

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: Dec. 6, 2011 Approx Time: 1:30 PM Approx Length: 60 minutes

Presentation Title: Clackamas Regional Center Area Design Plan

Department(s): Department of Transportation and Development

Presenters: Cam Gilmour, DTD Director
Mike McCallister, Planning Manager

POLICY QUESTION: None at this time – Informational only.

The Clackamas Regional Center Area (CRCA) is the commercial hub of Clackamas County with a mix of land uses including retail, light industrial, office, medical and other employment, as well as a variety of residential housing. The CRCA is designed to provide increased population and employment density, in this targeted area, which reduces the demand to accommodate growth by expanding the metropolitan urban growth boundary. This design helps ensure that public infrastructures such as public transit, roads and sewer systems are provided efficiently. This in turn helps protect farm and forest land from urbanization. Established in 1998, there has been sizable growth in the regional center with over \$600 million of increased assessed value since 1980.

This study session is the first of two briefings planned for the Board on the Clackamas Regional Center Area (CRCA) Design Plan. Today's study session will focus on what the Clackamas Regional Center Plan is, its impact on the County as a whole and the relationship of this plan to the 2040 Growth Concept Plan. The second study session, scheduled in January 2012, will focus on completed public projects, potential future project choices and the impact of these possibilities.

ISSUE & BACKGROUND:

The CRCA is one of nine Regional Centers identified in the Growth Concept Plan, two of which -- downtown Oregon City and the Clackamas Town Center -- are in Clackamas County. Regional Centers, described in the Metro Urban Growth Management

Functional Plan, are intended to serve as a hub for employment, housing and a mix of land uses supported by high quality transit and multimodal transportation networks. The Clackamas Regional Center is the largest Regional Center in the southeast Portland Metropolitan Area.

It is important to know that many provisions of the Metro Functional Plan are binding on local governments. Compliance with other functional plan requirements is a prerequisite to obtaining Metro-controlled funding. Therefore, it is important that the county pay close attention to required housing, transit oriented development and provisions related to the maintenance of employment land.

Clackamas County adopted the CRCA Design Plan in 1998 and has been actively implementing it ever since. The plan was amended in 2011 to add Transit-Oriented Development code language for the Fuller Road Station Community. The entire CRCA Design Plan and supporting data can be found in Chapter 10 of the Clackamas County Comprehensive Plan. See

<http://web12.clackamas.us/alfresco/download/direct/workspace/SpacesStore/34f734c8-5faa-11e0-a147-cf295ec7a178/compplan10.pdf> , beginning on page 43.

The CRCA Design Plan includes three urban design types identified in the 2040 Growth Concept Plan:

- A Regional Center,
- Segments of three Corridors (82nd Avenue, Sunnyside Road, Johnson Creek Blvd.) and
- A Station Community.

The success of these urban design types depends on reaching a critical work / housing balance. Metro's Functional Plan recommends that Regional Centers be planned to support 60 persons per acre and that Corridors and Station Communities be planned to support 45 persons per acre. Furthermore, sufficient public infrastructure is needed to support densities of this nature.

Forecasts in the adopted CRCA Design Plan estimated 36,500 jobs and 7,600 housing units in the CRCA by 2017. Though there has been significant growth in the area, there has been no precise assessment of the current build-out and density. Current rough estimates suggest that only 30 percent of the planned density was achieved by 2010.

Since adoption of the CRCA Development Plan, the area has taken significant steps to support growth in the area and help realize the vision of a true Regional Center, including public investment in key public infrastructure projects to improve vehicular circulation to and through the regional center; multimodal improvements to assist with non-vehicular travel; and improved transit service. Private investment, such as diverse retail facilities, general and medical office buildings, and medical service facilities; followed.

The presentation at the study session will provide more details about the CRCA Design Plan, highlights of planned housing density and employment capacities in the area as well as other ongoing projects.

QUESTION(S) PRESENTED FOR CONSIDERATION:

Does the Board have any additional questions for staff to address regarding the Clackamas Regional Center Area Design Plan?

Shall staff proceed with the second study session to present projects for consideration and prioritization?

OPTIONS AVAILABLE: Not applicable

RECOMMENDATION(S): Not applicable

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval *Steve Gilman*

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Mike McCallister at 503-742-4522 or via e-mail at mikem@co.clackamas.or.us.