Planning Work Plan was to work with McLoughlin Area Plan Implementation Team (MAP-IT) to identify, scope and submit grant application(s) for a consultant for:

- a. Outreach on commercial and multifamily design and development standards, and residential protection
- b. Livability assessment of residential neighborhoods

The grant application was submitted to Metro on June 30, 2017, for \$180,000, and as this report is being written, the application is being recommended for full approval by Metro Council on its Oct. 26 agenda. Assuming the grant request is approved, we will move forward quickly with our MAP-IT partners to meet with Metro staff and begin the process of hiring a consultant.

**FINANCIAL IMPLICATIONS (current year and ongoing):**

**Is this item in your current budget?**      X  YES\*       NO

*\*In this case, the response reflects the budget for the already-approved 2017-18 work program.*

**What is the cost?**    The Park Avenue Development and Design Standards project is budgeted at \$225,000 -- \$180,000 from the grant and \$45,000 in match from the County.  
**What is the funding source?** Metro 2040 Grant; General Fund

**STRATEGIC PLAN ALIGNMENT:**

- **How does this item align with your Department’s Strategic Business Plan goals?**  
 The work program supports the goal of providing “plan development (updates to the Comprehensive Plan, Transportation System Plan and Zoning & Development Ordinance), analysis, coordination and public engagement services to residents; businesses; local, regional and state partners, and County decision-makers so they can plan and invest based on a coordinated set of goals and policies that guide future development.”
- **How does this item align with the County’s Performance Clackamas goals?**  
 The Work Program aligns with the following strategic priorities
  - Build public trust through good government
  - Build a strong infrastructure
  - Ensure safe, healthy and secure communities

**LEGAL/POLICY REQUIREMENTS:** N/A

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

- The ISOCARP YPP project is a private community/organization project and did not require a public process by the County.
- The community will be involved in the development and implementation of the voluntary mechanism to prevent up-zoning in low-density residential neighborhoods.
- The Park Avenue grant application was prepared with MAP-IT representatives, and staff from the County Business and Economic Development Division.

**OPTIONS:** N/A

**RECOMMENDATION:** N/A

**SUBMITTED BY:**

Division Director/Head Approval \_\_\_\_\_

Department Director/Head Approval \_\_\_\_\_

County Administrator Approval \_\_\_\_\_

*For information on this issue or copies of attachments, please contact:  
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