

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Staff Presentation Worksheet

Presentation Date: 01/17/2012 Time: 4:15 PM Length: 45 minutes

Presentation Title: Update on the Park Avenue Station Area Planning project

Department: Planning and Zoning

Presenters: Mike McCallister, Planning Director
Shari Gilevich, Senior Planner
Trish Nixon, Committee Member
Alex Dupey, Project Consultant, David Evans and Associates, Inc.

POLICY QUESTION

Shall a Comprehensive Plan and Zoning and Development Ordinance Amendment be initiated to consider adoption of a Park Avenue Station Area Plan and implementing zoning ordinances?

If so, when should the amendment be initiated and what key elements should be included in the initial proposal?

ISSUE & BACKGROUND

The planned Park Avenue light rail station and park-and-ride structure will be located on the west side of McLoughlin Boulevard at Park Avenue, just south of the city limits of Milwaukie. With this significant asset added to the community, the key question was how to provide more people the opportunity to access light rail in order to capitalize on this regional investment. Other important goals for the community are to create a unique destination and strengthen Oak Grove as a place to live, work and play.

Planning work with the community has been underway for just over a year and staff presented an update to the Board at the October 25, 2011 study session. That report included the draft preliminary transportation and land use recommendations which had been reviewed and discussed by the Stakeholders' Advisory Group (the SAG) at their October 6th meeting. At the October study session, the Board emphasized the need to work collaboratively with community and business interests as issues about McLoughlin Boulevard treatments and pedestrian needs were refined.

Final project meetings were held in November 2011. The November 15th public meeting had 110 attendees. Participants underscored concerns about potential impacts to existing residents especially in locations where new streets or paths are shown, although the proposed plan is intended to be implemented only when an area redevelops.

At the November 29th Technical Advisory Committee (TAC) meeting, committee members reviewed the recommendations and commented on adequacy of setbacks and right-of-way for utilities and emergency vehicles, potential issues if street improvements are phased in, need for marked bike lanes, on-street parking options for McLoughlin Boulevard, and potential changes in access to new east-west streets with redevelopment.

The final set of preliminary recommendations was reviewed by the Planning Commission at a January 9th study session. The Planning Commission generally supported the plan and zone change recommendations. For the presentation and discussion at today's study session, please

see **Attachment A** which provides the preliminary recommendations and comments by the Planning Commission.

The proposal supports several elements in the Board's Strategic Plan:

Guiding Principle, Focus on jobs and a vibrant economy for all communities. The proposed plan is to support and encourage a vibrant community through the plan for new residential development and new jobs and services for area residents. The proposal for a "station community" supports a variety of developments to bring services to existing community and enhance services.

Area of Focus, Create a network of vibrant communities: This plan proposal is to support one community area that will link to other neighborhoods along the McLoughlin corridor.

- i. Proposal meets Examples Definition 2b to "revitalize the industrial and urban areas through strategic partnerships" as implementation will require collaboration with several County services (such as NCPRD), and regional partners, including Metro, TriMet and ODOT. The agencies' connections will help ensure meeting the Five Year Goals to "ensure transportation access to industrial/urban districts to attract new businesses/job opportunities" and "work with state and regional partners to ensure the accessibility to major existing freight routes within the county."
- ii. Proposal meets Example Definition 2d to "meet sustainability goals to protect our natural resources – land, air, water and key natural areas" including Five Year Goal to "protect open spaces to make Clackamas County attractive" and "develop sidewalks and bike paths to ensure safe access to schools and parks." The plan proposes public parks for the station community and improved pedestrian/bike connections.

QUESTION(S) PRESENTED FOR CONSIDERATION

1. Does the Board agree that the work completed thus far warrants further study and initiation of a Comprehensive Plan and Zoning and Development Ordinance Amendment to consider adoption of a Park Avenue Station Area Plan.
2. If so, are there changes to the general planning concepts and / or design guidelines in the draft plan the Board would like considered and included in the amendments.

OPTIONS AVAILABLE

1. Initiate a Comprehensive Plan and Zoning and Development Ordinance Amendment to consider adoption of a Park Avenue Station Area Plan and implementing zoning ordinances with changes recommended by the Planning Commission.
2. Initiate a Comprehensive Plan and Zoning and Development Ordinance Amendment to consider adoption of a Park Avenue Station Area Plan and implementing zoning ordinances with other changes.
3. Do not initiate Comprehensive Plan and Zoning and Development Ordinance Amendment.


If it is decided to initiate a Comprehensive Plan and Zoning and Development Ordinance Amendment:

1. Initiate the amendment now and schedule public hearings as soon as possible.
2. Initiate the amendment after a favorable decision is issued on the federal full-funding agreement for the Portland-Milwaukie Light Rail.
3. Initiate the amendment at a later date.

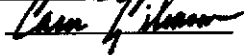
RECOMMENDATION: The Planning and Zoning Division staff respectfully recommends that the BCC initiate a Comprehensive Plan and Zone Change Amendment to consider the Park Avenue Station Area Plan based on the Planning Commission's recommendations, after a favorable decision is issued on the full-funding agreement for the Portland- Milwaukie Light Rail project.

SUBMITTED BY:

Division Director/Head Approval



Department Director/Head Approval



County Administrator Approval _____

For information on this issue or copies of attachments, please contact Shari Gilevich @ 503-742-4523